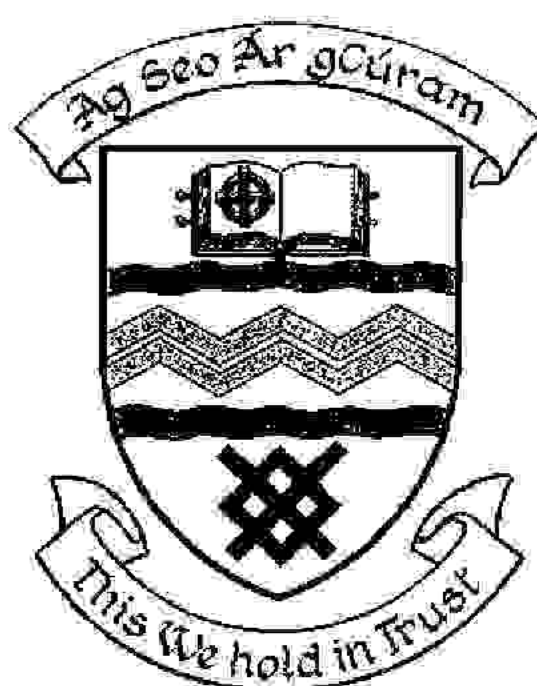


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S96A/0669	
1. Location	Supervalu, Aylesbury Shopping Centre, Tallaght, Dublin 24.			
2. Development	Extension to side of existing supermarket for use as an off-licence and construction of 7 no. apartments over supermarket and proposed extension.			
3. Date of Application	16/12/96	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 13/02/97 2.	1. 11/04/97 2.	
4. Submitted by	Name: Brian Mullins & Associates, Address: Waterway House, 78 Grove Road, Dublin 6.			
5. Applicant	Name: Acerfield Ltd., Address: c/o Supervalu Supermarket, Aylesbury Shopping Centre, Tallaght, Dublin 24.			
6. Decision	O.C.M. No. 1107 Date 09/06/97	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION		
8. Appeal Lodged				
9. Appeal Decision				
10. Material Contravention				
11. Enforcement	Compensation	Purchase Notice		
0	0	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 Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0669
1. Location	Supervalu, Aylesbury Shopping Centre, Tallaght, Dublin 24.	
2. Development	Extension to side of existing supermarket for use as an Off-Licence and construction of 7 no. apartments over supermarket and proposed extension.	
3. Date of Application	16/12/96	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 13/02/97 2. 1. 11/04/97 2.
4. Submitted by	Name: Brian Mullins & Associates, Address: Waterway House, 78 Grove Road, Dublin 6.	
5. Applicant	Name: Acerfield Ltd., Address: c/o Supervalu Supermarket, Aylesbury Shopping Centre, Tallaght, Dublin 24.	
6. Decision	O.C.M. No. 1107 Date 09/06/97	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 1482 Date 23/07/97	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
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Brian Mullins & Associates,
Waterway House,
78 Grove Road,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1482	Date of Final Grant 23/07/97
Decision Order Number 1107	Date of Decision 09/06/97
Register Reference S96A/0669	Date 11th April 1997

Applicant Acerfield Ltd.,

Development Extension to side of existing supermarket for use as an Off-Licence and construction of 7 no. apartments over supermarket and proposed extension.

Location supervalu, Aylesbury Shopping Centre, Tallaght, Dublin 24.

Floor Area 105.000 Sq Metres

Time extension(s) up to and including

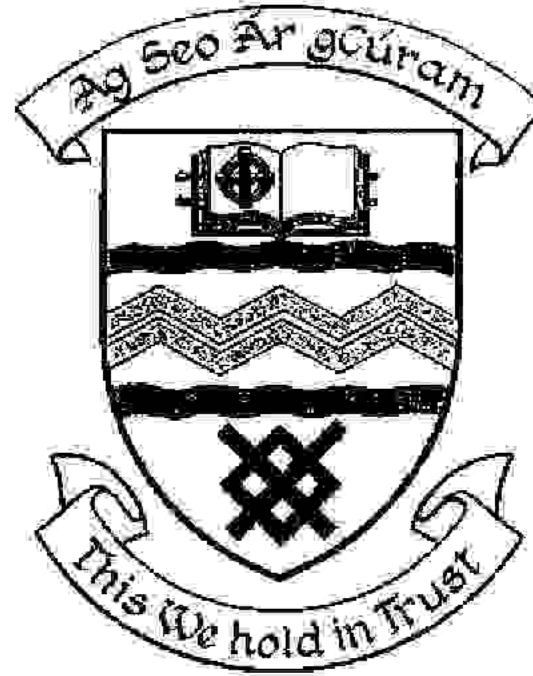
Additional Information Requested/Received 13/02/97 /11/04/97

A Permission has been granted for the development described above,
subject to the following (20) 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, as amended by Additional Information received by the Planning Authority on 11.04.1997, 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 each proposed apartment be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 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.

- 4 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.

- 5 That no apartment be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the county council.

