

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0523	
1. Location	Lands bounded by N4 Lucan Road Western Parkway Coldcut Road Greenfort Housing Estate, Quarryvale Park and Fonthill Road.		
2. Development	Revisions to previously approved permissions (PL 06S 093483, S95A/0127, S95A/0414, S95A/0639, S96A/0306, S96A/0623) for District Town Centre Development including provision of 15 no. retail warehousing units with feature entrances, associated car-parking, service yards, loading bays, access roads from approved spine road landscaping, boundary treatment and associated services.		
3. Date of Application	11/08/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Project Architects Address: Fleming Court, Fleming Place		
5. Applicant	Name: Barkhill Ltd Address: c/o O'Callaghan Properties, 21/24 Lavitts Quay, Cork		
6. Decision	O.C.M. No. 3042 Date 30/10/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4269 Date 15/12/97	Effect AP GRANT PERMISSION	
8. Appeal Notified			
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.

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Project Architects
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Fleming Place
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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 4269	Date of Final Grant 15/12/97
Decision Order Number 3042	Date of Decision 30/10/97
Register Reference S97A/0523	Date 11th August 1997

Applicant Barkhill Ltd

Development Revisions to previously approved permissions
(PL 06S 093483, S95A/0127, S95A/0414, S95A/0639,
S96A/0306, S96A/0623) for District Town Centre Development
including provision of 15 no. retail warehousing units
with feature entrances, associated car-parking, service
yards, loading bays, access roads from approved spine road
landscaping, boundary treatment and associated services.

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

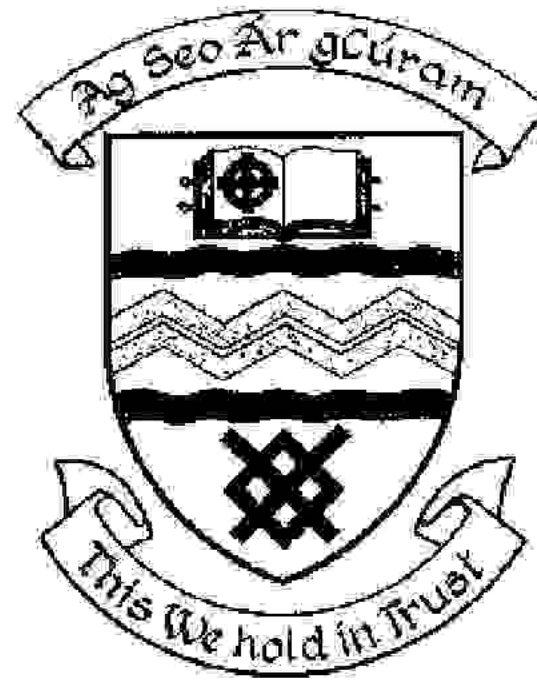
Floor Area 33911.000 Sq Metres
Time extension(s) up to and including 31/10/97
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (20) Conditions.

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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 shall otherwise accord with the terms and conditions of planning permission refs. PL.06S.093483, S95A/0127, S95A/0414, S95A/0639, S96A/0306 and S96A/0623 including the financial conditions thereof.
REASON:
 In the interests of the proper planning and development of the area.

- 2 Prior to the first and each subsequent occupation of each unit, the proposed use shall be the subject of the receipt of planning approval from South Dublin County Council, or An Bord Pleanála on appeal.
REASON:
 In the interests of the proper planning and development of the area.

