

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0445	
1. Location	Rear of the existing Belgard Complex, at the junction of Cookstown Road and the Old Belgard Road, Tallaght, Dublin 24		
2. Development	Construct a 240 car space multi-storey carpark/park and ride facility on a total of 3 no. decks, (with new vehicular access off the Cookstown Road).		
3. Date of Application	30/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/08/1998 2.	1. 18/12/1998 2.
4. Submitted by	Name: Spain Courtney Doyle, Address: S.C.D. House, Waterloo Road,		
5. Applicant	Name: Deerpark Limited, Address: The Belgard Inn, Belgard Road, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0818 Date 26/04/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	21/05/1999	Written Representations	
9. Appeal Decision	02/02/2000	Grant Permission	
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S98A/0445

APPEAL by Belgard Heights/Alpine Rise Residents' Association care of Eamonn Butler of 246 The Rise, Belgard Heights, Tallaght, Dublin against the decision made on the 26th day of April, 1999 by the Council of the County of South Dublin to grant subject to conditions a permission to Deerpark Limited care of Spain Courtney Doyle of SCD House, Waterloo Road, Dublin for development comprising the construction of a 240 car space multi-storey car park/park and ride facility on a total of three decks (with new vehicular access off the Cookstown Road) to the rear of the existing Belgard Complex at the junction of Cookstown Road and the Old Belgard Road, Tallaght, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the configuration of the site, its location in relation to the proposed Luas light rail line and to the established use of the site, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the revised plans and particulars received by the planning authority on the 18th day of December, 1998, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

BA.

2. Prior to commencement of development, agreement shall be reached with the Dublin Transportation Office and Coras Iompair Eireann in relation to the operation of the park and ride element of the proposed development.

Reason: In the interest of the proper planning and development of the area.

3. Not less than 50% of the carparking spaces shall be made available between the hours of 0700 and 1900 Monday to Saturday inclusive for park and ride purposes in association with the proposed Luas Light Rail Service.

Reason: In the interest of the proper planning and development of the area.

4. The parking facilities, including the 50% allocated for park and ride purposes, shall be used to provide additional parking for patrons of the Belgard Inn.

Reason: In the interest of the proper planning and development of the area.

5. Details of the boundary treatment between the south western side of the site and adjoining residential development shall be submitted to the planning authority for agreement prior to commencement of development.

Reason: In the interest of residential amenity.

6. Details of external lighting shall be agreed with the planning authority prior to the commencement of development.

Reason: In the interest of public safety and residential amenity.

7. The access ramp shall be relocated on the side nearest the Belgard Inn. Revised drawings showing compliance with this requirement shall be submitted to the planning authority for agreement prior to the commencement of development.

Reason: In order to reduce the impact of the development on adjoining residential development.

8. Measures necessary to protect the 350 millimetre diameter watermain traversing the site, and to provide access to the main as required, shall be submitted to the planning authority for agreement prior to the commencement of development.

Reason: In the interest of orderly development and public health.

9. Details of all external finishes shall be submitted to the planning authority for agreement prior to the commencement of development.

Reason: In the interest of visual amenity.

10. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of road improvements and traffic management and roadside landscaping in the area facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

11. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of public water supply and sewerage facilities facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

BA.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.



Brian Hunt

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this *2nd* day of *February* 2000.

The crest of the University of Cambridge is a shield divided into three horizontal sections. The top section contains an open book with a cross on its cover. The middle section features a wavy, zigzag pattern. The bottom section contains a cross. Above the shield is a scroll with the Latin motto 'Ag Seo Ar gCúram' and below it is a scroll with the English motto 'This We hold in Trust'.

Telefon: 01-414 9000
Fax: 01-414 9104

Telephone: 01-414 9000
Fax: 01-414 9104

Decision Order Number 0818	Date of Decision 26/04/1999
Register Reference S98A/0445	Date: 30/06/1998

Additional Information Requested/Received	27/08/1998	/18/12/1998
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..... 27/04/1999
for SENIOR ADMINISTRATIVE OFFICER

