

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0060/C10	
1. Location	Lands bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenford Housing Estate, Quarryvale Park.		
2. Development	Revisions and alterations to previously approved permission S97A/0523 for Retail Park which includes 13 No. Retail Warehousing Units with feature entrances, associated car parking, service yards, loading bays, security hut, 2 No. E.S.B. sub-stations, switch rooms, maintenance shed, landscaping, boundary wall treatment to Coldcut Road, access road from adjoining roundabout on Spine Road and associated services. Compliance re condition numbers 2 and 3		
3. Date of Application	23/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1.  2.	1.  2.
4. Submitted by	Name: Project Architects, Address: Fleming Court, Flemings Place, Dublin 4.		
5. Applicant	Name: Barkhill Limited, Address: c/o O'Callaghan Properties, 21 / 24 Lavitts Quay, Cork.		
6. Decision	O.C.M. No. 1157  Date 29/05/2000	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.

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

Reg. Ref. S98A/0060/C10

Date: 30th May 2000

**Re:** *Revisions and alterations to previously approved permission S97A/0523 for Retail Park which includes 13 No. Retail Warehousing Units with feature entrances, associated car parking, service yards, loading bays, security hut, 2 No. E.S.B. sub-stations, switch rooms, maintenance shed, landscaping, boundary wall treatment to Coldcut Road, access road from adjoining roundabout on Spine Road and associated services on lands bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenford Housing Estate, Quarryvale Park for Barkhill Limited – Compliance re. Condition nos. 2 & 3*

Dear Sirs,

I refer to your submission received on 23/02/2000 to comply with Condition Nos. 2 and 3 of Grant of Permission Order No. 2324, dated 18/11/1998, in connection with the above.

I wish to inform you that the submission received is satisfactory and is therefore in compliance with the conditions.

Yours faithfully,

*PH*

---

for Senior Administrative Officer

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0060/C5	
1. Location	Lands bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenford Housing Estate, Quarryvale Park.		
2. Development	Revisions and alterations to previously approved permission S97A/0523 for Retail Park which includes 13 No. Retail Warehousing Units with feature entrances, associated car parking, service yards, loading bays, security hut, 2 No. E.S.B. sub-stations, switch rooms, maintenance shed, landscaping, boundary wall treatment to Coldcut Road, access road from adjoining roundabout on Spine Road and associated services. compliance re. conditions no. 2 and 3.		
3. Date of Application	02/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1.  2.	1.  2.
4. Submitted by	Name: Project Architects, Address: Fleming Court, Flemings Place, Dublin 4.		
5. Applicant	Name: Barkhill Limited, Address: c/o O'Callaghan Properties, 21 / 24 Lavitts Quay, Cork.		
6. Decision	O.C.M. No. 2851  Date 21/12/1999	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/0060/C5

DATE : 22.12.1999

**RE: Revisions and alterations to previously approved permission S97A/0523 for Retail Park which includes 13 No. Retail Warehousing Units with feature entrances, associated car parking, service yards, loading bays, security hut, 2 No. E.S.B. sub-stations, switch rooms, maintenance shed, landscaping, boundary wall treatment to Coldcut Road, access road from adjoining roundabout on Spine Road and associated services at lands bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenford Housing Estate, Quarryvale Park for Barkhill Limited.**

Dear Sir,

I refer to your submission received on 02.11.1999 to comply with Condition No's. 2 and 3 of Grant of Permission Order No. 2324, dated 18.11.1998, in connection with the above.

In this regard I wish to inform you that the details received on 02/11/99 are considered to be acceptable to Planning Authority. The unit outlined in red (detailed on Drawing No. H026W-PA1-A102b) is to be occupied as a retail warehouse for the sale of furniture and ancillary items including wooden floors, carpets and household items which is in accordance with the type of retail warehouse unit permissible under Condition No. 3.

