

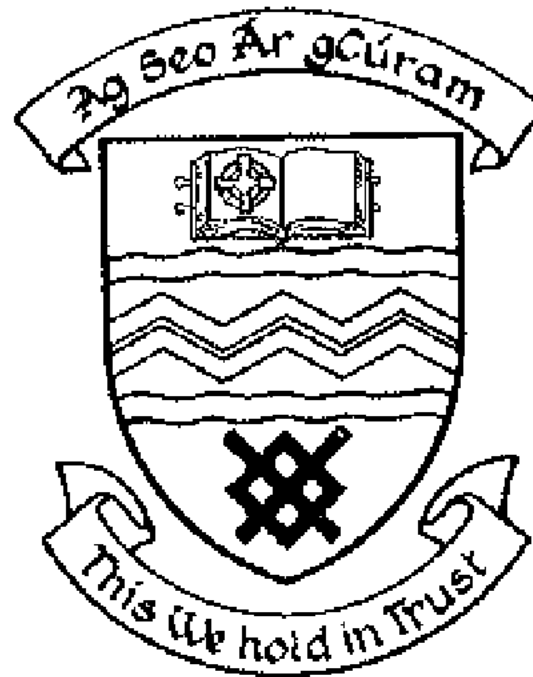
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0161	
1. Location	Lands bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenford Housing Estate, Quarryvale Park, Fonthill Road.		
2. Development	Revisions and alterations to previously approved permission S97A/0523 for Retail Park and includes 5 No. Retail Warehousing Units with feature entrances, associated car parking, service yards, loading bays, security hut, E.S.B. sub-station, switch room, maintenance shed, landscaping, boundary wall treatment to Coldcut Road, access road from adjoining roundabout on Spine Road and associated services.		
3. Date of Application	18/03/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/05/1998 2.	1. 23/03/1999 2.
4. Submitted by	Name: Project Architects, Address: Fleming Court, Fleming Place,		
5. Applicant	Name: Barkhill Limited, Address: c/o O'Callaghan Properties, 21/24 Lavitts Quay, Cork.		
6. Decision	O.C.M. No. 1056 Date 19/05/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1371 Date 01/07/1999	Effect AP GRANT PERMISSION	
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.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0161	
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3. Date of Application	18/03/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
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5. Applicant	Name: Barkhill Limited, Address: c/o O'Callaghan Properties, 21/24 Lavitts Quay, Cork.		
6. Decision	O.C.M. No. 0916 Date 14/05/98	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect	

8.	Appeal Notified		
9.	Appeal Decision		
10. Material Contravention			
11.	Enforcement 0	Compensation 0	Purchase Notice 0
12. Revocation or Amendment			
13.	E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Project Architects,
Fleming Court,
Fleming Place,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1371	Date of Final Grant 01/07/1999
Decision Order Number 1056	Date of Decision 19/05/1999
Register Reference S98A/0161	Date 23/03/99

Applicant Barkhill Limited,

Development Revisions and alterations to previously approved permission S97A/0523 for Retail Park and includes 5 No. Retail Warehousing Units with feature entrances, associated car parking, service yards, loading bays, security hut, E.S.B. sub-station, switch room, maintenance shed, landscaping, boundary wall treatment to Coldcut Road, access road from adjoining roundabout on Spine Road and associated services.

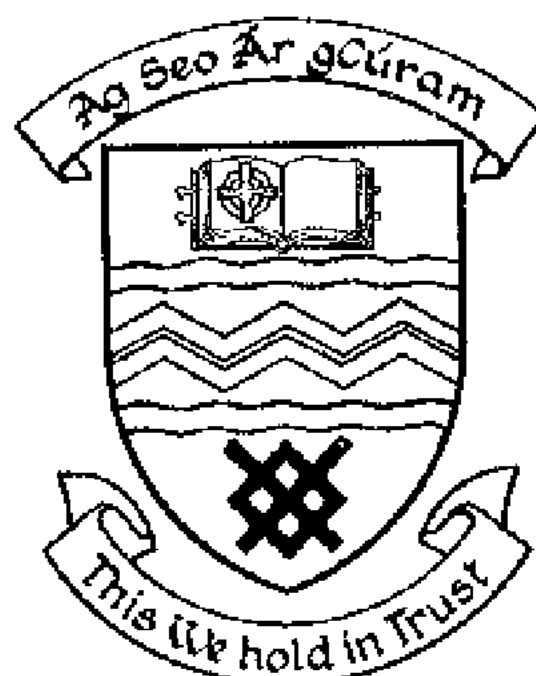
Location Lands bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenford Housing Estate, Quarryvale Park, Fonthill Road.

