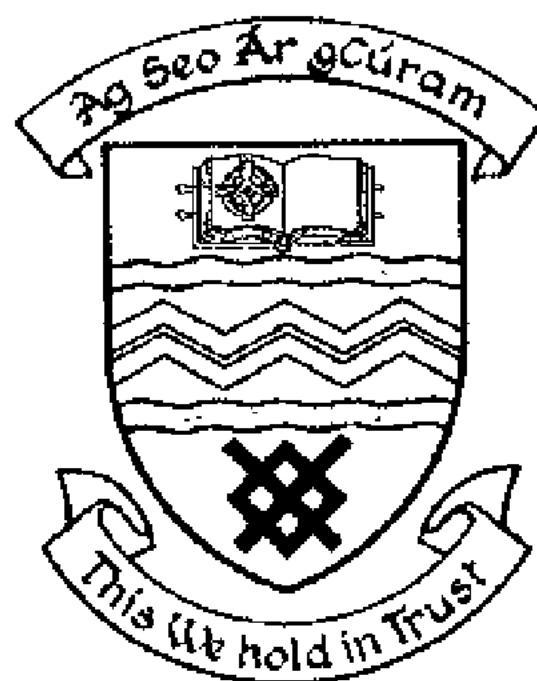


|                             |  |  |                     |
|-----------------------------|--|--|---------------------|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1)   | Plan Register No.<br><br>S98A/0336                     |                     |
| 1. Location                 | Foxborough Road, Lucan, Co. Dublin.  |  |                     |
| 2. Development              | Mixed 2 storey development comprising of a retail/mini market, store and A.T.M. point of circa 317 sq.m., pharmacy/medical related shop of circa 75 sq.m. at ground floor level and 5 no. 2 bedroomed apartments at first floor level and associated carparking and development works. |  |                     |
| 3. Date of Application      | 26/05/98   | Date Further Particulars<br>(a) Requested (b) Received |                     |
| 3a. Type of Application     | Permission   | 1. 23/07/1998<br>2.                                    | 1. 29/10/1998<br>2. |
| 4. Submitted by             | Name: D. McCarthy & Co.,<br>Address: Lynwood House, Ballinteer Road,   |  |                     |
| 5. Applicant                | Name: Rossmere Developments Ltd.,<br>Address: 28 Capel Street, Dublin 1.   |  |                     |
| 6. Decision                 | O.C.M. No. 2615<br><br>Date 22/12/1998   | Effect<br>AP GRANT PERMISSION                          |                     |
| 7. Grant                    | O.C.M. No. 0215<br><br>Date 04/02/1999   | Effect<br>AP GRANT PERMISSION                          |                     |
| 8. Appeal Lodged            | 21/01/1999   | Written Representations                                |                     |
| 9. Appeal Decision          | 19/07/1999   | 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. ....<br>Registrar       | .....<br>Date  | .....<br>Receipt No.                                   |                     |

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
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D. McCarthy & Co.,  
Lynwood House,  
Ballinteer Road,  
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

|                               |                                |
|-------------------------------|--------------------------------|
| Final Grant Order Number 0215 | Date of Final Grant 04/02/1999 |
| Decision Order Number 2615    | Date of Decision 22/12/1998    |
| Register Reference S98A/0336  | Date 29th October 1998         |

**Applicant** Rossmere Developments Ltd.,

**Development** Mixed 2 storey development comprising of a retail/mini market, store and A.T.M. point of circa 317 sq.m., pharmacy/medical related shop of circa 75 sq.m. at ground floor level and 5 no. 2 bedroomed apartments at first floor level and associated carparking and development works.

**Location** Foxborough Road, Lucan, Co. Dublin.

**Floor Area** 395.00 Sq Metres

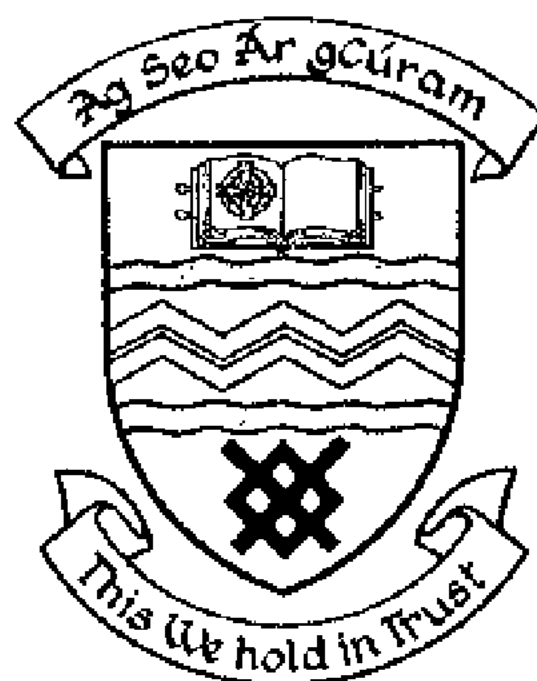
**Time extension(s) up to and including**

**Additional Information Requested/Received** 23/07/1998 /29/10/1998

A Permission has been granted for the development described above,  
subject to the following (24) Conditions.

