

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0397/C1	
1. Location	Rathfarnham Shopping Centre, bounded by Butterfield Avenue, Fairways and Springfield and backing on the Dodder River/ Dodder Valley Park.		
2. Development	<p>Construction of a unit shopping extension to the eastern (front) elevation (to Butterfield Avenue/Fairways); reorganisation of vehicular access/egress and pedestrian arrangements; and new semi basement and roof top car parking. The total development area of 8,575 sq.m. includes the following: the provision of 75 no. car parking spaces at a new semi-basement level; the provision of new unit shopping (1,881 sq.m.), partially enclosed malls (new and refurbished), new pedestrian entrances, and the relocation of ATMs at ground floor level; new mezzanine kiosk units and circulation area at intermediate level; 143 no. car parking spaces at roof level. The scheme also provides for the reorganisation of vehicular and pedestrian access to and around the Centre comprising; relocated vehicular access/egress to the extreme south of the Centre (adjacent to the Statoil filling station) relocated vehicular exit located opposite junction with Marion Road and Butterfield Avenue; new entrance to roof top car parking from Fairways, and a relocated vehicular access/egress from Fairways (opposite Fairways cul-de-sac); reorganisation of the external circulation arrangements to include: the provision of dedicated right turning storage lanes at the entrances at the extreme northern (Fairways) and southern (Butterfield Avenue) ends of the site. Reorganisation of the internal circulation arrangements within the car park, including ramp access to basement and roof top car parking facilities. A new feature pedestrian access opposite junction of Butterfield Avenue and Fairways. The scheme also provides for the realignment of the site boundary along Butterfield Avenue and Fairways to facilitate road widening; the provision of advertising structures, internal and perimeter landscaping; and all associated site development and refurbishment works. The proposal relates to a 1.98 hectares (4.9 acres) site.</p> <p>Compliance re condition no.s 2, 4, 7, 9 & 10.</p>		
3. Date of Application	14/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: John Fleming Architects, Address: 69-71 St. Stephens Green,		
5. Applicant	Name: CFI Property Management Ltd.,		

	Address: 2 Clonskeagh Square, Dublin 14.	
6. Decision	O.C.M. No. 2450 Date 05/11/1999	Effect CC APPROVE THE COMPLIANCE SUBMISSION
7. Grant	O.C.M. No. Date	Effect CC APPROVE THE COMPLIANCE SUBMISSION
8. Appeal Lodged		
9. Appeal Decision		
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.

REG. REF. : S98A/0397/C1

DATE : 08.11.1999

RE: Construction of a unit shopping extension to the eastern (front) elevation (to Butterfield Avenue/Fairways); reorganisation of vehicular access/egress and pedestrian arrangements; and new semi basement and roof top car parking. The total development area of 8.575sq.m. includes the following: the provision of 75 no. car parking spaces at a new semi-basement level; the provision of new unit shopping (1,881sq.m.), partially enclosed malls (new and refurbished), new pedestrian entrances, and the relocation of ATMs at ground floor level; new mezzanine kiosk units and circulation area at intermediate level; 143 no. car parking spaces at roof level. The scheme also provides for the reorganisation of vehicular and pedestrian access to and around the Centre comprising: relocated vehicular access/egress to the extreme south of the Centre (adjacent to the Statoil filling station) relocated vehicular exit located opposite junction with Marion Road and Butterfield Avenue; new entrance to roof top car parking from Fairways, and a relocated vehicular access/egress from Fairways (opposite Fairways cul-de-sac); reorganisation of the external circulation arrangements to include: the provision of dedicated right turning storage lanes at the entrances at the extreme northern (Fairways) and southern (Butterfield Avenue) ends of the site. Reorganisation of the internal circulation arrangements within the car park, including ramp access to basement and roof top car parking facilities. A new feature pedestrian access opposite junction of Butterfield Avenue and Fairways. The scheme also provides for the realignment of the site boundary along Butterfield Avenue and Fairways to facilitate road widening; the provision of advertising structures, internal and perimeter landscaping; and all associated site development and refurbishment works. The proposal relates to a 1.98 hectares (4.9 acres) site at Rathfarnham Shopping Centre, bounded by Butterfield Avenue, Fairways and Springfield and backing on the Dodder River/Dodder Valley Park for CFI Property Management Ltd. Compliance re. Condition No's. 2, 4, 7, 9 and 10.

Dear Sirs,

I refer to your submission received on 14.09.1999 to comply with Condition No's. 2, 4, 7, 9 and 10 of An Bord Pleanála's Decision (Ref. PL.06S.109472), in connection with the above.