Floor Area 12165.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 14/05/1998 /23/03/1999

A Permission has been granted for the development described above,
subject to the following (19) Conditions.

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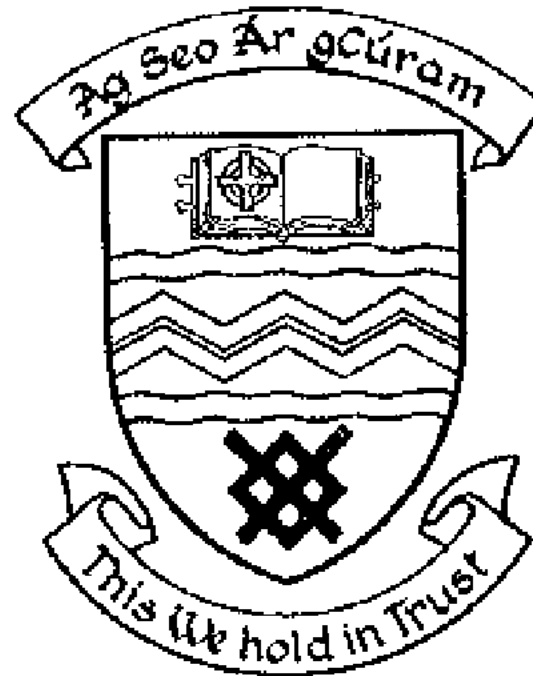
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Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details received by the Planning Authority as amended by the plans and details received 23/03/99 and shall otherwise accord with the terms and conditions of planning permissions granted under Reg. Refs. PL.06S.093483, S95A/0127, S95A/0414, S95A/0639, S96A/0306, S96A/0623.
REASON:
In the interest of the proper planning and development of the area.
- 2 Prior to the first occupation of the unit the proposed use shall be submitted for acceptance by the South Dublin County Council as in compliance with this permission.
REASON:
In the interest of the proper planning and development of the area.
- 3 The use of the unit shall be restricted to retail warehousing which may include building materials, electrical goods, garden equipment, floor coverings, leisure/sports and D.I.Y. products but which shall exclude the sale of food and clothing items. No change of use shall take place including what may be considered as exempted development without first receiving a separate planning permission.
REASON:
In the interest of the proper planning and development of the area.
- 4 A revised southern elevation drawing with the proposed loading bay and window detail serving the proposed offices as shown on the ground floor plan (Drg. No. J003-PA-A1-002) received by the Planning Authority on the 23rd March 1999, shall be submitted to the Planning Authority for agreement prior to commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 5 Details of all external finishes and colours of the unit and associated structures shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of construction of the unit.
REASON:
In the interests of visual amenity.