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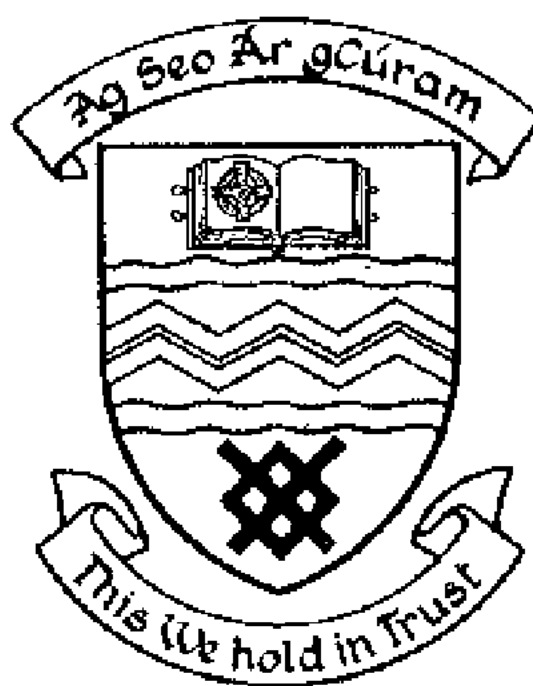
## Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications received by the Planning Authority on the 26th May, 1998 as amended by the revised plans, particulars, and specification received by the Planning Authority on the 29th October and the 15th December 1998, 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 prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of safety and the avoidance of fire hazard.
- 3 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of health.
- 4 That the use of the proposed retail units shall be restricted to use as 'shop' as defined in Article 8(1), Part III of the Local Government (Planning and Development) Regulations, 1994.  
REASON:  
In the interest of clarity and the proper planning and development of the area.
- 5 The openings hours of the proposed retail units shall be restricted to between 8.00am and 10.00pm Monday to Sunday.  
REASON:  
In the interests of the proper planning and development of the area and the preservation of the amenities of the adjoining properties.
- 6 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other

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debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 7 During the construction phase of the development, on-site operating times shall be restricted to between the hours of 0800 hours and 1830 hours Monday to Saturday inclusive, except as may be agreed in writing with the Planning Authority. Operating times during the construction phase shall otherwise comply with BS5228 1984 "Noise Control on Construction and Demolition Sites" or any subsequent amendments to BS5228.

REASON:

In the interests of the residential amenities of the area.

- 8 Details of the proposed external finishes including the roof tiles and balcony detailing shall be submitted to and agreed with the Planning Authority prior to commencement of development.

REASON:

In the interests of visual amenity.

- 9 Signage to the proposed shop fronts shall be restricted to fascia level. Lettering shall take the form of either hand painted traditional type lettering or individually mounted lettering. Lighting, if required shall be restricted to back lighting of individual letters or strip lighting concealed at fascia level. No internally illuminated signage shall be used.

REASON:

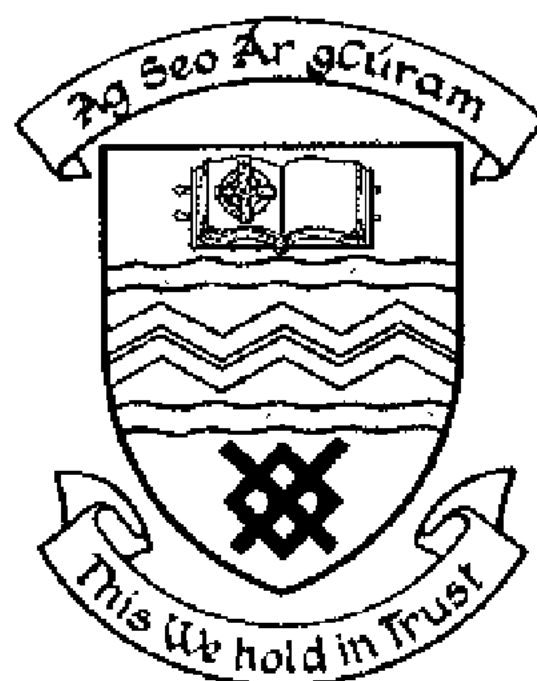
In the interests of the control of advertising with respect to the visual amenities of the area.

- 10 Notwithstanding Condition No. 9 above no other advertising signs or devices shall be painted or erected on the premises or the site, except those which are exempted under the provision of the Local Government (Planning and Development) Regulations, 1994, as amended without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal.

REASON:

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In the interests of the control of advertising with respect to the visual amenities of the area.