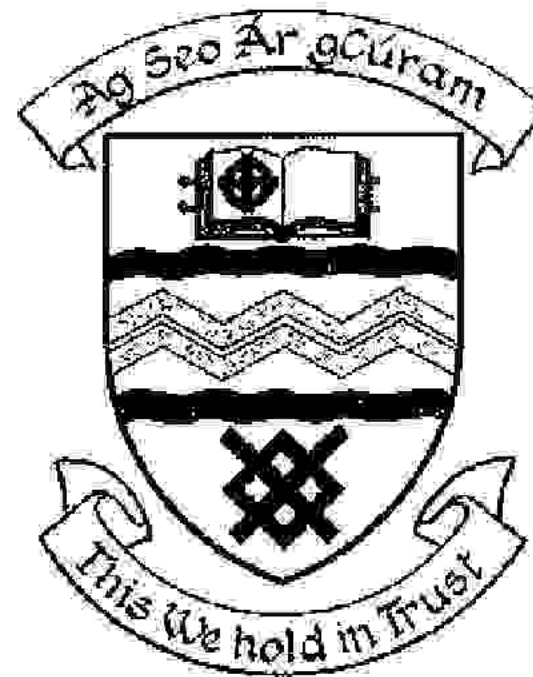
- 3 The use of each unit shall be restricted to retail warehousing which may include building materials, electrical goods, garden equipment, floor coverings, leisure/sports and D.I.Y. products but which shall exclude the sale of food and clothing items. No change of use shall take place, including what 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 The external elevations of unit nos. 1 and 5 to 15 inclusive shall be amended to provide for varied roof lines and profiles and to provide for a substantial level of fenestration on elevations facing the M50, Coldcut Road and the spine road to the north of the application site. Details to be agreed prior to commencement of development.
REASON:
 In the interests of visual amenity.

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- 5 Details of external finishes and colours for each unit 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.

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

REASON:

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

- 7 Prior to the 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.

- 8 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:

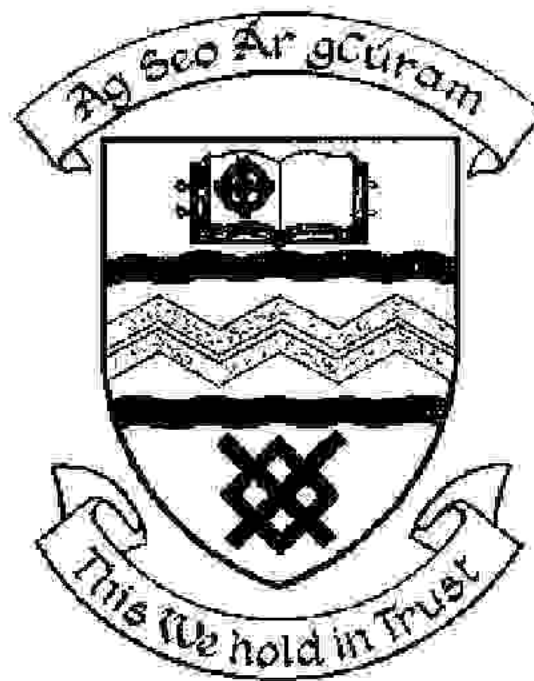
In the interests of the proper planning and development of the area.

- 9 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,

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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.

- 10 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 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.

- 11 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.

- 12 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site. In addition, existing overhead cables crossing the site shall be placed underground throughout the site.

REASON:

In the interest of amenity.

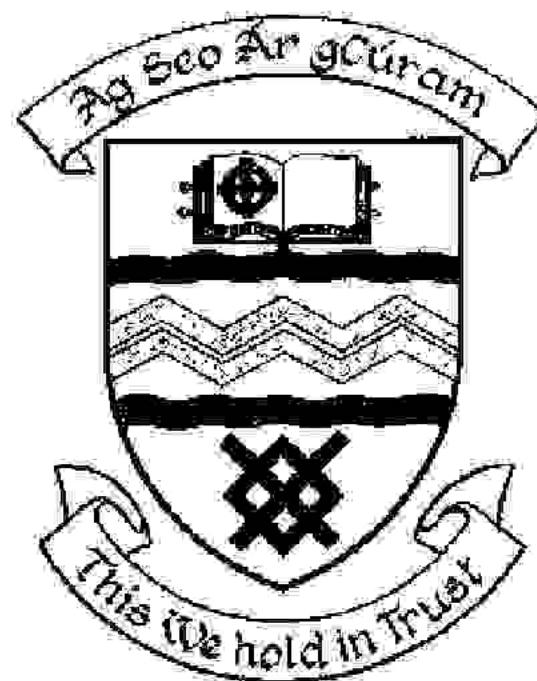
- 13 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In particular the applicant shall submit fully detailed foul and surface water drainage layout including design calculations, pipe 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:

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

- 14 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.