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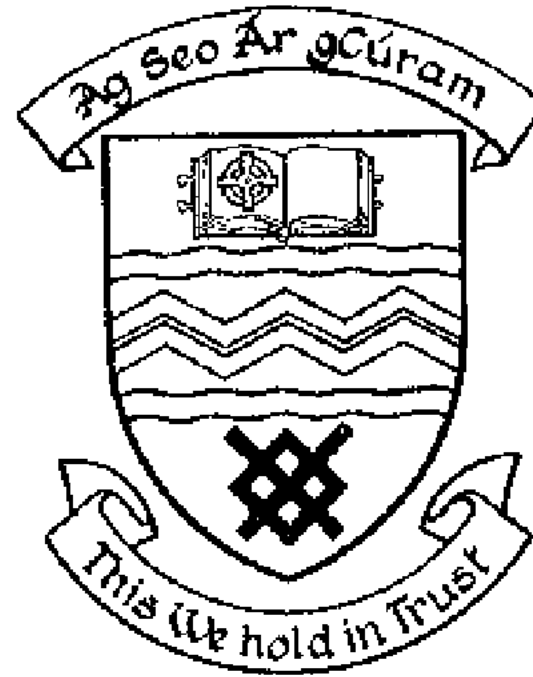
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- 6 Notwithstanding the details submitted on the ground floor plan received by the Planning Authority on the 23rd March 1999, no advertising sign or structure shall be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 7 Prior to commencement of development a detailed landscaping planting scheme shall be submitted to and to be to the satisfaction of the Planning Authority. The landscaping scheme shall include a full works specification, a timetable for implementation, a maintenance programme (for a period of at least 18 months from the date of the completion of the landscaping programme) and a bill of quantities for the development of the open space within the development as well as details for grading, top soiling, seeding, pathways, drainage, tree, bulb and shrub planting. Details for the storage of top soil related to the development shall be provided.
REASON:
In the interest of the proper planning and development of the area and visual and residential amenity.
- 8 Road construction details throughout the development including footpaths, cycleway and providing details of cross-section, cul-de-sac bay dimensions, pavement build, public lighting, shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 9 Prior to commencement of development full details for proposed boundary treatment to the site shall be submitted to and be to the satisfaction of the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.
- 10 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.

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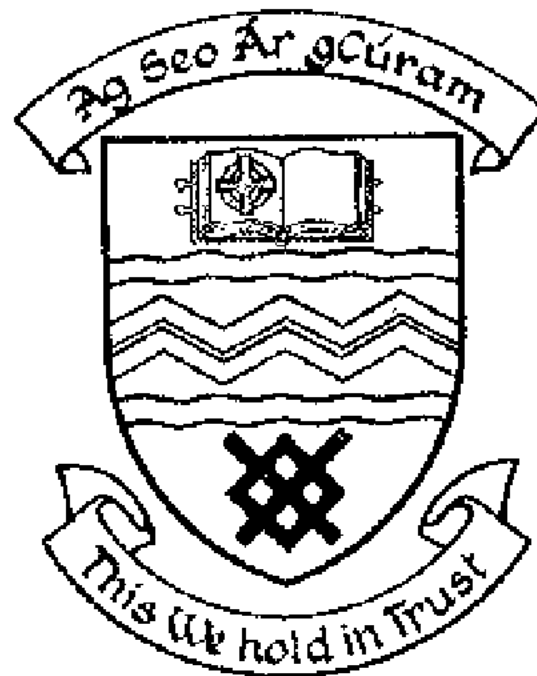
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- 11 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 12 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. The applicant shall submit a fully detailed foul and surface water drainage layout plan including pipe sizes, gradients cover and invert levels up to and including discharge to the site main drainage.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 13 Run off from all truck parking/marshalling areas shall be routed via petrol/oil/diesel interceptors to the approval of the Environmental Services Section, South Dublin County Council.
REASON:
In the interests of public health and a proper standard of development.
- 14 That there shall be no open storage or display of goods or material on the lands delineated as the service yard on the ground floor plan received by the Planning Authority on the 23rd March 1999 (area between the proposed building and the site boundary to the Coldcut Road).
REASON:
In the interest of the proper planning and development of the area and preservation of the visual amenities of the area.
- 15 That the proposed car parking provision shall be reduced by the omission of the proposed line of car parking spaces adjoining the perimeter landscaped area adjacent to roundabout P and the internal spine road to the north of the proposed retail warehouse. The resulting enlarged perimeter strip shall be reserved for landscaping in accordance with the scheme of landscaping to be approved by the Planning Authority.
REASON:
In the interest of visual amenity.
- 16 That a landscaped area shall be provided within the site to a minimum uniform depth of 10 metres along the full length of the site boundary to the Coldcut Road. This shall be

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additional to the landscaped areas shown on Drawing No.
J003-PA-A1-001 received on 23/03/99.

REASON:

In the interest of visual amenity.

- 17 That the boundary treatment to the Coldcut Road boundary to the site shall comprise of a plinth wall and piers with galvanised and painted railings as detailed on Drawing No. 4026-PA1-A104 received on 28/07/98 in relation to the proposed development under Reg. Ref. S98A/0060.