In this regard I wish to advise you that the drawings submitted in relation to 2(1) are accepted as compliance with that particular condition.

Therefore the submission received in relation to Condition No. 2(1) is satisfactory.

Conditions 2(2) and 2(3) have not yet been complied with. Compliance by way of revised drawings will be necessary.

Your intentions to comply with Conditions 4, 7, 9 and 10 have been noted.

Yours faithfully,



for Senior Administrative Officer

John Fleming Architects,
69-71 St. Stephens Green,
Dublin 2.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S98A/0397	
1. Location	Rathfarnham Shopping Centre, bounded by Butterfield Avenue, Fairways and Springfield and backing on the Dodder River/ Dodder Valley Park.			
2. Development	Construction of a unit shopping extension to the eastern (front) elevation (to Butterfield Avenue/Fairways); reorganisation of vehicular access/egress and pedestrian arrangements; and new semi basement and roof top car parking. The total development area of 8,575 sq.m. includes the following: the provision of 75 no. car parking spaces at a new semi-basement level; the provision of new unit shopping (1,881 sq.m.), partially enclosed malls (new and refurbished), new pedestrian entrances, and the relocation of ATMs at ground floor level; new mezzanine kiosk units and circulation area at intermediate level; 143 no. car parking spaces at roof level. The scheme also provides for the reorganisation of vehicular and pedestrian access to and around the Centre comprising; relocated vehicular access/egress to the extreme south of the Centre (adjacent to the Statoil filling station) relocated vehicular exit located opposite junction with Marion Road and Butterfield Avenue; new entrance to roof top car parking from Fairways, and a relocated vehicular access/egress from Fairways (opposite Fairways cul-de-sac); reorganisation of the external circulation arrangements to include: the provision of dedicated right turning storage lanes at the entrances at the extreme northern (Fairways) and southern (Butterfield Avenue) ends of the site. Reorganisation of the internal circulation arrangements within the car park, including ramp access to basement and roof top car parking facilities. A new feature pedestrian access opposite junction of Butterfield Avenue and Fairways. The scheme also provides for the realignment of the site boundary along Butterfield Avenue and Fairways to facilitate road widening; the provision of advertising structures, internal and perimeter landscaping; and all associated site development and refurbishment works. The proposal relates to a 1.98 hectares (4.9 acres) site.			
3. Date of Application	17/06/98	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 13/08/1998 2.	1. 15/09/1998 2.	
4. Submitted by	Name: Frank L. Benson & Partners, Address: Hainault House, 69-71 St. Stephens Green,			
5. Applicant	Name: CFI Property Management Ltd..			

	Address: 2 Clonskeagh Square, Dublin 14.		
6. Decision	O.C.M. No. 2271 Date 13/11/1998	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	11/12/1998	Written Representations	
9. Appeal Decision	05/08/1999	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 1998

County South Dublin

Planning Register Reference Number: S98A/0397

APPEAL by R.G.D.A.T.A. care of Auveen Byrne and Associates of Lioscarran House, 32 Dale Road, Kilmacud, Stillorgan, County Dublin and by Butterfield District Residents Association care of John Spain Associates of Clifton House, Lower Fitzwilliam Street, Dublin and by CFI Property Management Limited care of Frank L. Benson and Partners of Hainault House, 69-71 Saint Stephen's Green, Dublin and by others against the decision made on the 13th day of November, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission to the said CFI Property Management Limited for development comprising the partial refurbishment and upgrading of the Rathfarnham Shopping Centre to include the following: construction of a unit shopping extension to the eastern (front) elevation (to Butterfield Avenue/Fairways); reorganisation of vehicular access/egress and pedestrian arrangements and new semi-basement and roof top car parking. The total development area of 8,575 square metres includes the following: the provision of 75 number car parking spaces at a new semi-basement level; the provision of new unit shopping (1,881 square metres), partially enclosed malls (new and refurbished), new pedestrian entrances and the relocation of ATMs at ground floor level, new mezzanine kiosk units and circulation areas at intermediate level, 143 number car parking spaces at roof level. The scheme also provides for the reorganisation of vehicular and pedestrian access to and around the Centre comprising: relocated vehicular access/egress to the extreme south of the Centre (adjacent to the Statoil filling station); relocated vehicular exit located opposite junction with Marion Road and Butterfield Avenue; new entrance to roof top car parking from Fairways and a relocated vehicular access/egress from Fairways (opposite Fairways cul-de-sac). Reorganisation of the external circulation arrangements to include: the provision of dedicated right turning storage lanes at the entrances at the extreme northern (Fairways) and southern (Butterfield Avenue) ends of the site. Reorganisation of the internal circulation arrangements within the car park, including ramp access to basement and roof top car parking facilities. A new feature pedestrian access opposite junction of Butterfield Avenue and Fairways. The scheme also provides for the realignment of the site boundary along Butterfield Avenue and Fairways to facilitate road widening; the provision of advertising structures; internal and perimeter landscaping and all associated site development and refurbishment works. The proposal relates to a 1.98 hectares (4.9 acres) site with principal frontages to Butterfield Avenue, Fairways and Springfield Avenue and backing onto the River Dodder/Dodder Valley Park, Rathfarnham, County Dublin in accordance with plans and particulars lodged with the said Council:

4. Servicing shall take place to the rear of the site only by a service lane with a width of not less than 6.0 metres along its entire length. A service lane meeting these requirements shall be provided prior to the occupation of the proposed units.

Reason: In the interest of orderly development and the amenities of the area.

5. (1) Prior to the commencement of trading in the proposed development, the developer shall construct the proposed turning facility on Butterfield Avenue onto Marion Road, to the satisfaction of the planning authority.
- (2) A Variable Message System shall be erected in each of the proposed car park areas to the satisfaction of the planning authority.

Reason: In the interest of traffic safety and convenience.

6. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

7. Prior to the commencement of development, details of the materials, colours and textures of all the external finishes to the proposed development and details of the proposed palisade type security fence to the rear boundary, shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of the amenities of the area.

8. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.

Reason: In the interest of orderly development and the visual amenities of the area.

9. Prior to the commencement of development, details of all external lighting, including lighting of the car park areas, shall be submitted to the planning authority for agreement. All lighting units shall be located and designed so as to prevent spillage of light outside the boundaries of the site.

Reason: To protect the amenities of residential property in the vicinity.



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

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2271	Date of Decision 13/11/98
Register Reference S98A/0397	Date 17th June 1998

Applicant CFI Property Management Ltd.,

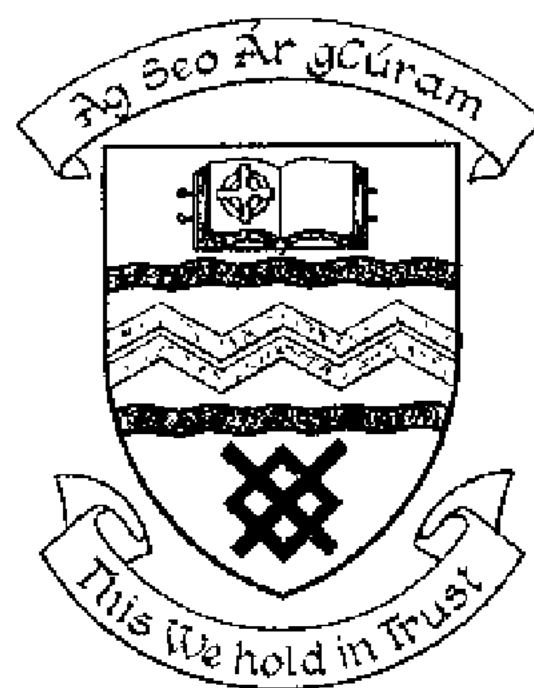
Development Construction of a unit shopping extension to the eastern (front) elevation (to Butterfield Avenue/Fairways); reorganisation of vehicular access/egress and pedestrian arrangements; and new semi basement and roof top car parking. The total development area of 8,575 sq.m. includes the following: the provision of 75 no. car parking spaces at a new semi-basement level; the provision of new unit shopping (1,881 sq.m.), partially enclosed malls (new and refurbished), new pedestrian entrances, and the relocation of ATMs at ground floor level; new mezzanine kiosk units and circulation area at intermediate level; 143 no. car parking spaces at roof level. The scheme also provides for the reorganisation of vehicular and pedestrian access to and around the Centre comprising; relocated vehicular access/egress to the extreme south of the Centre (adjacent to the Statoil filling station) relocated vehicular exit located opposite junction with Marion Road and Butterfield Avenue; new entrance to roof top car parking from Fairways, and a relocated vehicular access/egress from Fairways (opposite Fairways cul-de-sac); reorganisation of the external circulation arrangements to include: the provision of dedicated right turning storage lanes at the entrances at the extreme northern (Fairways) and southern (Butterfield Avenue) ends of the site. Reorganisation of the internal circulation arrangements within the car park, including ramp access to basement and roof top car parking facilities. A new feature pedestrian access opposite junction of Butterfield Avenue and Fairways. The scheme also provides for the realignment of the site boundary along Butterfield Avenue and Fairways to facilitate road widening; the provision of advertising structures, internal and perimeter

Frank L. Benson & Partners,
Hainault House,
69-71 St. Stephens Green,
Dublin 2.