Yours faithfully,

*L.A.*

-----  
for Senior Administrative Officer

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

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0060/C3	
1. Location	Lands bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenford Housing Estate, Quarryvale Park.		
2. Development	Revisions and alterations to previously approved permission S97A/0523 for Retail Park which includes 13 No. Retail Warehousing Units with feature entrances, associated car parking, service yards, loading bays, security hut, 2 No. E.S.B. sub-stations, switch rooms, maintenance shed, landscaping, boundary wall treatment to Coldcut Road, access road from adjoining roundabout on Spine Road and associated services. Compliance re condition no.s 2 & 3.		
3. Date of Application	27/04/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1.  2.	1.  2.
4. Submitted by	Name: Project Architects, Address: Fleming Court, Flemings Place, Dublin 4.		
5. Applicant	Name: Barkhill Limited, Address: c/o O'Callaghan Properties, 21 / 24 Lavitts Quay, Cork.		
6. Decision	O.C.M. No. 1058  Date 30/07/1999	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/0060/C3

DATE : 05.08.1999

RE: Revisions and alterations to previously approved permission at lands bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenford Housing Estate, Quarryvale Park for Barhill Limited – Compliance with Condition No.'s 2 & 3.

Dear Sir,

I refer to your submission received on 27.04.99 to comply with Condition No.'s 2 and 3 of decision to Grant Permission Order No. 2340, dated 18.11.98, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,

*J.P.*

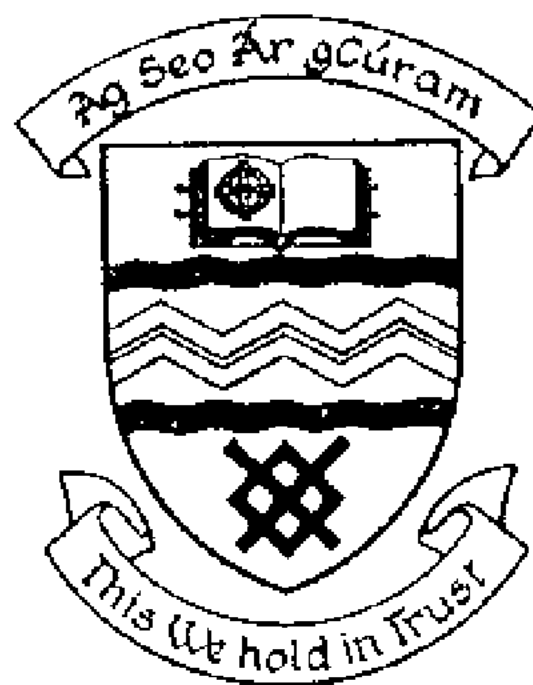
-----  
for Senior Administrative Officer

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

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0060/C1	
1. Location	Lands bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenford Housing Estate, Quarryvale Park.		
2. Development	Revisions and alterations to previously approved permission S97A/0523 for Retail Park which includes 13 No. Retail Warehousing Units with feature entrances, associated car parking, service yards, loading bays, security hut, 2 No. E.S.B. sub-stations, switch rooms, maintenance shed, landscaping, boundary wall treatment to Coldcut Road, access road from adjoining roundabout on Spine Road and associated services. Compliance re condition no.s 4,6,7,8,9,12 and 13.		
3. Date of Application	24/11/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1.  2.	1.  2.
4. Submitted by	Name: Project Architects, Address: Fleming Court, Flemings Place, Dublin 4.		
5. Applicant	Name: Barkhill Limited, Address: c/o O'Callaghan Properties, 21 / 24 Lavitts Quay, Cork.		
6. Decision	O.C.M. No. 0724  Date 14/04/1999	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.

**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/0060/C1/C2

DATE : 15.04.1999

**RE: Revisions and alterations to previously approved permission S97A/0523 for Retail Park which includes 13 No. Retail Warehousing Units with feature entrances, associated car parking, service yards, loading bays, security hut, 2 No. E.S.B. sub-stations, switch rooms, maintenance shed, landscaping, boundary wall treatment to Coldcut Road, access road from adjoining roundabout on Spine Road and associated services at lands bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenford Housing Estate, Quarryvale Park for Barkhill Limited.**

Dear Sir,

I refer to your submission received on 24.11.1998 to comply with Condition No's. 4, 6, 7, 8, 9, 12 and 13 of grant of permission, Order No. 2324, dated 18.11.1998, in connection with the above.

