



Planning Department
South Dublin County Council
County Hall, Town Centre
Tallaght, Dublin 24

Tuesday, 12th November 2024
[By Email: planningconditions@sdbulincoco.ie]

Dear Sir/Madam,

RE: COMPLIANCE SUBMISSION (NO. 5) IN RELATION TO LIDL DISCOUNT FOODSTORE ANCHORED DEVELOPMENT AT MAIN STREET UPPER, NEWCASTLE, CO. DUBLIN

SOUTH DUBLIN COUNTY COUNCIL PLANNING REGISTER REFERENCE: SD22A/0312

Further to the grant of permission for the above development, and our previous *Compliance Submission nos. 1-4*, the Developer, Lidl Ireland GmbH wishes to supply further details in relation to Condition no. 7 (iii) and (iv)¹, regarding ancillary units at the scheme.

We note the two units in question have been referenced as Building / Unit C & D, with Unit C relating to the 'retail / café'² unit to the North of the site entrance and Unit D relating to the 'retail / commercial' unit to the South of the site entrance.

The Developer is in the process of finalising contracts with proposed occupants of these units, with discharge of the Condition in question a key requirement to proceed.

The Developer proposes that:

1. Unit C to be occupied by a Pharmacy business, inclusive of typical ancillary / complementary retail sales and services as normally found in a Pharmacy (named 'Pure Pharmacy'); and,
2. Unit D to be occupied by a Barber / Hairdressing business (named 'League Barbers').

In both instances the opening hours of the Units will be within the parameters of Condition no. 7 (iv), i.e. within 08:00 hours to 22:00, 7 days per week (including Sundays and Bank Holidays).

Actual hours may vary *within* these limits as required by the operator. These hours are also subject to evolution over time, and should revised hours be envisaged, these would be communicated directly by the occupant and agreed with the Planning Authority in advance via follow up correspondence.

With respect to the issue of Signage, these details are currently being designed and would be addressed via a separate subsequent compliance submission, once confirmation of the occupancy has been resolved. As part of preparing same, the Developer notes the requirements of Condition no. 7(i), (ii), (v), 8 & 9.

We trust the above and enclosed is of interest and look forward to your acknowledgement at your earliest convenience (we note that no specific 'agreement' is specifically required).

¹ Condition no. 7 (iii) and (iv) states: "(iii) Prior to the occupation and opening of the retail/café unit and retail/commercial unit on Main Street, the Applicant shall provide details of the intended operator of the 2 No. units. (iv) Unless otherwise agreed in writing, the operational hours of the retail/café unit and retail/commercial unit on Main Street shall be Monday to Saturdays from 08:00 hours to 22:00, 7 days per week."

² For the avoidance of doubt, whilst 'café' was referenced as a possible use, the use sought, and permitted, is that of retail / café allowing for a wide range of specific users, including non-café uses.

Figure 1: Site Layout illustrating Location of Units nos. C & D



Source: Darmody Architects

Should you have any further queries or require anything further please do not hesitate to contact us.

Yours faithfully

Fintan Morrin
 Principal
 The Planning Partnership