



**Brady Shipman
Martin.**

**Built.
Environment.**

Variation No. 2
Forward Planning Section
Planning & Transport Department
South Dublin County Council
County Hall,
Tallaght,
Dublin 24,
D24 A3XC

Date: 4th August 2026

Re: Proposed Material Alterations to Proposed Variation No. 2 to the South Dublin County Development Plan 2022-2028- Liffey Valley MRC

Dear Sir/Madam

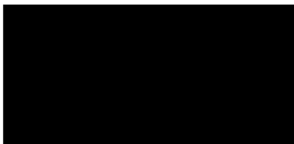
Brady Shipman Martin makes this submission for Hines Real Estate Ireland in response to the Proposed Material Alterations to Proposed Variation No. 2 to the South Dublin County Development Plan 2022-2028.

Hines Real Estate Ireland welcomes SDCC's decision to amend the Major Retail Centre (MRC) Zoning objectives, to include for residential. As set out previously Hines' ambition is to deliver an urban hub within the SDCC area that is well connected by public transport (BusConnects Hub) to its wider environs and the city. The ongoing expansion programme for the centre has delivered significant improvements to the offer and operation of the Liffey Valley Centre.

We note the proposed inclusion of CS7 SLO14 (under MA16.1) as a material alteration and are committed to engaging with SDCC in respect of the identification of supporting educational and community infrastructure. We also support the inclusion of MA68.6 which updates Policy EDE10, as requested in our previous submission.

We look forward to working with the Planning Authority, upon adoption of the Variation, to advance the delivery of the Liffey Valley MRC lands.

Regards



Pauline Byrne
Partner and Head of Planning
Brady Shipman Martin