In this regard I wish to inform you that:

- In relation to Condition No. 4, the details submitted in relation to the main buildings are deemed to be in compliance with the requirements of the condition. Details of the storage shed, ESB sub-station and security hut have not been given. In this regard, the applicant is to be advised that the said buildings should be finished so as to harmonise in colour and finish with the main buildings.
- In relation to Condition No. 6, the submission is acceptable subject to a continuous line of trees being planted between the proposed building and the rear gardens of the Greenfort Estate. The developer to contact the Community and Parks Department on this matter.
- In relation to Condition No. 7, no details of the cycleway (construction, cross-section etc.) have been given. Compliance with this condition remains outstanding.
- In relation to Condition No. 8, the proposals are acceptable and comply with the requirements of the condition.
- In relation to Condition No. 9, no road construction details have been submitted. Compliance with this condition remains outstanding.

- In relation to Condition No. 12, the details given of the foul and surface water drainage are in compliance with the requirements of the condition.
- In relation to Condition No. 13, the details are in compliance with the requirements of the condition.

Yours faithfully,



-----  
for Senior Administrative Officer

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

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0060/C3	
1. Location	Lands bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenford Housing Estate, Quarryvale Park.		
2. Development	Revisions and alterations to previously approved permission S97A/0523 for Retail Park which includes 13 No. Retail Warehousing Units with feature entrances, associated car parking, service yards, loading bays, security hut, 2 No. E.S.B. sub-stations, switch rooms, maintenance shed, landscaping, boundary wall treatment to Coldcut Road, access road from adjoining roundabout on Spine Road and associated services. Compliance re condition no.s 2 & 3.		
3. Date of Application	27/04/1999	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1.  2.	1.  2.
4. Submitted by	Name: Project Architects, Address: Fleming Court, Flemings Place, Dublin 4.		
5. Applicant	Name: Barkhill Limited, Address: c/o O'Callaghan Properties, 21 / 24 Lavitts Quay, Cork.		
6. Decision	O.C.M. No. 1058  Date 19/05/1999	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/0060/C3

DATE : 20.05.1999

**RE: Revisions and alterations to previously approved permission S97A/0523 for Retail Park which includes 13 No. Retail Warehousing Units with feature entrances, associated car parking, service yards, loading bays, security hut, 2 No. E.S.B sub-stations, switch rooms, maintenance shed, landscaping, boundary wall treatment to Coldcut Road, access road from adjoining roundabout on Spine Road and associated services. Compliance re Condition No's. 2 and 3 at Lands bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenford Housing Estate, Quarryvale Park for Barkhill Limited.**

Dear Sir,

I refer to your submission received on 27.04.1999 to comply with Condition No's. 2 and 3 of Grant of Permission Order No. 2340, dated 18.11.1998, in connection with the above.

In this regard I wish to inform you that as the proposed occupant of the end of unit within the retail park is to sell electrical goods, which is in accordance with the type of retail outlet allowed the submission received is satisfactory.

Yours faithfully,

  
-----  
for Senior Administrative Officer

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



South Dublin County Council  
Local Government  
(Planning & Development)  
Acts 1963 to 1993  
Planning Register (Part 1)

Plan Register No.

S98A/0060

1. Location Lands bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenford Housing Estate, Quarryvale Park.
2. Development Revisions and alterations to previously approved permission S97A/0523 for Retail Park which includes 13 No. Retail Warehousing Units with feature entrances, associated car parking, service yards, loading bays, security hut, 2 No. E.S.B. sub-stations, switch rooms, maintenance shed, landscaping, boundary wall treatment to Coldcut Road, access road from adjoining roundabout on Spine Road and associated services.
3. Date of Application 09/02/98 Date Further Particulars (a) Requested (b) Received
- 3a. Type of Application Permission 1. 06/04/98 1. 28/07/98  
2. 2.
4. Submitted by Name: Project Architects,  
Address: Fleming Court, Flemings Place, Dublin 4.
5. Applicant Name: Barkhill Limited,  
Address: c/o O'Callaghan Properties, 21 / 24 Lavitts Quay, Cork.
6. Decision O.C.M. No. 2051 Effect  
AP GRANT PERMISSION  
Date 08/10/98
7. Grant O.C.M. No. 2324 Effect  
AP GRANT PERMISSION  
Date 18/11/98
8. Appeal Lodged
9. Appeal Decision
10. Material Contravention
11. Enforcement Compensation Purchase Notice
12. Revocation or Amendment

[illegible]

14. ....

