

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0457
1. Location	Superquinn District Shopping Centre, Adamstown Road, (otherwise Newcastle Road) Esker, Lucan, Co. Dublin.	
2. Development	Extension to existing retail/shopping facility to provide retail (2494 sq.m.), an office extension (1390 sq.m.) at first floor and ancillary supermarket facilities at first floor, free standing illuminated signage, ancillary underground car park and access for c. 290 spaces together with modifications and increase of c. 60 spaces to existing surface carpark.	
3. Date of Application	20/08/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 06/08/97      1. 20/08/97 2.                      2.
4. Submitted by	Name: Keane Murphy Duff Architects, Address: 4 Princes Street South, City Quay,	
5. Applicant	Name: Superquinn, Address: Support Office, PO Box 99, Sutton Cross, Dublin 13.	
6. Decision	O.C.M. No. 2067  Date 17/10/97	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 4172  Date 28/11/97	Effect

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.

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



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

Telefon: 01-462 0000  
Facs: 01-462 0104

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

Telephone: 01-462 0000  
Fax: 01-462 0104

Keane Murphy Duff Architects,  
4 Princes Street South,  
City Quay,  
Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 4172	Date of Final Grant 28/11/97
Decision Order Number 2067	Date of Decision 17/10/97
Register Reference S97A/0457	Date 20th August 1997

**Applicant** Superquinn,

**Development** Extension to existing retail/shopping facility to provide retail (2494 sq.m.), an office extension (1390 sq.m.) at first floor and ancillary supermarket facilities at first floor, free standing illuminated signage, ancillary underground car park and access for c. 290 spaces together with modifications and increase of c. 60 spaces to existing surface carpark.

**Location** Superquinn District Shopping Centre, Adamstown Road,  
(otherwise Newcastle Road) Esker, Lucan, Co. Dublin.

**Floor Area** 0.000 Sq Metres

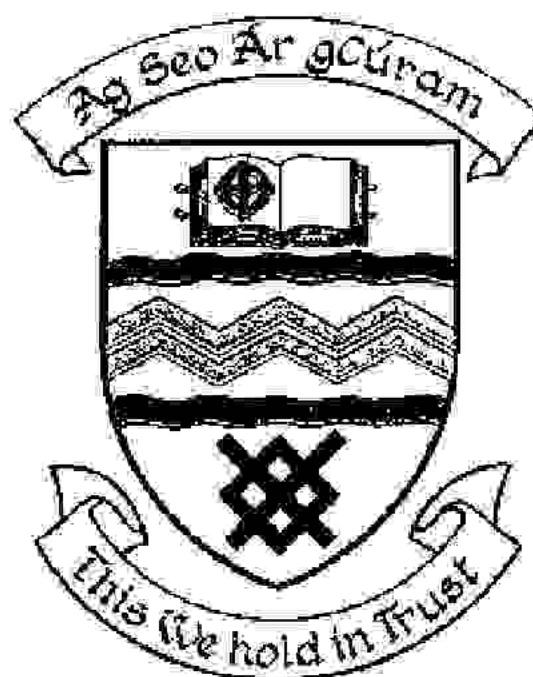
**Time extension(s) up to and including**

**Additional Information Requested/Received** 06/08/97 /20/08/97

A Permission has been granted for the development described above,  
subject to the following (18) 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 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 External finishes to the proposed development, including colours and roof materials shall be in keeping with the existing building.

**REASON:**

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

- 3 Signage to the proposed shop fronts shall be restricted to fascia level and shall be fixed to shop fronts only and beneath the level of the covered walkway. Lettering shall take the form of either hand painted traditional type lettering or individually mounted lettering. No letter to the fascias shall exceed 300mm. in height. 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 interest of the control of advertising with respect to the visual amenities of the area.

- 4 The proposed "complex signage" at the Newcastle Road frontage of the site shall be amended as not to exceed an overall height of 5 metres above existing ground levels. The sign may be illuminated either by down lighters concealed beneath the proposed canopy or up-lighters positioned at ground level. No part of the sign shall be internally illuminated and lighting shall be such as not to cause traffic hazard or distraction of road users.