- 11 Roller shutters, if provided, shall be located behind display windows and be of perforated (e.g. visi-screen) type and shall be coloured to match the colour of the shop fronts.

**REASON:**

In the interests of visual amenity and to ensure that the perforated roller shutters are effective.

- 12 All bathroom windows in the commercial and residential units shall be fitted with obscure glass and where openings are provided shall be of the high level type only.

**REASON:**

In the interests of residential amenity.

- 13 Notwithstanding the details submitted the proposed physical separation of the private residential parking and the commercial shop car parking shall be omitted. A revised car park layout which avails of suitable landscaping and demarcation shall be submitted to and agreed with the Planning Authority prior to commencement of development.

**REASON:**

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

- 14 The car parking area shall be available at all times for car parking use and shall not be used for storage or display or other uses.

**REASON:**

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

- 15 Notwithstanding the details submitted:

- (a) the window openings serving the kitchen areas in units 1 and 5 as delineated on Drawing No. D426/90 received by the Planning Authority on the 15th December 1998 shall be omitted and an alternative

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means of ventilation provided, details of which shall be agreed with the Planning Authority prior to commencement of development;

- (b) the window openings serving bedroom 1 in unit 5 and bedroom 2 in unit 1 as delineated on Drawing No. D426/90 received by the Planning Authority on the 15th December 1998 shall be omitted and alternative windows openings developed in the north-western and north-eastern elevations respectively. Revised floor plans and elevation drawings incorporating the above alteration shall be submitted to the Planning Authority for agreement prior to commencement of development.

**REASON:**

In the interests of the preservation of the amenities of the adjoining property.

- 16 The details of landscaping and boundary treatment including details of the proposed courtyard, proposed finish to the car parking areas, proposed bollards to be used along the roadside boundary shall be submitted for the agreement of the Planning Authority prior to commencement of development.

**REASON:**

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

- 17 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

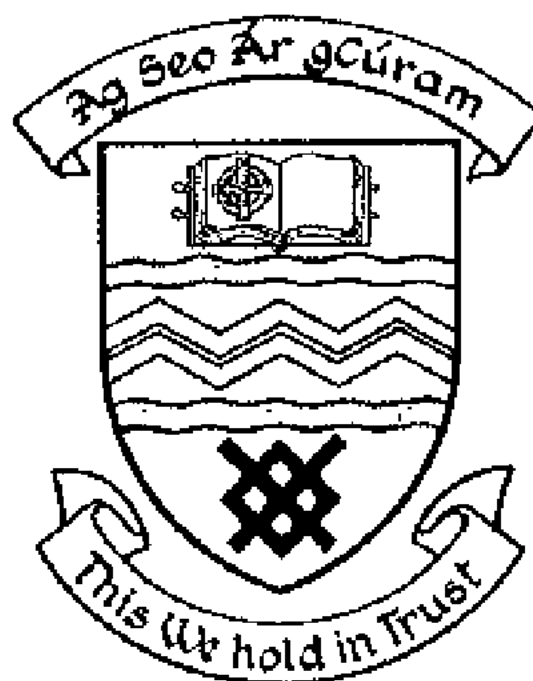
**REASON:**

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

- 18 That the following requirements of the Environmental Services Department shall be provided for and adhered to in the development:-

- (a) Full and complete separation of foul and surface water systems;
- (b) All waste from food preparation areas shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer;
- (c) All surface runoff from truck parking marshalling

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areas shall be routed via a petrol/oil/diesel  
interceptor before discharging to the public sewer.

REASON:

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

- 19 That the following requirements of the Environmental  
Services Department in relation to the proposed water supply  
arrangements shall be provided for and adhered to in the  
development:-

- (a) No building shall lie within 5 metres of watermain  
less than 225mm diameter and within 8 metres of  
watermains greater than 225mm diameter;
- (b) 24 hour storage per unit shall be provided;
- (c) Separate connection per unit and separate meter per  
commercial unit shall be provided.

REASON:

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

- 20 That a financial contribution in the sum of money equivalent  
to the value of #12,780 (twelve thousand seven hundred and  
eighty pounds) as on 1st January, 1991, updated in  
accordance with the Wholesale Price Index - Building and  
Construction (Capital Goods) as published by the Central  
Statistics Office to the value pertaining at the time of  
payment 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  
facilitate this development; this contribution to be paid  
before the commencement of development on the site.

