

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0017	
1. Location	Ballyowen Townland, Fonthill Industrial Park, Fonthill Road, Dublin 22.		
2. Development	Membership club warehouse outlet, gross floor area 11,508 sq.m. approx., with ancillary signage on building elevations; 778 car parking spaces; vehicular access via new slip lane off permitted Fonthill Industrial Park, spine road, (S96A/0741) linking to Fonthill Road, vehicular access/egress via two locations along western site boundary linking to Fonthill Road via the permitted Fonthill Industrial Park road network (S96A/0741); associated site development works including two sprinkler tanks (6.8 metres in height by 10.2 metres in length) and sprinkler pump house (41 sq.m.); landscape works; all on a site of 4.98 hectares approx.		
3. Date of Application	15/01/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: McHugh Consultants, Address: 16 Herbert Place, Dublin 2.		
5. Applicant	Name: Costco U.K. Limited, Address: U.K. Home Office, Hartspring Lane, Watford, WD2 8JS, England		
6. Decision	O.C.M. No. 0443 Date 12/03/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect	

8.	Appeal Notified	14/04/98	Written Representations
9.	Appeal Decision	06/10/98	Refuse 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/0017

APPEAL by R.G.D.A.T.A. care of Fergal MacCabe of 56 Fitzwilliam Square, Dublin against the decision made on the 12th day of March, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission for development described in the public notice as "membership club warehouse outlet, gross floor area 11,508 square metres approximately, with ancillary signage on building elevations, 778 car parking spaces, vehicular access via new slip lane off permitted Fonthill Industrial Park, spine road, (S96A/0741) linking to Fonthill Road, vehicular access/egress via two locations along western site boundary linking to Fonthill Road via the permitted Fonthill Industrial Park road network (S96A/0741), associated site development works including two sprinkler tanks (6.8 metres in height by 10.2 metres in length) and sprinkler pump house (41 square metres), landscape works, all on a site of 4.98 hectares approximately at Fonthill Industrial Park, Fonthill Road, Ballyowen, Dublin":

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

Having regard to-

- (a) the significant scale of the retail element of the proposed development, which involves the sale of goods to certain visiting members of the public,
- (b) the significance of the addition of the retail element of the proposed development to existing retail facilities in the area, and
- (c) the adequacy of the existing and permitted retail shopping outlets in the area, in terms of size, location, quality and convenience,

it is considered that the proposed development would have a significant adverse impact on established retail shopping outlets in the area. The proposed development would, therefore, be contrary to the proper planning and development of the area.



P. D. Murphy

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

Dated this 6th day of October 1998.

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

Decision Order Number 0443	Date of Decision 12/03/98
Register Reference S98A/0017	Date 15th January 1998

Applicant Costco U.K. Limited,

Development Membership club warehouse outlet, gross floor area 11,508 sq.m. approx., with ancillary signage on building elevations; 778 car parking spaces; vehicular access via new slip lane off permitted Fonthill Industrial Park, spine road, (S96A/0741) linking to Fonthill Road, vehicular access/egress via two locations along western site boundary linking to Fonthill Road via the permitted Fonthill Industrial Park road network (S96A/0741); associated site development works including two sprinkler tanks (6.8 metres in height by 10.2 metres in length) and sprinkler pump house (41 sq.m.); landscape works; all on a site of 4.98 hectares approx.

Location Ballyowen Townland, Fonthill Industrial Park, Fonthill Road, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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

McHugh Consultants,
16 Herbert Place,
Dublin 2.

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.....
for SENIOR ADMINISTRATIVE OFFICER

12/03/98

Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

REASON:

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 That 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 prior to development commencing the applicant shall submit the following details for the written agreement of the Planning Authority:-

- (a) full details of compactors and associated drainage
- (b) longitudinal sections up to and including discharge to the main sewer of proposed foul sewer
- (c) full design calculations for the surface water storage and petrol interceptor
- (d) details of proposals to provide grease removal system for waste water from kitchen/food preparation areas.

REASON:

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

- 3 The proposed development shall be carried out in accordance with the relevant conditions of planning permission granted under Reg. Ref. S96A/0741.

REASON:

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

- 4 No advertising sign or structure except those shown on the application drawings shall be erected without permission being granted by the Planning Authority or by An Bord Pleanála on appeal for such signs.

REASON:

In the interest of visual amenity.