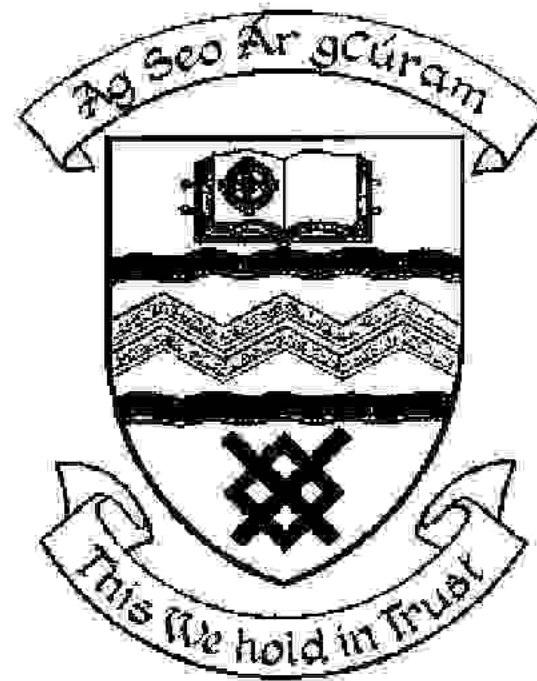
**REASON:**

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

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Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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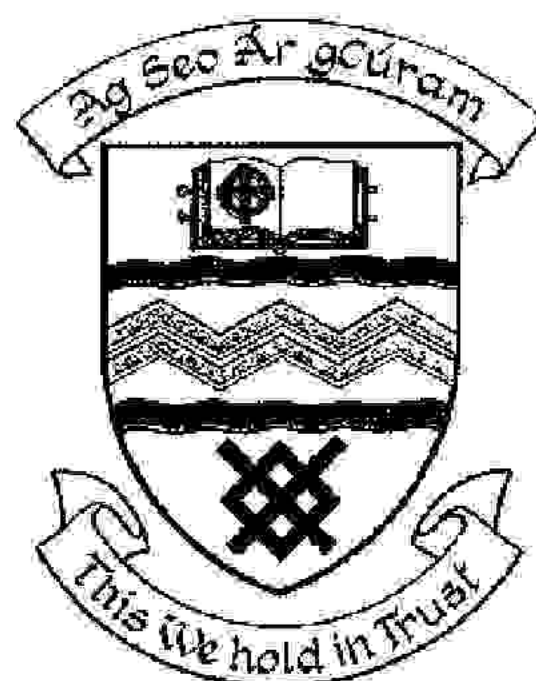
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- 5 Notwithstanding condition nos. 3 and 4 above no other advertising signs or devices shall be painted or erected on the premises or the site, except those which are exempted under the provisions of the Local Government (Planning and Development) 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 interest of the control of advertising with respect to the visual amenities of the area.
  
- 6 Roller shutters, if provided, shall be located behind display windows and be of the perforated (e.g. visi-screen) type and shall be coloured to match the colour of the shop front. The display windows to the shop shall remain illuminated between the hours of public lighting up time and mid-night on each day.  
REASON:  
In the interests of visual amenity and to ensure that the perforated roller shutters are effective.
  
- 7 The proposed car parking areas, including underground car parking, circulation areas and access roads shall be completed prior to the first use of any part of the proposed development.  
REASON:  
In the interest of the proper planning and development of the area.
  
- 8 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.



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- 9 Road construction details throughout the development including footpaths, details of cross sections, cul-de-sac bay dimensions, pavement build up, surface finishes, signs, marking and public lighting shall be submitted to and be to the satisfaction of the Planning Authority prior to commencement of development. Lighting to the proposed development, including car parking areas shall be such as not to cause harm to residential amenity.

**REASON:**

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

- 10 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units. All landscaping and planting shall be completed prior to the first use of any part of the proposed development.

**REASON:**

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

- 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. Existing overhead cables 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 county council. In this regard, and prior to the commencement of development, the applicant shall submit full details of the proposed watermain and surface and foul water drainage systems including pipe sizes, gradients, cover and invert levels up to and

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 Baile Átha Cliath 24.

Telefon: 01-462 0000  
 Facs: 01-462 0104



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 P.O. Box 4122,  
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including discharge to the public sewer for written agreement. In addition, the applicant shall ensure full and complete separation of foul and surface water systems throughout the site and provide grease traps for food preparation and kitchen areas as well as petrol/diesel interceptors in car parking/loading/ manoeuvring areas as required by the Planning Authority.

**REASON:**

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

- 14 No building or structure to be within 5 metres of a public sewer or a sewer with potential to be taken in charge without the prior written agreement of the Planning Authority.

**REASON:**

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

- 15 That a financial contribution in the sum of money equivalent to the value of #64,255 (sixty four thousand two hundred and fifty five 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.

- 16 That a financial contribution in the sum of #31,356 (thirty one thousand three hundred and fifty six 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



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

Telefon: 01-462 0000  
Facs: 01-462 0104



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

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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.

- 17 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.

- 18 That a financial contribution in the sum of #2,875 (two thousand eight hundred and seventy five pounds) towards the cost of upgrading Esker Pumping Station be paid by the proposer to South Dublin County Council, 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.