REASON:

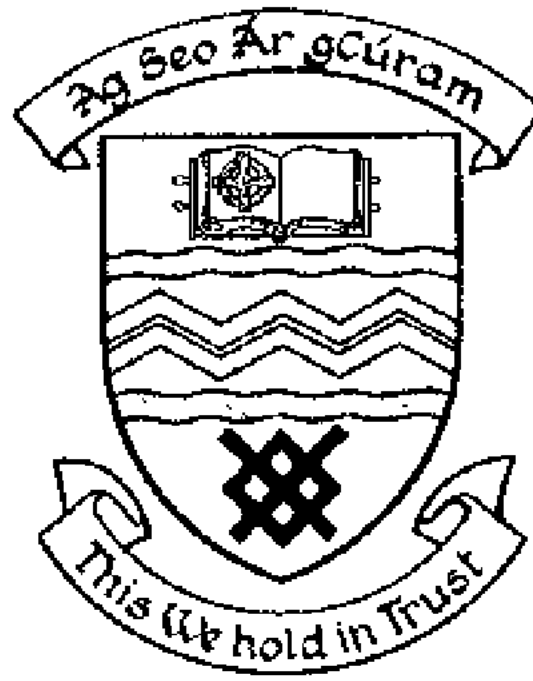
It is considered reasonable that the developer should  
contribute towards the expenditure that was incurred and/or  
that is proposed to be incurred by the Council on road  
improvement works and traffic management schemes  
facilitating the proposed development.

- 21 That a financial contribution in the sum of #400 (four  
hundred pounds) PER DWELLING be paid by the proposer to

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South Dublin County Council towards the cost of the Lucan/  
Palmerstown Water Supply Improvement Scheme which serves  
this development; this contribution to be paid before the  
commencement of development on site.

**REASON:**

The provision of such services in the area by the Council  
will facilitate the proposed development. It is considered  
reasonable that the development should contribute towards  
the cost of the works.

- 22 That a financial contribution in the sum of #2,500 (two  
thousand five hundred pounds) PER HECTARE be paid by the  
proposer to South Dublin County Council towards the cost of  
the upgrading of Esker Pumping Station; 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.

- 23 That a financial contribution in the sum of #3,189 (three  
thousand one hundred and eighty nine 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.

- 24 That a financial contribution in the sum of #500 (five  
hundred pounds) PER APARTMENT be paid by the proposer to  
South Dublin County Council towards the cost of the  
provision and development of public open space in Griffeen  
Valley Regional Park and which will facilitate the  
development; this contribution to be paid before the  
commencement of development on site.

**REASON:**



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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 the provision and development of amenity lands in the area which will facilitate the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

 ..... 5 February 1999  
for SENIOR ADMINISTRATIVE OFFICER

# AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

## County South Dublin

Planning Register Reference Number: S98A/0336

**APPEAL** by Foxborough Residents Association care of Louise Dempsey of 47 Foxborough Avenue, Lucan, County Dublin against the decision made on the 22nd day of December, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission to Rossmere Developments Limited care of D. McCarthy and Company of Lynwood House, Ballinteer Road, Dublin for development comprising the erection of a mixed two-storey development comprising of a retail/mini market, store and A.T.M. point, pharmacy/medical related shop at ground floor level and five number two bedroomed apartments at first floor level and associated carparking and development works at Foxborough Road, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, 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

It is considered that the proposed development conforms with an approved Action Plan and, subject to compliance with the conditions set out in the Second Schedule, would not seriously injure the amenities of residential property in the vicinity. The proposed development would, therefore, 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 details received by the planning authority on the 15th day of December, 1998, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

hc

2. Residential unit one and the corresponding space on the ground floor shall be omitted and the space thus made available shall be laid out and landscaped as an area of amenity open space to serve the remaining apartments. Revised drawings incorporating these amendments shall be submitted to the planning authority for agreement prior to the commencement of development.

**Reason:** In the interest of residential amenity.

3. The opening hours of the proposed retail units shall be restricted to between 0800 hours and 2200 hours Monday to Sunday inclusive.

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

4. 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.

5. Details of the external finish of the proposed development, including signage, shall be submitted for the written agreement of the planning authority prior to the commencement of development.

**Reason:** In the interest of visual amenity.

6. The window serving bedroom one of apartment number 5 shall be relocated so as not to cause overlooking of the adjoining property. Revised details shall be submitted for the written agreement of the planning authority prior to the commencement of development.

**Reason:** To protect the amenities of adjoining property.

7. The site shall be landscaped in accordance with a comprehensive scheme of landscaping and boundary treatment including details of the proposed courtyard, proposed finish to the car parking areas and proposed bollards to be used along the roadside boundary. Details of the scheme shall be submitted to and agreed with the planning authority before development commences. The scheme shall include a timescale for its implementation.

**Reason:** In the interest of visual amenity.

8. A management scheme for the adequate future maintenance of private open spaces, roads and communal areas shall be submitted to and agreed with the planning authority prior to the commencement of development.

**Reason:** To ensure the adequate future maintenance of this private development in the interest of residential amenity.

9. The window opening serving the kitchen areas in unit number five (drawing number D426/90 received by the planning authority on the 15th day of December, 1998 shall be omitted and an alternative means of ventilation provided, details of which shall be agreed in writing with the planning authority prior to the commencement of development.