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

REG REF. S98A/0397

landscaping; and all associated site development and refurbishment works. The proposal relates to a 1.98 hectares (4.9 acres) site.

Location Rathfarnham Shopping Centre, bounded by Butterfield Avenue, Fairways and Springfield and backing on the Dodder River/ Dodder Valley Park.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 13/08/98 /15/09/98

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 13/11/98
for SENIOR ADMINISTRATIVE OFFICER

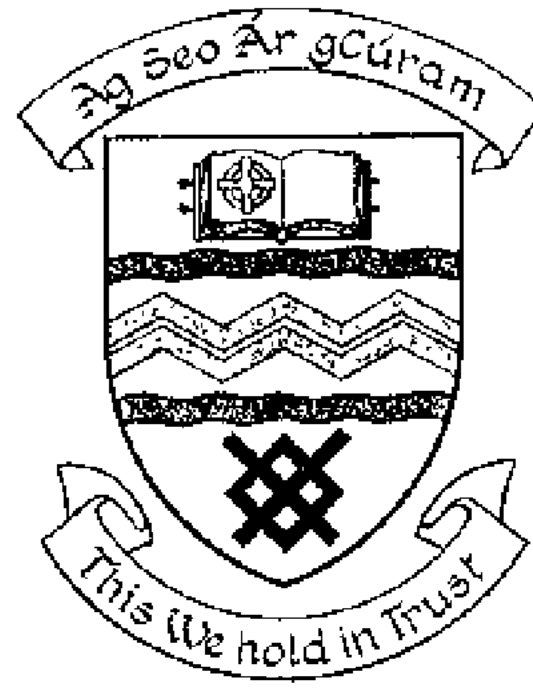
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications

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

REG. REF. S98A/0397

lodged with the application and in accordance with
Additional Information received 15/09/98, 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 the proposed new retail units shall not, either taken
individually or together, exceed the size limits for such
units as prescribed by the Local Government (Planning and
Development) General Policy Directive (Shopping) 1998, by
way of enlargement of retail floor area by horizontal
subdivision, or by incorporation or joint operation with
existing retail units within the centre.

REASON:

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

- 3 That the proposed extension shall be set back by a distance
of at least five metres from the proposed building line
adjacent to the roadside boundary to the front of the
building at the Fairways and Butterfield Avenue. Revised
drawings showing the required amendments shall be submitted
for the written agreement of the Planning Authority prior to
any development commencing.

REASON:

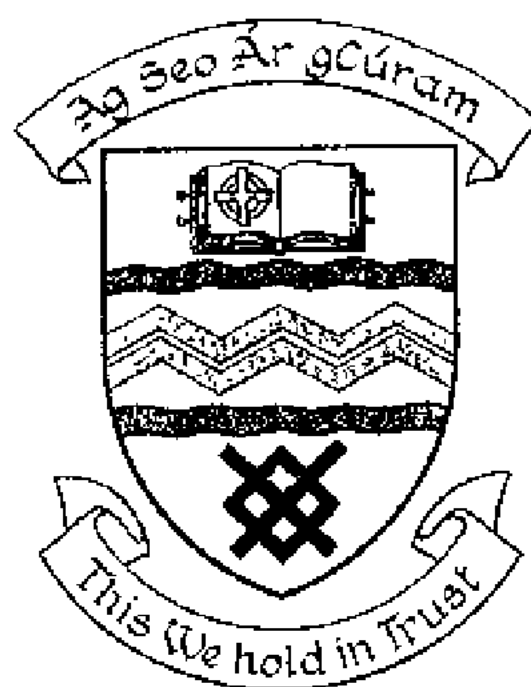
To protect the amenity of residential properties in the
vicinity in the interest of the proper planning and
development of the area.

- 4 That:- (a) prior to the commencement of trading in the
proposed units the developer shall construct
and complete the proposed left-turn facility
on Butterfield Avenue onto Marian Road to
the satisfaction of the Planning Authority
at the applicants expense.
(b) All works associated with traffic signals

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

REG REF. S98A/0397

- (c) (including moving of equipment shall be undertaken by South Dublin County Council.
A Variable Message System (VMS) shall be introduced in the car park as part of the proposed development. Details to be agreed with the Traffic Department, South Dublin County Council.

REASON:

To comply with the requirements of the Roads Department, South Dublin County Council in the interest of public safety.