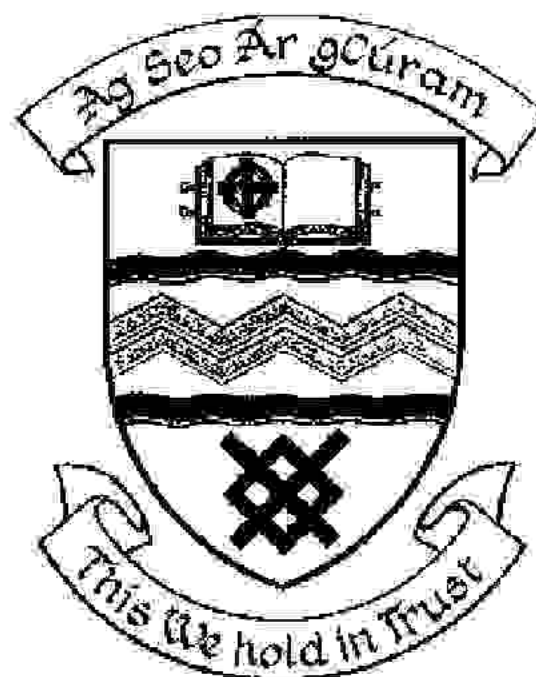
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control 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



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Masonry. The owner must also ensure that the construction of all walls is supervised by a competent person.

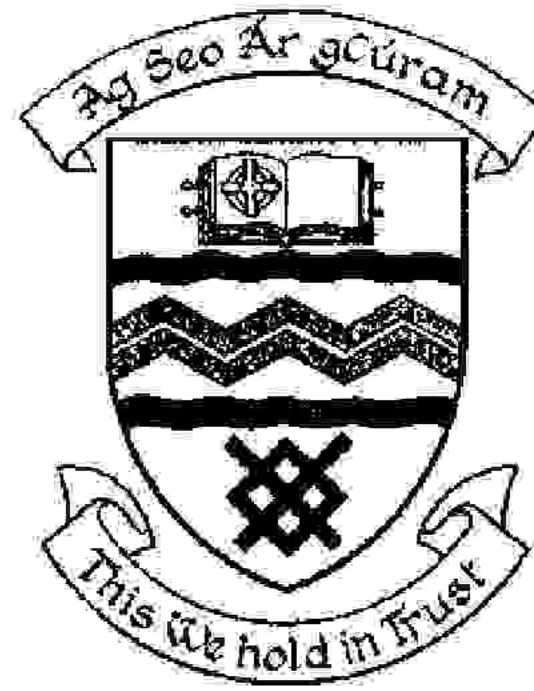
Signed on behalf of South Dublin County Council.

  
..... 1. December 1997  
for SENIOR ADMINISTRATIVE OFFICER

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

Order Number 1564	Date of Order 06/08/97
Register Reference S97A/0457	Date 14th July 1997

**Applicant** Superquinn,

**Development** Extension to existing retail/shopping facility to provide retail (2494 sq.m.), an office extension (1390 sq.m.) at first floor and ancillary supermarket facilities at first floor, free standing illuminated signage, ancillary underground car park and access for c. 290 spaces together with modifications and increase of c. 60 spaces to existing surface carpark.

**Location** Superquinn District Shopping Centre, Adamstown Road,  
(otherwise Newcastle Road) Esker, Lucan, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 31/7/97 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

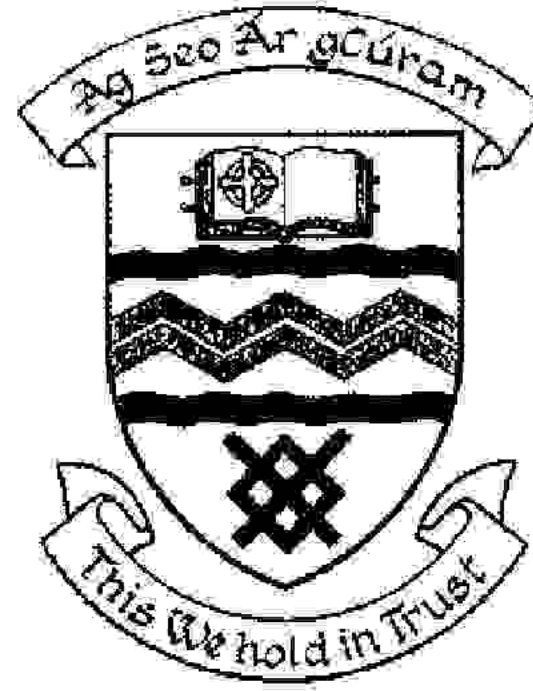
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

Keane Murphy Duff Architects,  
4 Princes Street South,  
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1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:
  - (a) Applicant's name
  - (b) whether application is for Permission, Outline Permission, or Approval.
  - (c) nature and extent of development including number of dwellings (if any)
  - (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....  
for Senior Administrative Officer.

07/08/97