**Reason:** To prevent overlooking and in the interest of protecting the amenities of adjoining property.

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 the provision of works facilitating the proposed development. The amount of the contribution and the arrangements for payment, shall be 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.



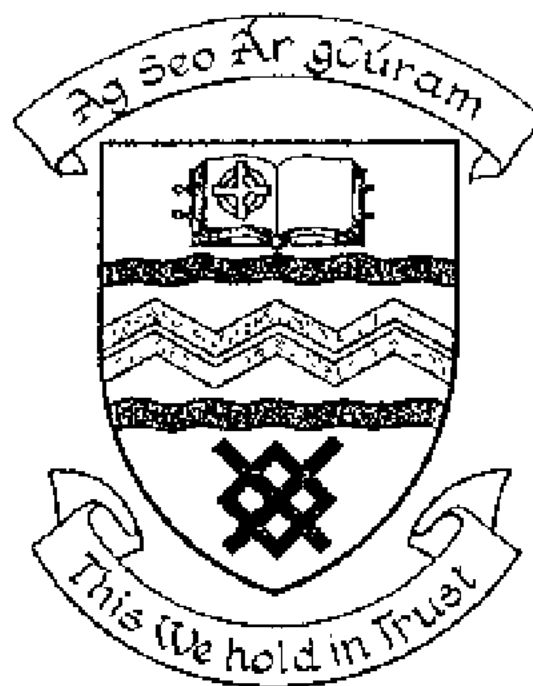
Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 19th day of July 1999.

**SOUTH DUBLIN COUNTY COUNCIL**  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

|                                     |                                  |
|-------------------------------------|----------------------------------|
| <b>Decision Order Number</b> 2615   | <b>Date of Decision</b> 22/12/98 |
| <b>Register Reference</b> S98A/0336 | <b>Date</b> 26th May 1998        |

**Applicant** Rossmere Developments Ltd.,

**Development** Mixed 2 storey development comprising of a retail/mini market, store and A.T.M. point of circa 317 sq.m., pharmacy/medical related shop of circa 75 sq.m. at ground floor level and 5 no. 2 bedroomed apartments at first floor level and associated carparking and development works.

**Location** Foxborough Road, Lucan, Co. Dublin.

**Floor Area** Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** 23/07/98 /29/10/98

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 ( 24 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

*LL*  
..... 22/12/98  
for SENIOR ADMINISTRATIVE OFFICER

D. McCarthy & Co.,  
Lynwood House,  
Ballinteer Road,  
Dublin 16.

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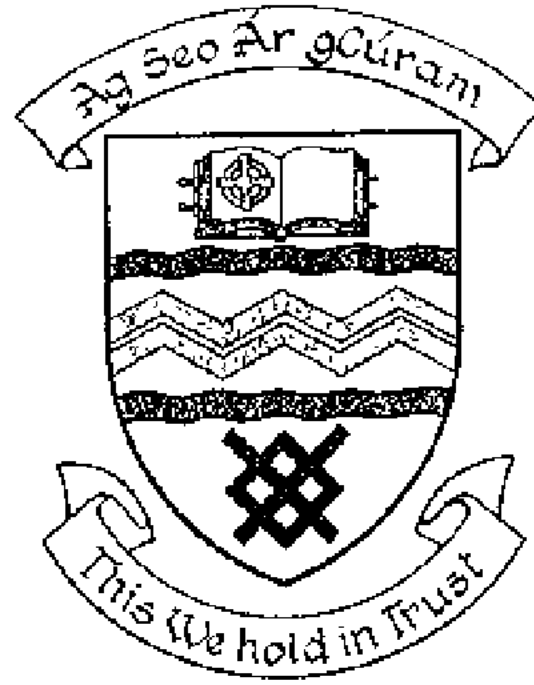
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REG REF. S98A/0336

**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications received by the Planning Authority on the 26th May, 1998 as amended by the revised plans, particulars, and specification received by the Planning Authority on the 29th October and the 15th December 1998, 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 prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of safety and the avoidance of fire hazard.
- 3 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of health.
- 4 That the use of the proposed retail units shall be restricted to use as 'shop' as defined in Article 8(1), Part III of the Local Government (Planning and Development) Regulations, 1994.  
REASON:  
In the interest of clarity and the proper planning and development of the area.

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REG. REF. S98A/0336

- 5 The openings hours of the proposed retail units shall be restricted to between 8.00am and 10.00pm Monday to Sunday.

REASON:

In the interests of the proper planning and development of the area and the preservation of the amenities of the adjoining properties.

- 6 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.

- 7 During the construction phase of the development, on-site operating times shall be restricted to between the hours of 0800 hours and 1830 hours Monday to Saturday inclusive, except as may be agreed in writing with the Planning Authority. Operating times during the construction phase shall otherwise comply with BS5228 1984 "Noise Control on Construction and Demolition Sites" or any subsequent amendments to BS5228.