- 5 That a financial contribution in the sum of money equivalent to the value of £60,000 (sixty thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of necessary traffic management measures required to integrate the existing and proposed development with the surrounding traffic environment. These measures will include upgrading of the signals to a linked system as part of the proposed South Dublin County Council Traffic Management Centre (TMC).

REASON:

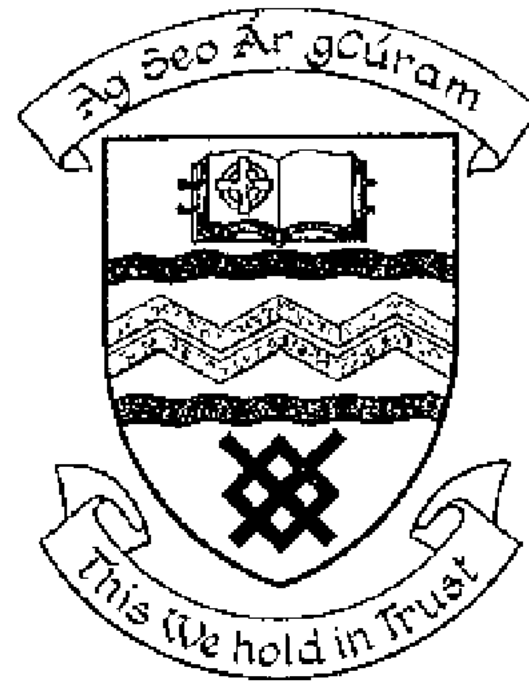
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following requirements shall be strictly adhered to:-
- (a) Applicant to ensure full and complete separation of foul and surface water systems;
 - (b) All foul and surface water pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths

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

REG. REF. S98A/0397

- and driveways, and 0.9 metres in open space;
- (c) No part of the building shall be within 5 metres of a public sewer or a sewer with the potential to be taken in charge;
- (d) All diversion works on public sewers shall be carried out by South Dublin County Council at the applicant's prior expense, or as agreed with South Dublin County Council;
- (e) All connections, swabbing, chlorination and tappings of mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

To comply with the requirements of the Environmental Services Department South Dublin County Council in the interest of public health.

- 7 That as part of the proposed development the developer shall
- (a) provide a plinth wall and railing between the shopping centre and the Dodder Valley Linear Park;
 - (b) upgrade the entrance from the site to the adjoining park.

Details of the above shall be submitted to and agreed with the Planning Authority prior to commencement of works on site.

REASON:

In the interest of amenity.

- 8 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 9 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

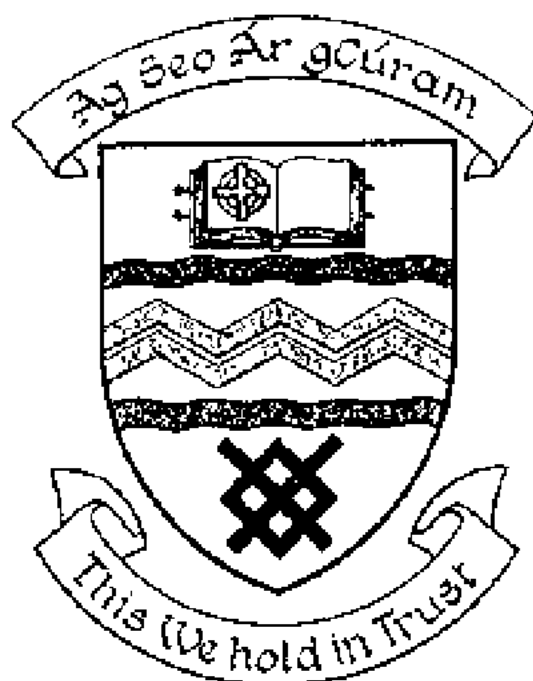
REASON:

In the interest of amenity.

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

REG REF. S98A/0397

- 10 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 11 That a financial contribution in the sum of money of £5,000 (five thousand pounds) shall be paid by the proposer to South Dublin County Council towards the cost of providing additional tree planting in the Dodder Valley Linear Park adjoining the boundary of the shopping centre, to reinforce and enhance the screening of the existing and proposed buildings from views within the park. This contribution to be paid before the commencement of the proposed works.

REASON:

In the interest of visual amenity.

- 12 That prior to works commencing full details of all external materials and finishes shall be submitted for the written agreement of the Planning Authority.

REASON:

In the interest of amenity.

- 13 That prior to works commencing full details of all external lighting including lighting to car parking areas shall be submitted for the written agreement of the Planning Authority. All lighting units shall be located and adjusted so as to prevent the spillage of light to areas outside the boundaries of the site.