REASON:

In the interest of visual amenity.

- 18 That the vehicular access to the site shown located at the site boundary to the Coldcut Road to the rear of the proposed retail warehouse shall be omitted.

REASON:

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

- 19 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 6, 7, 8, 9, 10 and 11 of Register Reference 93A/1161 (An Bord Pleanála Order No. PL.06S.093483) be strictly adhered to in respect of this development.

REASON:

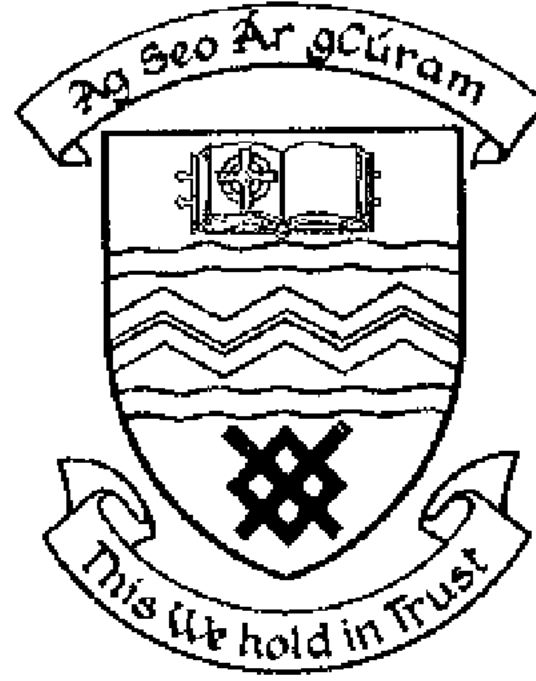
It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (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.

SOUTH DUBLIN COUNTY COUNCIL
REG REF. S98A/0161
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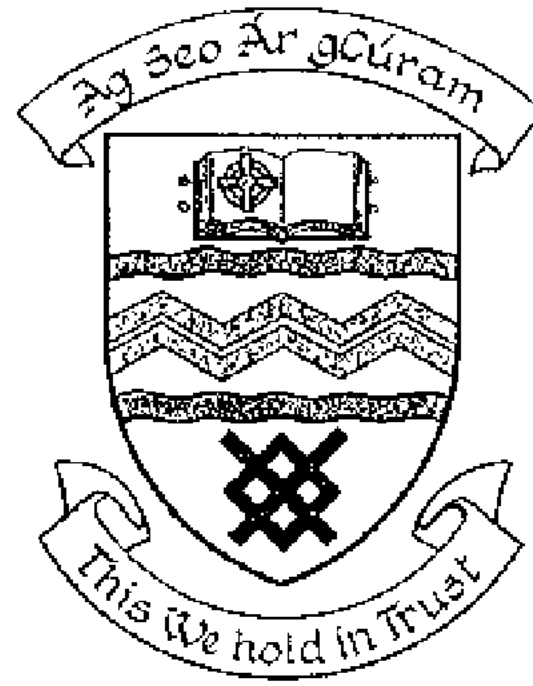
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Signed on behalf of South Dublin County Council.

E. E. O'Leary02/07/99
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0916	Date of Decision 14/05/98
Register Reference S98A/0161	Date 18th March 1998

Applicant Barkhill Limited,
Development Revisions and alterations to previously approved permission
S97A/0523 for Retail Park and includes 5 No. Retail
Warehousing Units with feature entrances, associated
car parking, service yards, loading bays, security hut,
E.S.B. sub-station, switch room, maintenance shed,
landscaping, boundary wall treatment to Coldcut Road,
access road from adjoining roundabout on Spine Road and
associated services.

Location Lands bounded by N4 Lucan Road, Western Parkway, Coldcut
Road, Greenford Housing Estate, Quarryvale Park, Fonthill
Road.