REASON:

In the interests of the residential amenities of the area.

- 8 Details of the proposed external finishes including the roof tiles and balcony detailing shall be submitted to and agreed with the Planning Authority prior to commencement of development.

REASON:

In the interests of visual amenity.

- 9 Signage to the proposed shop fronts shall be restricted to fascia level. Lettering shall take the form of either hand painted traditional type lettering or individually mounted lettering. Lighting, if required shall be restricted to back lighting of individual letters or strip lighting

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concealed at fascia level. No internally illuminated signage shall be used.

REASON:

In the interests of the control of advertising with respect to the visual amenities of the area.

- 10 Notwithstanding Condition No. 9 above no other advertising signs or devices shall be painted or erected on the premises or the site, except those which are exempted under the provision of the Local Government (Planning and Development) Regulations, 1994, as amended without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal.

REASON:

In the interests of the control of advertising with respect to the visual amenities of the area.

- 11 Roller shutters, if provided, shall be located behind display windows and be of perforated (e.g. visi-screen) type and shall be coloured to match the colour of the shop fronts.

REASON:

In the interests of visual amenity and to ensure that the perforated roller shutters are effective.

- 12 All bathroom windows in the commercial and residential units shall be fitted with obscure glass and where openings are provided shall be of the high level type only.

REASON:

In the interests of residential amenity.

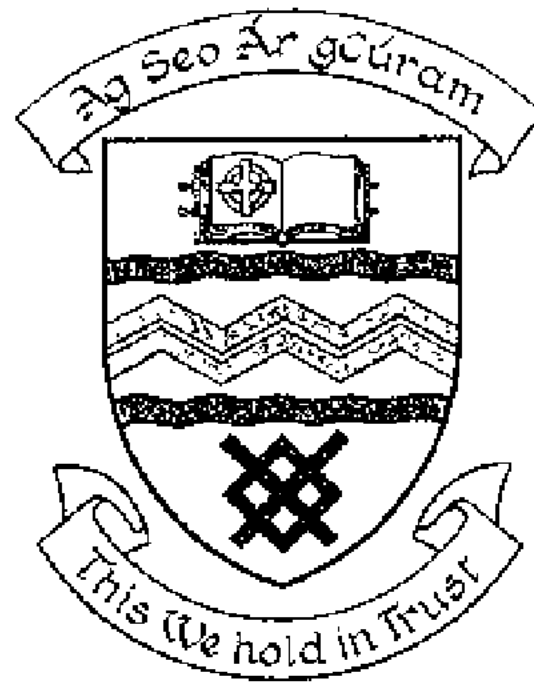
- 13 Notwithstanding the details submitted the proposed physical separation of the private residential parking and the commercial shop car parking shall be omitted. A revised car park layout which avails of suitable landscaping and demarcation shall be submitted to and agreed with the



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Planning Authority prior to commencement of development.

REASON:

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

- 14 The car parking area shall be available at all times for car parking use and shall not be used for storage or display or other uses.

REASON:

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

- 15 Notwithstanding the details submitted:

- (a) the window openings serving the kitchen areas in units 1 and 5 as delineated on Drawing No. D426/90 received by the Planning Authority on the 15th December 1998 shall be omitted and an alternative means of ventilation provided, details of which shall be agreed with the Planning Authority prior to commencement of development;
- (b) the window openings serving bedroom 1 in unit 5 and bedroom 2 in unit 1 as delineated on Drawing No. D426/90 received by the Planning Authority on the 15th December 1998 shall be omitted and alternative windows openings developed in the north-western and north-eastern elevations respectively. Revised floor plans and elevation drawings incorporating the above alteration shall be submitted to the Planning Authority for agreement prior to commencement of development.

REASON:

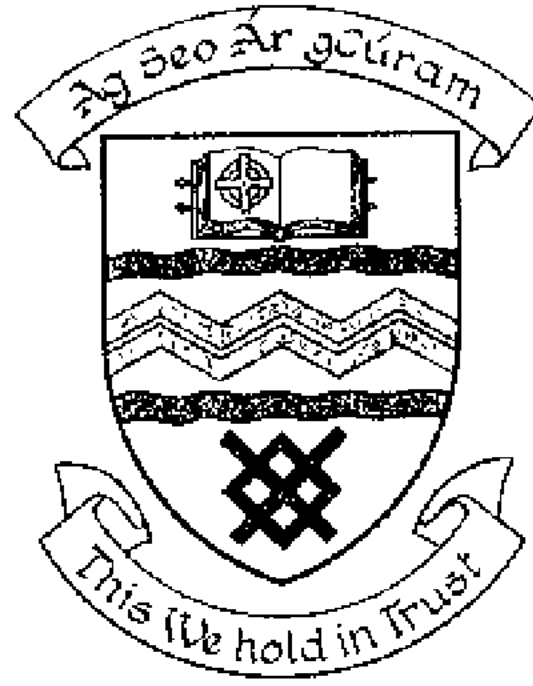
In the interests of the preservation of the amenities of the adjoining property.