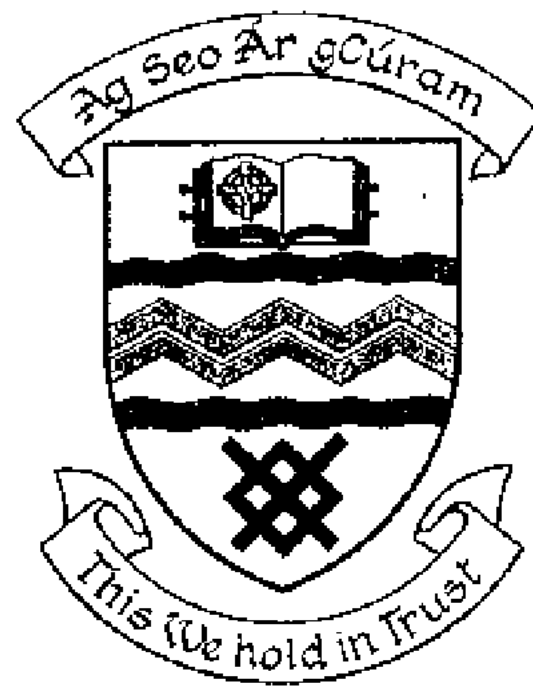
REASON:

In the interest of amenity.

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

REG. REF. S98A/0397

- 14 That a financial contribution in the sum of £29,400 (twenty nine thousand four hundred 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 reasonable that the developer should contribute towards the cost of providing the services.

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

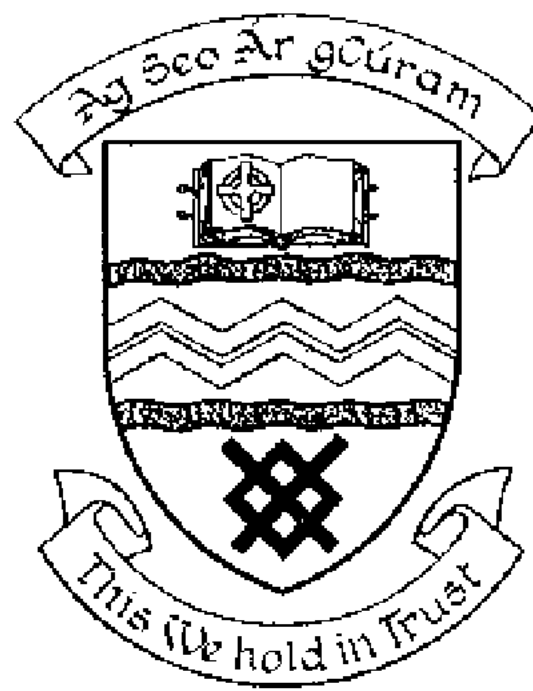
Decision Order Number 1606	Date of Decision 13/08/98
Register Reference S98A/0397	Date 17th June 1998

**Applicant
Development**

CFI Property Management Ltd.,
Construction of a unit shopping extension to the eastern (front) elevation (to Butterfield Avenue/Fairways); reorganisation of vehicular access/egress and pedestrian arrangements; and new semi basement and roof top car parking. The total development area of 8,575 sq.m. includes the following: the provision of 75 no. car parking spaces at a new semi-basement level; the provision of new unit shopping (1,881 sq.m.), partially enclosed malls (new and refurbished), new pedestrian entrances, and the relocation of ATMs at ground floor level; new mezzanine kiosk units and circulation area at intermediate level; 143 no. car parking spaces at roof level. The scheme also provides for the reorganisation of vehicular and pedestrian access to and around the Centre comprising; relocated vehicular access/egress to the extreme south of the Centre (adjacent to the Statoil filling station) relocated vehicular exit located opposite junction with Marion Road and Butterfield Avenue; new entrance to roof top car parking from Fairways, and a relocated vehicular access/egress from Fairways (opposite Fairways cul-de-sac); reorganisation of the external circulation arrangements to include: the provision of dedicated right turning storage lanes at the entrances at the extreme northern (Fairways) and southern (Butterfield Avenue) ends of the site. Reorganisation of the internal circulation arrangements within the car park, including ramp access to basement and roof top car parking facilities. A new feature pedestrian access opposite junction of Butterfield Avenue and Fairways. The scheme also provides for the realignment of the site boundary along Butterfield Avenue and Fairways to facilitate road widening; the provision of advertising structures, internal and perimeter landscaping; and all associated site development and

Frank L. Benson & Partners,
Hainault House,
St. Stephens Green,
Dublin 2.