Page 1 of 4

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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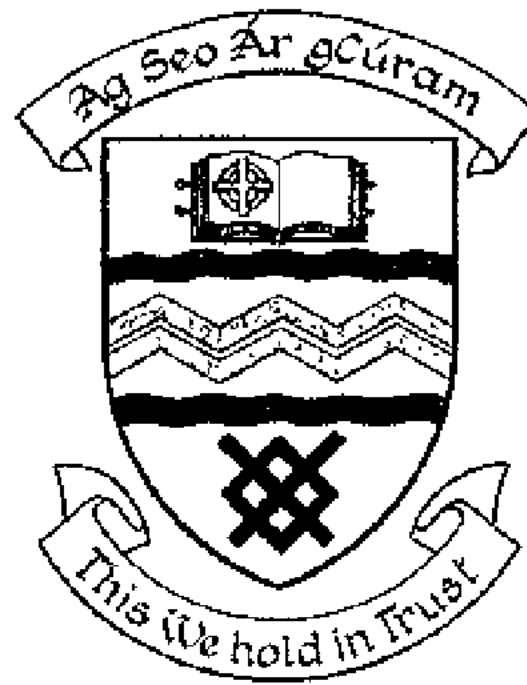
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That no development takes place until full agreement is reached with the Dublin Transportation Office and C.I.E. in relation to the operation of the park and ride element of the proposal.
REASON:
In the interest of the proper planning and development of the area.
- 3 That appropriate measures be taken to the satisfaction of the Councils Environmental Services Department to ensure protection of the 350mm watermain and to facilitate access if required.
REASON:
In the interest of the proper planning and development of the area.
- 4 That the parking facilities, including the 50% allocated for park and ride, be used to provide additional parking for patrons of the Belgard Inn.
REASON:
In the interest of the proper planning and development of the area.
- 5 That details of an acceptable boundary treatment between the south western side of the site and adjoining residential development be submitted and agreed with the Planning Authority before work is commenced on the site.
REASON:
In the interest of the proper planning and development of the area.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
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Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



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Town Centre, Tallaght,
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Fax: 01-414 9104

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- 6 That details of the external lighting be agreed with the Councils street lighting engineer before work is commenced on site.
REASON:
In the interest of the proper planning and development of the area.
- 7 That the requirements of the Principal Environmental Health Officer be strictly adhered to in the development.
REASON:
In the interest of public health.
- 8 That the access ramp be relocated on the side nearest the Belgard Inn and that details of the change be submitted for approval.
REASON:
In order to reduce the impact on adjoining residential development.
- 9 That a financial contribution in the sum of £107,310 (one hundred and seven thousand three hundred and ten pounds) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.
REASON:
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.
- 10 That a financial contribution in the sum of £20,627 (twenty thousand six hundred and twenty seven thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON:
The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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reasonable that the developer should contribute towards the cost of providing the services.

- 11 That a financial contribution in the sum of £3,500 (three thousand five hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of supplying and planting street trees on the road fronting and adjacent to the site.

REASON:

The provision of such planting will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing same.

- 12 That a minimum of 50% of the carparking spaces be made available between 07.00 and 19.00 hours Monday-Saturday for park and ride purposes in association with the LUAS Light Rail Service.

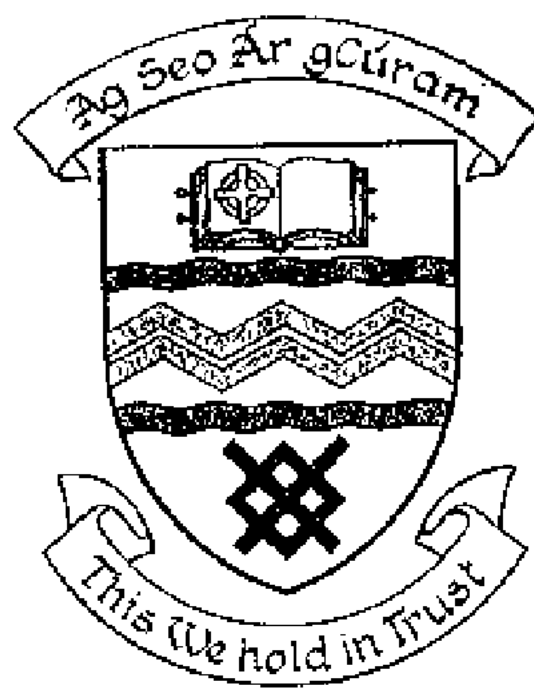
REASON:

In the interest of the proper planning and development of the area.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



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DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0729	Date of Decision 14/04/1999
Register Reference S98A/0445	Date 30th June 1998

Applicant Deerpark Limited,
App. Type Permission
Development Construct a 240 car space multi-storey carpark/park and ride
 facility on a total of 3 no. decks, (with new vehicular
 access off the Cookstown Road).

