

**Peter Daynes
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15/09/2025

**Dublin City Council
Planning Department
Civi Offices
Wood Quay
Dublin 8**

**Re: Proposed Retail Development at the ground floor retail units, Block B,
Reuben Street, Herberton Street and James's Walk Rialto, Dublin 8 –
Planning Application #3357/25**

Dear Sir/Madam,

I am writing in relation to the above planning application #3357/25 for proposed retail development at the ground floor retail units, Block B, Reuben Street, Herberton Street and James's Walk Rialto, Dublin 8.

While I welcome the provision of additional local services, the site is within a residential area and it is essential that any approval is subject to conditions that protect the amenity of nearby residents.

I respectfully request that, should permission be granted, the following matters are addressed through enforceable conditions:

1. Opening Hours – Trading should be limited to 8:00am – 9:00pm daily, with no operation outside these times, in order to minimise disturbance.

2. Delivery Restrictions – Deliveries should be restricted to take place within the agreed opening hours only. This will prevent disturbance from early morning or late-night disruption.

3. Traffic & Parking – A traffic impact assessment should be provided, and sufficient on-site parking secured to avoid overspill into residential streets. Staff parking should also be managed to avoid displacing residents.

4. **Litter Management** – Retail units by their nature increase litter in the local areas. A litter management plan should be provided, with responsibility on the operator to clean the store frontage and surrounding area on a regular basis.

5. **Security & Anti-Social Behaviour** – Retail premises can attract loitering and anti-social behaviour. The operator should be required to implement appropriate security measures, such as CCTV, staff training, and the management of external areas, to prevent anti-social behaviour.

6. **Off-Licence Area** – The licensed floor area should be clearly defined and fixed as part of this application. Any expansion of the off-licence element should require a fresh planning application.

7. **Local employment** – The applicant should liaise with the local community and local employment agencies to promote and prioritise local employment opportunities

8. **Lighting** – External and security lighting should be low-impact, downward-facing, and restricted to operational hours only, to avoid light pollution.

9. **Noise Control** – Conditions should be applied to control noise from refrigeration, air conditioning, waste disposal, and other plant. Acoustic screening should be required if necessary.

10. **Waste Management** – The applicant should be required to provide a clear waste management plan with adequate screened storage facilities and regular collections.

11. **Signage & Advertising** – External signage should be limited in size, scale, and illumination so that it remains appropriate for a residential setting.

12. **Community Liaison** – A clear point of contact should be established for residents to raise concerns, with arrangements in place for issues to be addressed promptly.

I trust that the planning authority will carefully consider these points and secure the necessary safeguards through conditions. With such measures in place, the development could provide local benefits without undermining residential amenity.

Thank you for your attention to these matters.

Yours faithfully,



Peter Daynes