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

REG. REF. S98A/0397

refurbishment works. The proposal relates to a 1.98
hectares (4.9 acres) site.

Location Rathfarnham Shopping Centre, bounded by Butterfield Avenue,
Fairways and Springfield and backing on the Dodder River/
Dodder Valley Park.

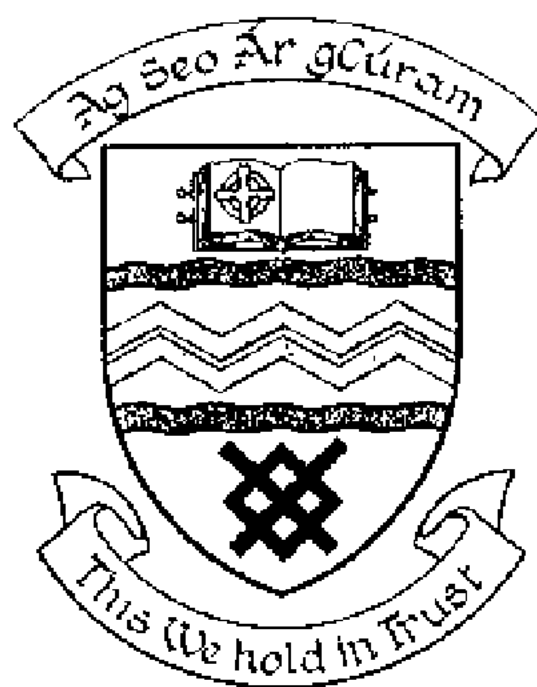
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 17/06/98 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 The proposed development, by virtue of its size and scale, represents a substantial increase in the size of the shopping centre which would not be consistent with the zoning objective for the area. As such, the proposed development would appear to represent a material contravention of the zoning objective for the area. The applicant is requested to comment in this regard.
- 2 The applicant is requested to submit a detailed retail impact assessment for the proposed development. The applicant is requested to comment as to how the proposed development conforms with the recent Local Government (Planning & Development) General Policy Directive (Shopping) 1998.
- 3 It is the opinion of the Planning Authority that the development as proposed is excessive in size and scale having regard to the proximity of the proposed extension to the adjacent houses at Butterfield Avenue and Fairways, the amenities of which would be seriously affected by the proposed development. The applicant is requested to clarify whether or not it is feasible to revise the proposal in such a manner as to provide a more appropriate set back from the roadway, in order to lessen the visual impact of the proposed development on the adjacent housing.

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

REG. REF. S98A/0397

- 4 The applicant is requested to submit details of proposed service areas and loading bays which will serve the proposed new retail units. Clarification is also required as to how it is proposed to serve the existing units. In this regard, details to be submitted of existing storage and utility structures located in the rear service area, which would appear to restrict the use of this area for delivery purposes.
- 5 Applicant is requested to submit proposals to improve the rear elevation to the Dodder Valley Linear Park, by upgrading the existing rear facade and service area or otherwise.
- 6 Applicant is requested to submit a comprehensive tree survey detailing the location and spread of existing trees to the rear of the Shopping Centre, which will enable the impact of the proposed development on existing trees and the Dodder Valley Linear Park to be assessed.
- 7 In relation to surface water drainage the applicant is requested to submit design calculations. Applicant is advised that acute angles between inlet pipes and outlet pipes at manholes are not acceptable and is requested to submit revised layout with corrections to the following:
 - (a) Manhole - junction of 750mm & 225mm inlets and 750mm outlet.
 - (b) Manhole - junction of 525mm & 750mm inlets and 900mm outlet.
- 8 In relation to the submitted Traffic Impact Report, the applicant is requested to submit the following additional information:
 - A yellow box junction at the shopping centre would not normally be allowable as it is an entrance to private property. Applicant to provide an analysis

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

REG REF. S98A/0397

of traffic queuing for the situation where no box
is provided.

- Applicant to provide an analysis of the Monday to Wednesday evening peak flows as the centre closes at 6 p.m. which will contribute to the evening rush hour traffic.
- Applicant to submit proposed signal timings, including for the new cross roads at Marian Road/ Butterfield Avenue.
- Applicant states that 'the majority of links have adequate capacity to accommodate additional traffic'. Applicant to submit details of links which cannot accommodate additional traffic.