Registrar

.....

Date

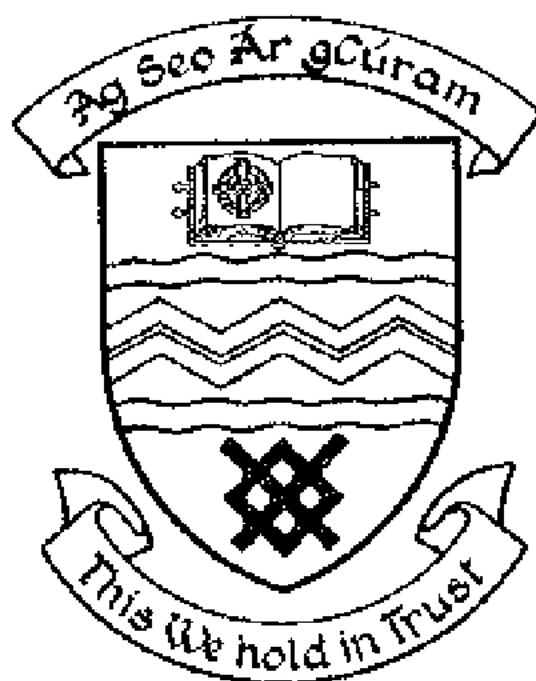
.....

Receipt No.

dd

---

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

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

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2324	Date of Final Grant 18/11/98
Decision Order Number 2051	Date of Decision 08/10/98
Register Reference S98A/0060	Date 28th July 1998

**Applicant** Barkhill Limited,

**Development** Revisions and alterations to previously approved permission S97A/0523 for Retail Park which includes 13 No. Retail Warehousing Units with feature entrances, associated car parking, service yards, loading bays, security hut, 2 No. E.S.B. sub-stations, switch rooms, 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.

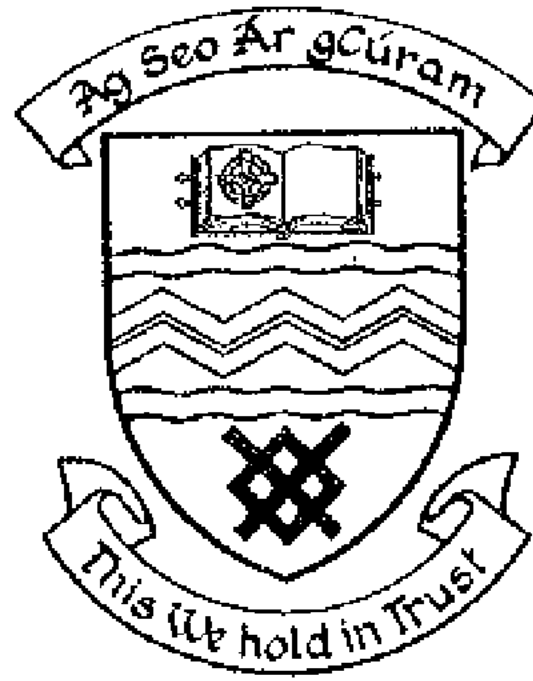
**Floor Area** 0.000 Sq Metres

**Time extension(s) up to and including** 09/10/98

**Additional Information Requested/Received** 06/04/98 /28/07/98

A Permission has been granted for the development described above,  
subject to the following (14) Conditions.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