App. Type Permission

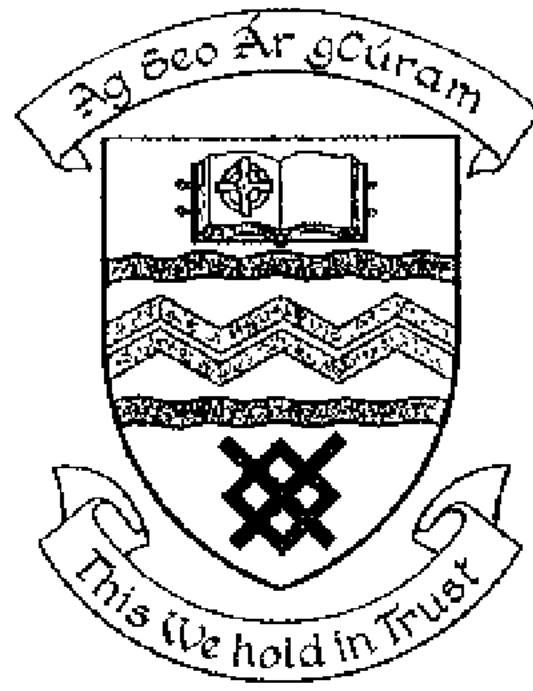
Dear Sir/Madam,

With reference to your planning application, received on 18/03/98 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 It is noted that the proposed development taken together with the proposed development on the adjacent site to the east, the subject of a concurrent planning application under register reference S98A/0060 will result in the release of approximately one-third of the original retail warehousing development site for alternative development. The applicant is requested to state his intentions with regard to proposals for the development of this residual area of land.

Project Architects,
Fleming Court,
Fleming Place,
Dublin 4.

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~~REG REF. S98A/0161~~

- 2 In the opinion of the planning authority the proposed development is seriously deficient in terms of urban scale and character having regard to its location at the entrance to the developing urban centre at Quarryvale. In particular the proposal to locate extensive car parking areas between the proposed retail units and the internal road boundaries and to locate operational areas and extensive buildings backing on to the Coldcut Road will result in inadequate supervision of adjoining public areas and a poor quality urban environment. The applicant is requested to state how it is proposed to address these deficiencies.

- 3 It is noted that the proposed development in conjunction with the development proposed under Reg. Ref. S98A/0060 on the lands to the east of the subject site will result in retail warehousing development similar in floor area to that for which permission was granted under Reg. Ref. S97A/0523. Having regard to the significant reduction in the overall site area and the lack of provision for substantial internal landscaped areas, the proposed development constitute a significant intensification of development at this location. The applicant is requested to indicate if it is feasible for the scale of the development to be reduced so that it is commensurate with the proposed site area so as to ensure a more satisfactory relationship between the buildings and the open areas within the site.

- 4 The applicant is requested to submit full detailed elevation drawings of the proposed boundary treatment for the site. The proposal that the rear elevations of the five units should face directly onto the Coldcut Road is undesirable and that the location of operational areas immediately inside the site boundary is unsatisfactory.

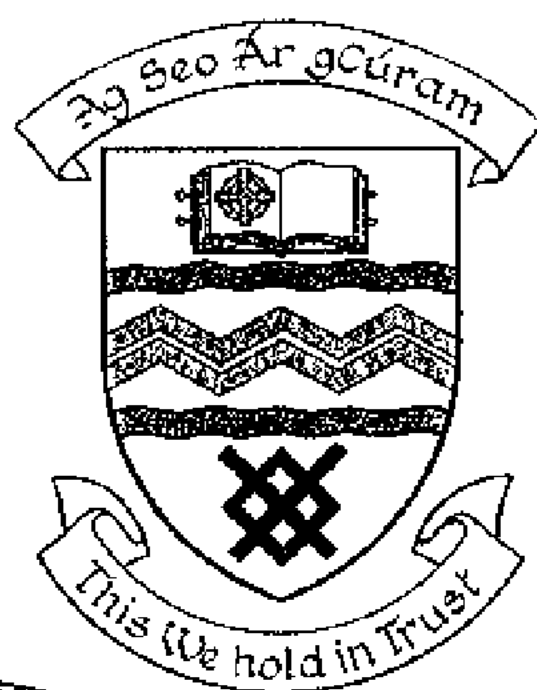
Signed on behalf of South Dublin County Council

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.....
for Senior Administrative officer

14/05/98