- 5 Full details of any proposed lighting to the proposed company name signs on the south and east elevations to be submitted for the written agreement of the Planning Authority prior to development commencing.

REASON:

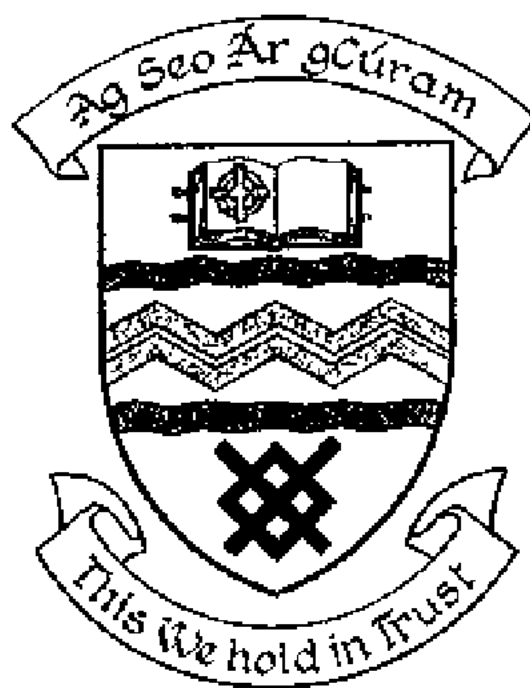
In the interest of visual amenity.

- 6 The level of illumination and location and orientation of proposed external lighting shall be reviewable at any time by the Roads Department, South Dublin County Council and such lighting shall be modified to the requirements of the Roads Department at the applicants expense if requested by South Dublin County Council.

REASON:

In the interest of public safety and visual amenity.

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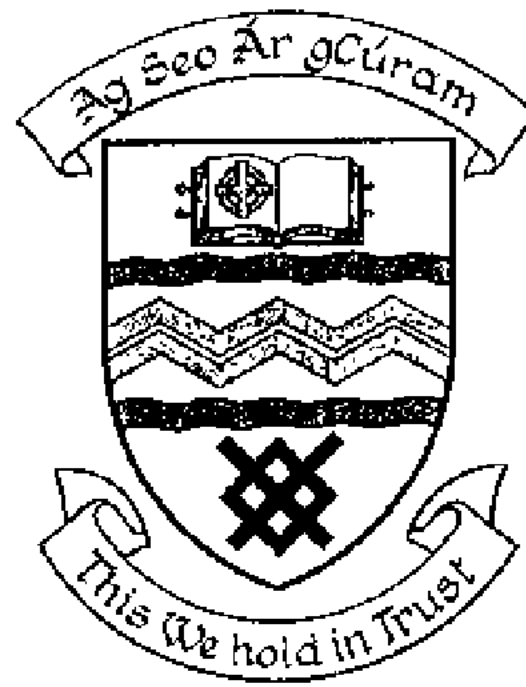
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- 7 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.
REASON:
In the interest of the proper planning and development of the area.
- 8 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.
REASON:
In the interest of the proper planning and development of the area.
- 9 That a financial contribution in the sum of money equivalent to the value of £175,370 (one hundred and seventy five thousand three hundred and seventy 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.
- 10 That the area of the premises to be used for display and off-sales of liquor shall be clearly delineated in a floor plan at 1:100 scale, to be submitted for the written agreement of the Planning Authority, prior to commencement

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of development.

REASON:

In the interest of orderly development.

- 11 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

In the interest of safety and amenity.

- 12 That the proposed landscaping be carried out in the first planting season and thereafter be maintained for a period of at least 5 years.

REASON:

In the interest of visual amenity.

- 13 That a financial contribution in the sum of £73,800 (seventy three thousand eight 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.

- 14 That a financial contribution in the sum of £12,450 (twelve thousand four hundred and fifty pounds) 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:

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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.

- 15 That a financial contribution in the sum of £6,225 (six thousand two hundred and twenty five pounds) be paid by the proposer to South Dublin County Council towards the cost of the Griffeen River Improvement Scheme; this contribution to be paid before the commencement of development of 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.

- 16 That a financial contribution in the sum of £60,556 (sixty thousand five hundred and fifty six pounds) be paid by the proposer to South Dublin County Council towards the cost of the Lucan Water Supply Improvement Scheme; 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.

- 17 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

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- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £195,000 (one hundred and ninety five thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
- b. Lodgement with the Council of a Cash Sum of £123,000 (one hundred and twenty three thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.