**PLANNING  
DEPARTMENT**

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

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

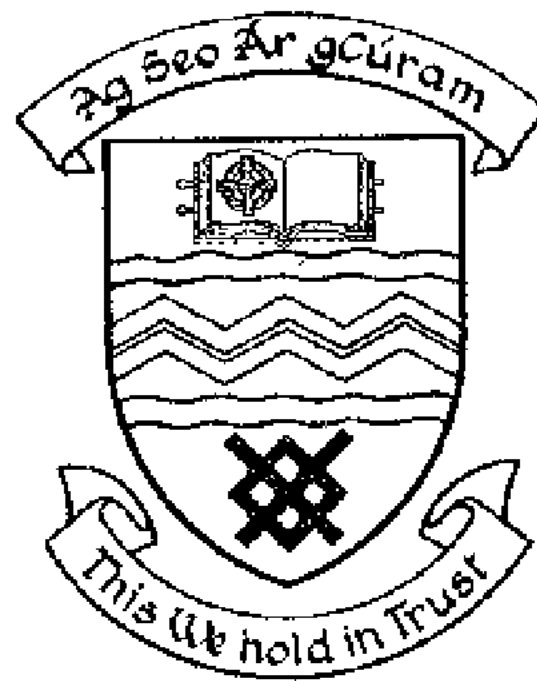
Bosca 4122  
Lár an Bhaile, Tarnhlacht  
Baile Átha Cliath 24

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

**Conditions and Reasons**

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details shall otherwise accord with the terms and conditions of planning permission Ref. PL.06S.093483, S95A/0127, S95A/0414, S95A/0639, S96A/0306 and S96A/0623.  
REASON:  
In the interests of the proper planning and development of the area.
- 2 Prior to the first occupation of each unit, the proposed use shall be submitted for acceptance by the Council as in compliance with this permission.  
REASON:  
In the interests of the proper planning and development of the area.
- 3 The use of each 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 interests of the proper planning and development of the area.
- 4 Details of all external finishes and colours for each unit and associated structures shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of the construction of each unit.  
REASON:  
In the interests of visual amenity.
- 5 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal.  
REASON:

SOUTH DUBLIN COUNTY COUNCIL  
COMHARLE CHONTAE ÁTHA CLIATH TUEAS



**PLANNING  
DEPARTMENT**

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

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

Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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

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

- 6 Prior to commencement of development a detailed landscaping and planting scheme shall be submitted to and 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 also be provided.

**REASON:**

In the interests of the proper planning and development of the area, visual and residential.

- 7 A cycleway shall be constructed at the applicant's expense over the full length of spine road C through the site. Details shall be submitted to and be to the satisfaction of the Planning Authority prior to commencement of development. Details shall include bridging over grass margins as well as ramping and dishing at road crossover points.

**REASON:**

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

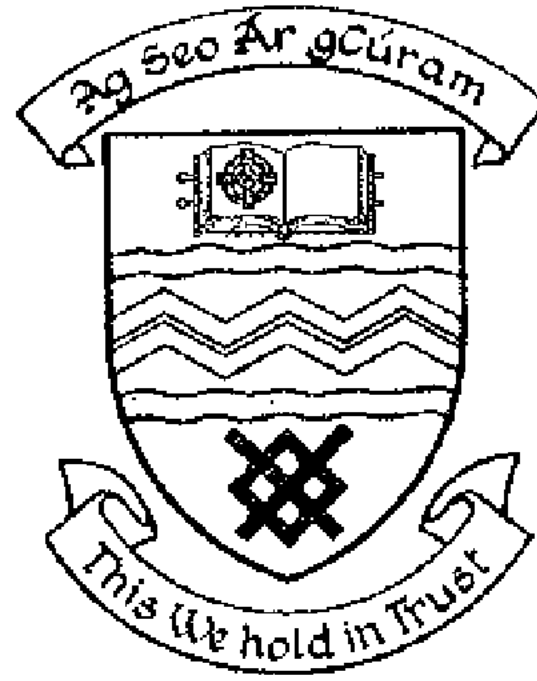
- 8 Prior to the commencement of development full details for proposed boundary treatment to the site shall be submitted to and be to the satisfaction of the Planning Authority, including in particular boundary treatment to rear of dwellings at Greenfort housing area, the M50 and the Coldcut Road.