Location Rear of the existing Belgard Complex, at the junction of
 Cookstown Road and the Old Belgard Road, Tallaght, Dublin 24

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 28/04/1999

Yours faithfully

LA
..... 14/04/1999
for SENIOR ADMINISTRATIVE OFFICER

Spain Courtney Doyle,
S.C.D. House,
Waterloo Road,
Dublin 4.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0506	Date of Decision 15/03/1999
Register Reference S98A/0445	Date 30th June 1998

Applicant Deerpark Limited,
App. Type Permission
Development Construct a 240 car space multi-storey carpark/park and ride facility on a total of 3 no. decks, (with new vehicular access off the Cookstown Road).

Location Rear of the existing Belgard Complex, at the junction of Cookstown Road and the Old Belgard Road, Tallaght, Dublin 24

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 15/04/1999

Yours faithfully

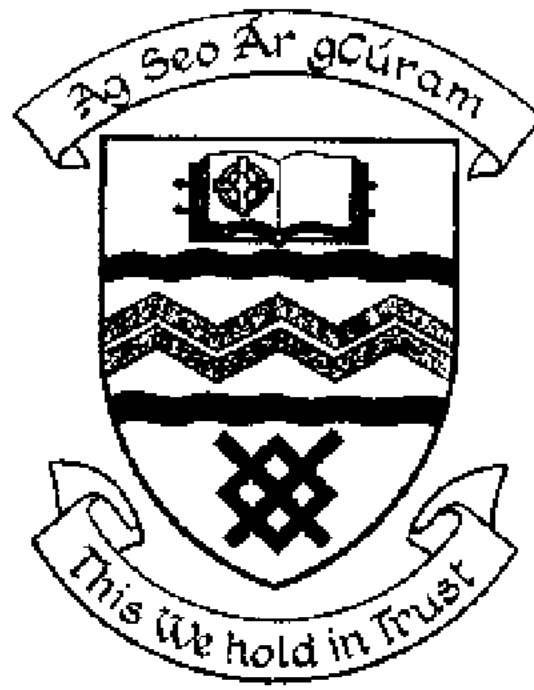
LA

16/03/1999

for SENIOR ADMINISTRATIVE OFFICER

Spain Courtney Doyle,
S.C.D. House,
Waterloo Road,
Dublin 4.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0314	Date of Decision 16/02/1999
Register Reference S98A/0445	Date 30th June 1998

Applicant Deerpark Limited,
App. Type Permission
Development Construct a 240 car space multi-storey carpark/park and ride facility on a total of 3 no. decks, (with new vehicular access off the Cookstown Road).

Location Rear of the existing Belgard Complex, at the junction of Cookstown Road and the Old Belgard Road, Tallaght, Dublin 24

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 15/03/1999

Yours faithfully

..... 16/02/1999
for SENIOR ADMINISTRATIVE OFFICER

Spain Courtney Doyle,
S.C.D. House,
Waterloo Road,
Dublin 4.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1704	Date of Decision 27/08/98
Register Reference S98A/0445	Date 30th June 1998

Applicant Deerpark Limited,
Development Construct a 240 car space multi-storey carpark/park and ride
 facility on a total of 3 no. decks, (with new vehicular
 access off the Cookstown Road).

Location Rear of the existing Belgard Complex, at the junction of
 Cookstown Road and the Old Belgard Road, Tallaght, Dublin 24

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 30/06/98 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 Full details of the proposed drainage and water supply arrangements.
- 2 Detailed proposals for the treatment of all site boundaries and landscaped areas to provide for satisfactory screening of adjacent residential properties from the proposed development, and adequate measures to ensure the security of adjoining properties.
- 3 Details of proposed arrangements for providing a park and ride facility compatible with the operation of the proposed LUAS Light Rail service, and in accordance with the Park and Ride Strategy of the Dublin Transportation Office, to include arrangements to reserve the facility solely for such

Spain Courtney Doyle,
S.C.D. House,
Waterloo Road,
Dublin 4.

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Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



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purposes between 07.00 hours and 19.00 hours Monday to
Saturday inclusive.

- 4 Full details of adequate arrangements for the control and supervision of the operation of the proposed facility, including air pollution monitoring, speed control, noise abatement and security measures. These should be designed to ensure that the proposed development shall be operated in such a manner so as not to give rise to unreasonable effects on residential property in the vicinity particularly during evening and late-night hours.
- 5 Full details of the proposed external lighting to the surface-level car deck.

Signed on behalf of South Dublin County Council

.....DC.....
for Senior Administrative Officer

27/08/98