Signed on behalf of South Dublin County Council

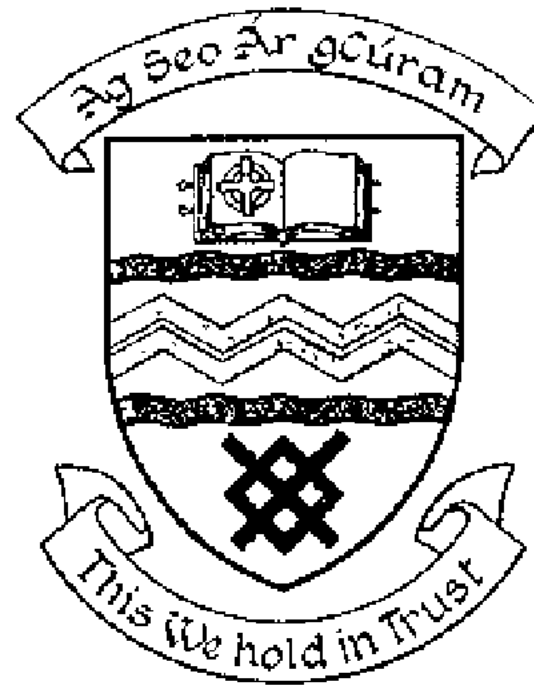
.....
for Senior Administrative Officer

13/08/98

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

Order Number 1532	Date of Order 05/08/98
Register Reference S98A/0397	Date 17th June 1998

Applicant CFI Property Management Ltd.,

Development Construction of a unit shopping extension to the eastern (front) elevation (to Butterfield Avenue/Fairways); reorganisation of vehicular access/egress and pedestrian arrangements; and new semi basement and roof top car parking. The total development area of 8,575 sq.m. includes the following: the provision of 75 no. car parking spaces at a new semi-basement level; the provision of new unit shopping (1,881 sq.m.), partially enclosed malls (new and refurbished), new pedestrian entrances, and the relocation of ATMs at ground floor level; new mezzanine kiosk units and circulation area at intermediate level; 143 no. car parking spaces at roof level. The scheme also provides for the reorganisation of vehicular and pedestrian access to and around the Centre comprising; relocated vehicular access/egress to the extreme south of the Centre (adjacent to the statoil filling station) relocated vehicular exit located opposite junction with Marion Road and Butterfield Avenue; new entrance to roof top car parking from Fairways, and a relocated vehicular access/egress from Fairways (opposite Fairways cul-de-sac); reorganisation of the external circulation arrangements to include: the provision of dedicated right turning storage lanes at the entrances at the extreme northern (Fairways) and southern (Butterfield Avenue) ends of the site. Reorganisation of the internal circulation arrangements within the car park, including ramp access to basement and roof top car parking facilities. A new feature pedestrian access opposite junction of Butterfield Avenue and Fairways. The scheme also provides for the realignment of the site boundary along Butterfield Avenue and Fairways to facilitate road widening; the provision of advertising structures, internal and perimeter landscaping; and all associated site development and

Frank L. Benson & Partners,
Hainault House,
St. Stephens Green,
Dublin 2.

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

REG REF. S98A/0397

refurbishment works. The proposal relates to a 1.98
hectares (4.9 acres) site.

Location Rathfarnham Shopping Centre, bounded by Butterfield Avenue,
Fairways and Springfield and backing on the Dodder River/
Dodder Valley Park.

Dear Sir/Madam,

An inspection carried out on 30.07.1998 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

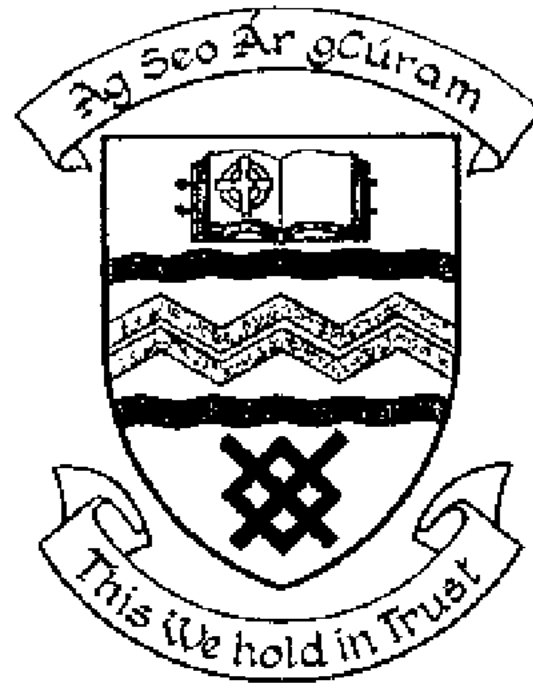
The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.
 - (c) nature and extent of development including number of dwellings (if any)
 - (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

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

REG. REF. S98A/0397

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

SA

.....
for Senior Administrative Officer.

05/08/98