**REASON:**

In the interests of the proper planning and development of the area, visual and residential amenity.

- 9 Road construction details throughout the development including footpaths and cycleway and providing details of cross sections, cul-de-sac bay dimensions, pavement build up, surface finishes, signs, marking, turning areas and

SOUTH DUBLIN COUNTY COUNCIL  
COMHARLE CHONTAE ÁTHA CLIATH THEAS



**PLANNING  
DEPARTMENT**

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

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

Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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

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.

- 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.

- 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. In particular the applicant shall submit fully detailed foul and surface water drainage layout including design calculations, pipe sizes, gradients, cover and invert levels up to and including discharge to public sewer and ensure complete separation of foul and surface water systems.

**REASON:**

In order to comply with the Sanitary Services Acts, 1878 - 1964.

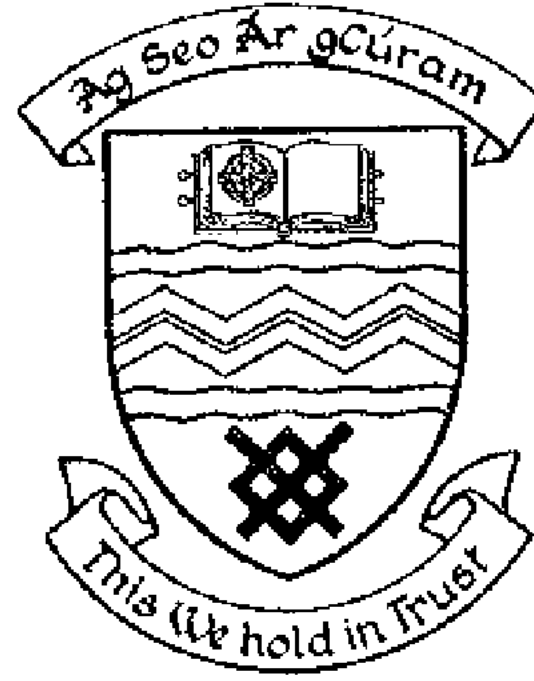
- 13 Petrol/diesel/oil interceptors shall be provided at each truck parking/marshalling/loading area. Details, including design and precise locations shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

**REASON:**

In the interests of public health and a proper standard of development.

- 14 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect

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

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.

Signed on behalf of South Dublin County Council.

 ..... 19 November 1998  
for SENIOR ADMINISTRATIVE OFFICER



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 0649	Date of Decision 06/04/98
Register Reference S98A/0060	Date 9th February 1998

**Applicant**                      Barkhill Limited,  
**Development**                Revisions and alterations to previously approved permission  
S97A/0523 for Retail Park which includes 13 No. Retail  
Warehousing Units with feature entrances, associated car  
parking, service yards, loading bays, security hut, 2 No.  
E.S.B. sub-stations, switch rooms, 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.

**App. Type**                      Permission

Dear Sir/Madam,  
With reference to your planning application, received on 09/02/98 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/0161, 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,  
Flemings Place,  
Dublin 4.

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



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

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

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

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

~~REG REF. S98A/0060~~

- 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 taken together with the proposed development on the adjacent site to the east will result in an overall retail warehousing development of a similar floor area to that for which permission was granted under register reference S97A/0523. Having regard to the substantial reduction in the overall site area and to the lack of any substantial internal landscaped areas, the proposed development constitutes a significant intensification of development at this location. The applicant is requested to state whether it is feasible to reduce the scale of the development commensurate with the proposed site area so as to provide a more satisfactory relationship between the buildings and open areas within the site.
  
- 4 Having regard to the transitional nature of the part of the site adjoining existing housing areas the applicant is requested to submit revised proposals to provide a more satisfactory relationship to existing development by the provision of a substantial landscaped buffer area in this location. This should include a dense belt of appropriate tree planting to screen adjoining houses.

signed on behalf of South Dublin County Council

**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

REG. REF. S98A/0060



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

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

.....  
for Senior Administrative Officer

07/04/98