- 15 (i) The developer shall pay the sum of £960,000 (nine hundred and sixty thousand pounds) updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office to South Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the said Council in respect of works (comprising the widening of the N4 to a dual three lane carriageway and hard shoulder between the Palmerstown Interchange on the M50 motorway and the proposed Fonthill Interchange) facilitating the proposed development. The arrangements for payment shall be as agreed upon between the developer and the Council prior to commencement of development. Payment of this contribution is subject to the provision 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.

- (ii) In lieu of the foregoing the developer may carry out the said roadworks at his own expense and in accordance with the requirements of the Planning Authority.

REASON:

It is considered reasonable that the developer should provide for additional roadworks or contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

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- 16 (i) The developer shall pay the sum of £620,000 (six hundred and twenty thousand pounds) updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office, to South Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the said Council in respect of works (comprising the provision of an additional west-bound lane on the N4 between the Fonthill and Foxhunter Interchange) facilitating the proposed development. The arrangements for payment shall as agreed upon between the developer and the said Council prior to commencement of development.

Payment of this contribution is subject to the provision 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.

- (ii) In lieu of the foregoing the developer may construct the additional west-bound lane at his own expense. Detailed plans for the additional west-bound lane shall be in accordance with the requirements of the Planning Authority.

REASON:

It is considered reasonable that the developer should provide for an additional west-bound lane, or should contribute towards the expenditure proposed to be incurred by the said Council in respect of works facilitating the proposed development.

- 17 The developer shall pay the sum of £330,000 (three hundred and thirty thousand pounds) updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office to South Dublin County Council as contribution towards the expenditure that is proposed to be incurred by the council in respect of works (comprising the construction of the Newlands/Fonthill Road) facilitating the

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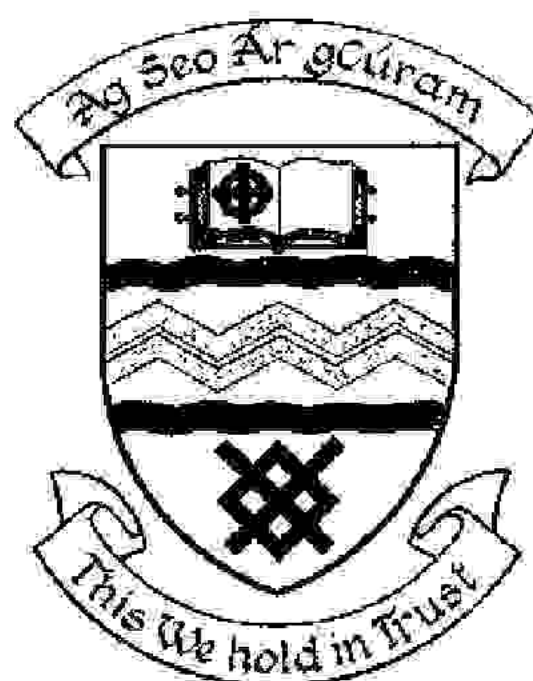
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proposed development. The arrangements for payment shall be as agreed upon between the developer and the Council prior to commencement of development.

Payment of 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 proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 18 The developer shall pay the sum of £100,000 (one hundred thousand pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to South Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the Council in respect of works (comprising improvements to Coldcut Road) facilitating the proposed development. The arrangements for payment shall be as agreed upon between the developer and the Council prior to commencement.

Payment of this contribution is subject to the provision 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:

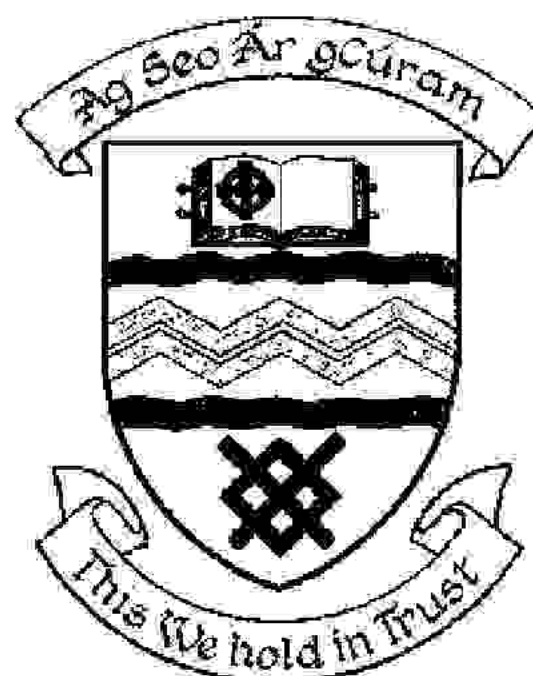
It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 19 Prior to the commencement of development, the developer shall lodge with South Dublin County Council a bond of an insurance company, a cash deposit, or other security to secure the provision and satisfactory completion of roads,

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sewers, watermains, drains, car parks, open spaces and other services required in connection with the development, coupled with an agreement empowering the Council to apply such security or part thereof to the satisfactory completion of any part of the development. The security to be lodged shall be, as follows:-

- (a) as approved insurance company bond in the sum of £1,250,000 (one million, two hundred and fifty thousand pounds),
- (b) a cash sum of £750,000 (seven hundred and fifty thousand pounds) to be applied by the Council at its absolute discretion if such services are not provided to its satisfaction, or
- (c) a letter of guarantee by any body approved by the Council for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Council and such lodgement in any case has been acknowledged in writing by the Council.

REASON:

To ensure the satisfactory completion of the development.

- 20 That a financial contribution in the sum of £1,067,931 (one million and sixty seven thousand, nine hundred and thirty one 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. The arrangements for payment shall be as agreed upon between the developer and the Council prior to commencement of development.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure incurred by the Council in respect of works that facilitate the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.

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- (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.

.....15 December 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2091	Date of Decision 22/10/97
Register Reference S97A/0523	Date 11th August 1997

Applicant Barkhill Ltd
App. Type Permission
Development Revisions to previously approved permissions
(PL 06S 093483, S95A/0127, S95A/0414, S95A/0639,
S96A/0306, S96A/0623) for District Town Centre Development
including provision of 15 no. retail warehousing units
with feature entrances, associated car-parking, service
yards, loading bays, access roads from approved spine road
landscaping, boundary treatment and associated services.

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

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 31/10/97

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

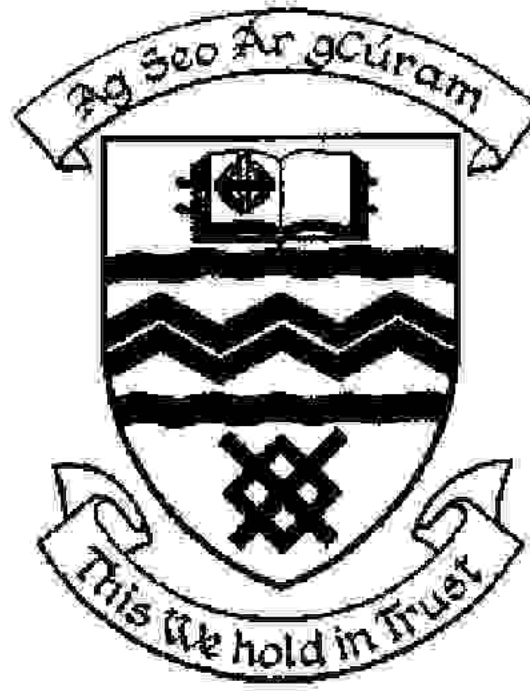
22/10/97

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

Decision Order Number 2032	Date of Decision 09/10/97
Register Reference S97A/0523	Date 11th August 1997

Applicant Barkhill Ltd
App. Type Permission
Development Revisions to previously approved permissions
(PL 06S 093483, S95A/0127, S95A/0414, S95A/0639,
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Location Lands bounded by N4 Lucan Road Western Parkway Coldcut Road
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Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of Sub-section 4 (a) of section 26 , up to and including 23/10/97

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

09/10/97

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