- 16 The details of landscaping and boundary treatment including details of the proposed courtyard, proposed finish to the

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car parking areas, proposed bollards to be used along the roadside boundary shall be submitted for the agreement of the Planning Authority prior to commencement of development.

REASON:

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

- 17 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 18 That the following requirements of the Environmental Services Department shall be provided for and adhered to in the development:-

- (a) Full and complete separation of foul and surface water systems;
- (b) All waste from food preparation areas shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer;
- (c) All surface runoff from truck parking marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer.

REASON:

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

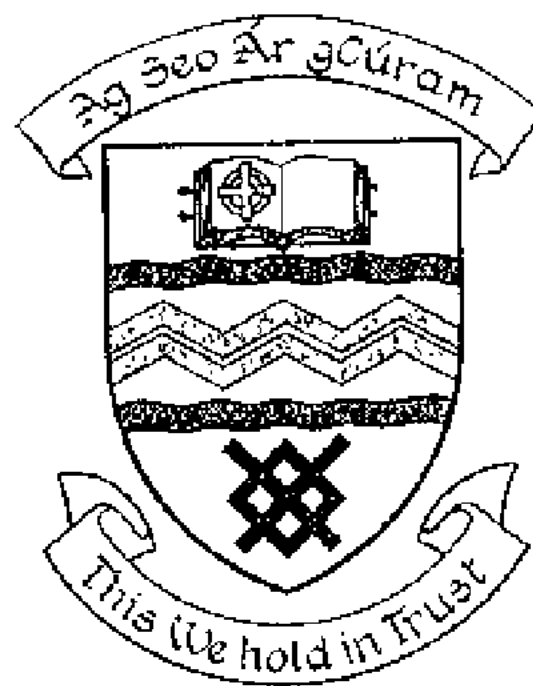
- 19 That the following requirements of the Environmental Services Department in relation to the proposed water supply arrangements shall be provided for and adhered to in the development:-

- (a) No building shall lie within 5 metres of watermain less than 225mm diameter and within 8 metres of

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- watermains greater than 225mm diameter;
- (b) 24 hour storage per unit shall be provided;
- (c) Separate connection per unit and separate meter per commercial unit shall be provided.

REASON:

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

- 20 That a financial contribution in the sum of money equivalent to the value of £12,780 (twelve thousand seven hundred and eighty pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

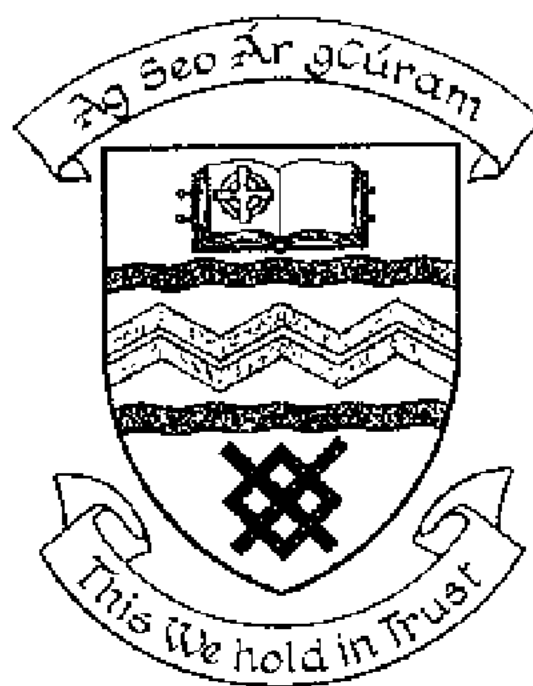
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 21 That a financial contribution in the sum of £400 (four hundred pounds) PER DWELLING be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

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- 22 That a financial contribution in the sum of £2,500 (two thousand five hundred pounds) PER HECTARE be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; 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.

- 23 That a financial contribution in the sum of £3,189 (three thousand one hundred and eighty nine 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:

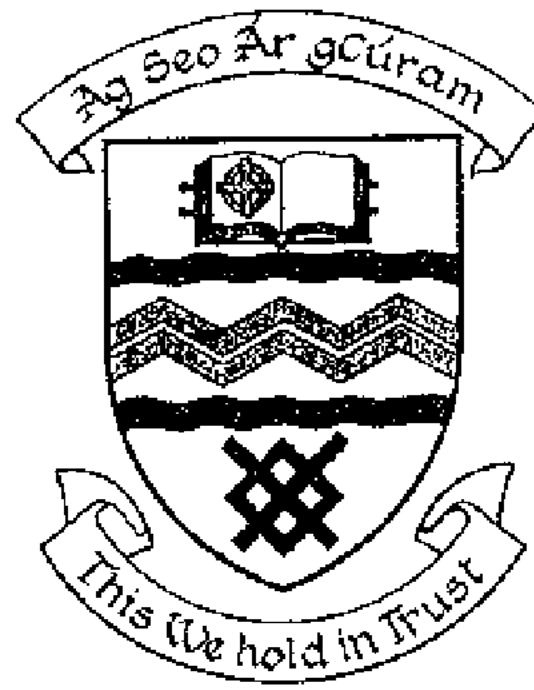
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 24 That a financial contribution in the sum of £500 (five hundred pounds) PER APARTMENT be paid by the proposer to South Dublin County Council towards the cost of the provision and development of public open space in Griffeen Valley Regional Park and which will facilitate the development; this contribution to be paid before the commencement of development on 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 the

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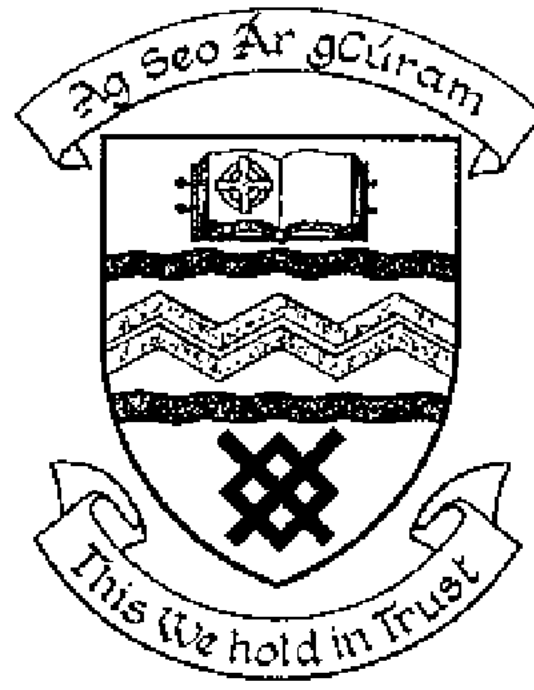
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provision and development of amenity lands in the area which  
will facilitate the proposed development.

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

|                              |                           |
|------------------------------|---------------------------|
| Decision Order Number 1473   | Date of Decision 23/07/98 |
| Register Reference S98A/0336 | Date 26th May 1998        |

**Applicant** Rossmere Developments Ltd.,  
**Development** Mixed 2 storey development comprising of a retail/mini market, store and A.T.M. point of circa 317 sq.m., pharmacy/ medical related shop of circa 75 sq.m. at ground floor level and 5 no. 2 bedroomed apartments at first floor level and associated carparking and development works.

**Location** Foxborough Road, Lucan, Co. Dublin.

**App. Type** Permission

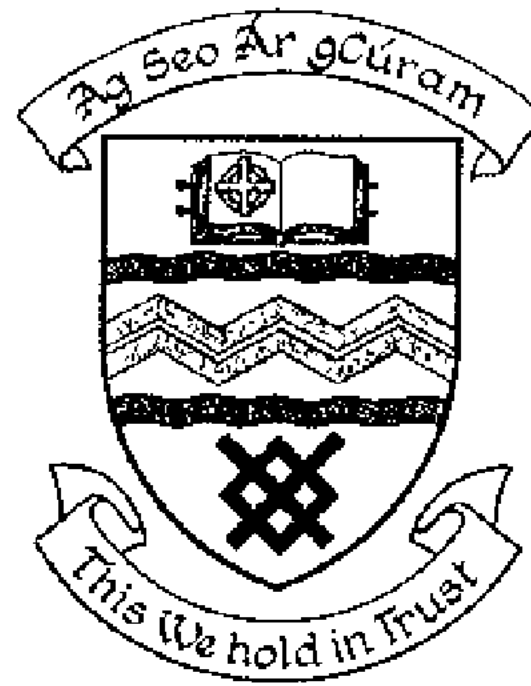
Dear Sir/Madam,

With reference to your planning application, received on 26/05/98 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 lodged proposal would be seriously injurious to residential amenity and would devalue properties in the vicinity due to substandard site layout proposals. It is the view of the Planning Authority that these issues may be overcome through reconsideration of the proposals possibly by setting back the building within the site with provision for car parking for users of the retail and ATM units and some landscaping to the front of the building within the site curtilage. The applicant is therefore requested to submit site layout plan, elevation, floor plan and section drawings showing how the proposed development may be improved so that a satisfactory standard of development may be achieved. It is noted that some reduction or omission of upper floor fenestration and accommodation may be necessary to prevent overlooking of adjoining residential properties. The applicant is also advised that it is necessary for provision to be made for a

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minimum distance of three metres between the footprint of the proposed building and the surface water sewer. The applicant is advised to consult with the Planning Authority prior to submission.

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

23/07/98