

From: Cillian O'Reilly <coreilly@bannon.ie>

Sent: Wednesday, January 24, 2024 4:15 PM

To: Planning Department <planning.dept@sdublincoco.ie>

Subject: Planning Reference: SD22A/0337 Unit 14, The Retail Park Liffey Valley, Coldcut Road, Dublin 22 Condition 2

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Planning Reference	SD22A/0337
Registration Date	29/11/2022
Final Grant Order No.	0158
Decision Order No.	0003
Date of Final Grant	14/02/2023
Date of Decision	03/01/2023

Location Unit 14, The Retail Park Liffey Valley, Coldcut Road, Dublin 22

Proposal Subdivision of existing Unit 14 (2148sqm total floor area including mezzanine level) to create 2 units and all associated site and development works. The 2 proposed units are; Unit 14a (1541 sqm) with new mezzanine area and Unit 14b (996 sqm). Minor revisions to elevations comprising new access doors and a new window (mezzanine level) on the rear (north) elevation and a new escape door on front (south) elevation and associated signage on the north, south and west elevations comprising of 2 shopfront signs, 6 signage boards, 3 wall mounted signs and 2 service door signs.

Applicant's Name Intrust Properties Company Limited by Guarantee

Application Type Permission

To whom it may concern, I am writing to you on behalf of my client Irish Intrust Properties Company Limited by Guarantee in respect of the above planning application. Under the Final Grant of Permission, condition 2;

2. Retail

Prior to occupation of each retail unit the applicant/developer shall submit, for the written agreement of the Planning Authority, details of the proposed range of goods to be sold within each unit. This information shall also detail in written form and delineated on floor plan(s) the retail floorspace dedicated to the sale of ancillary products.

REASONS: In order to minimise potential impacts on central retail areas, in accordance with South Dublin Country Development Plan 2022-2028, Retail Planning Guidelines for Planning Authorities (2012) and the proper planning sustainable development of the area.

The proposed occupier for the unit is JYSK (<https://jysk.ie/>). JYSK is an international home furnishing retailer with Scandinavian roots that makes it easy to furnish every room in any home and garden. It

is proposed the unit is primarily used for the sale of furniture/homewares and ancillary products. The areas indicated on the attached map in yellow are intended for sale of ancillary products. These areas are nominal and fall in line with the South Dublin Country Development Plan 2022-2028 and Retail Planning Guidelines for Planning Authorities (2012). The retailer reserves the right to, at a future point in time, alter the store layout inline with their corporate policies and best practice while always complying with the relevant planning guidelines.

If you have any further queries, feel free to contact me at 01 647 900 to discuss.

Kind Regards

Cillian

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