REASON:

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

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- 7 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 8 That an acceptable naming and numbering scheme for the apartment development be submitted for the written agreement of the Planning Authority prior to the commencement of development on site.

REASON:

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

- 9 Access to the off-licence shall be via the existing supermarket only. No independent external access shall be provided without prior specific grant of planning permission.

REASON:

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

- 10 In the event that the proposed medical centre development does not proceed, or if this development is built before the medical centre, then proposals for new southern elevation treatment for the supermarket extension and Unit 7 shall be submitted for the written agreement of the Planning Authority prior to commencement of development on site.

REASON:

In the interest of visual amenity.

- 11 The footpath and kerb at the proposed vehicular entrance shall be dished to the requirements of the Area Engineer, Roads Maintenance Division, South Dublin County Council at the applicants expense.

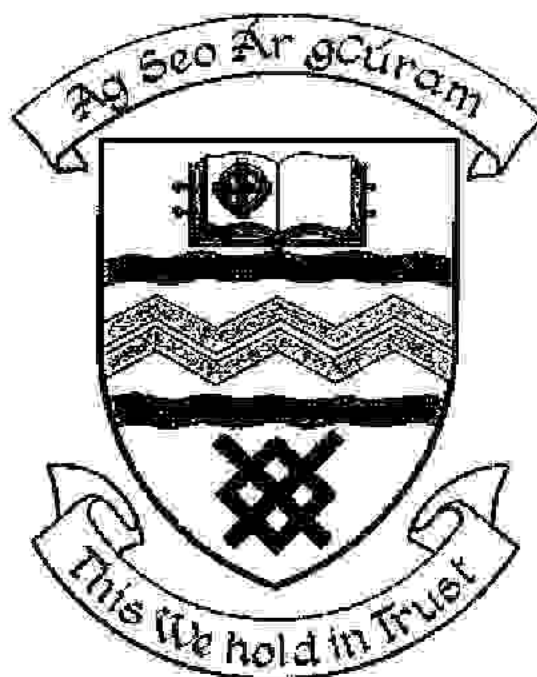
REASON:

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

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-
- 12 All parking spaces shall be clearly marked out on a permanent durable surface.
REASON:
 In the interest of the proper planning and development of the area.
- 13 Entrance gates to the side of the proposed medical centre shall be not higher than 2.4 metres and shall be solid steel type and painted in a dark colour. The solid metal gates to the service yard area shall be not less than 2.0m in height and shall be painted in a dark colour.
REASON:
 In the interest of visual amenity.
- 14 The service yard wall which is to be raised in height shall be capped along its entire length and finished externally to match the existing wall.
REASON:
 In the interest of visual amenity.
- 15 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:
 In the interest of the proper planning and development of the area.
- 16 That a financial contribution in the sum of £6,097 (six thousand and ninty seven 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.
- 17 That a financial contribution in the sum of money equivalent to the value of £5,800 (five thousand, eight hundred 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

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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.

- 18 That a financial contribution in the sum of £3,500 (three thousand, five hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on 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 the provision and development of amenity lands in the area which will facilitate the proposed development.

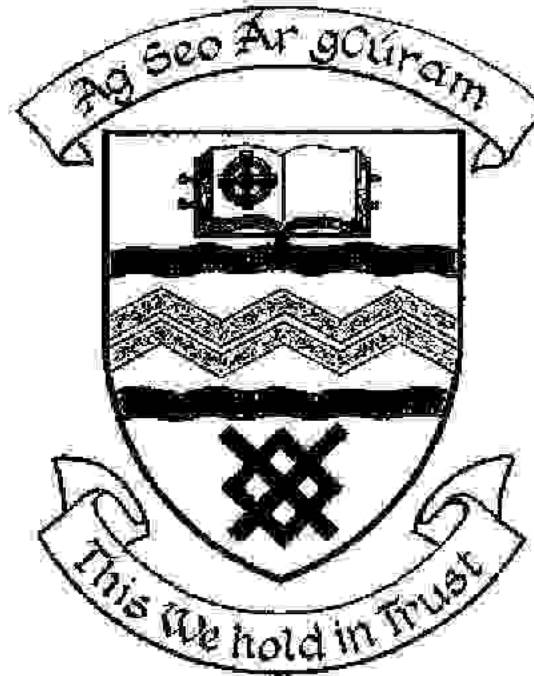
- 19 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority of Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has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

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £5,000 (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 £5,000 (five 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./...

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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 the 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.

20 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- (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.

24 July 1997

for SENIOR ADMINISTRATIVE OFFICER

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1107	Date of Decision 09/06/97
Register Reference S96A/0669	Date 16th December 1996

Applicant Acerfield Ltd.,

Development Extension to side of existing supermarket for use as an Off-Licence and construction of 7 no. apartments over supermarket and proposed extension.

Location Supervalu, Aylesbury Shopping Centre, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 13/02/97 /11/04/97

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

.....
for SENIOR ADMINISTRATIVE OFFICER 09/06/97

Brian Mullins & Associates,
Waterway House,
78 Grove Road,
Dublin 6.

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REG REF. S96A/0669

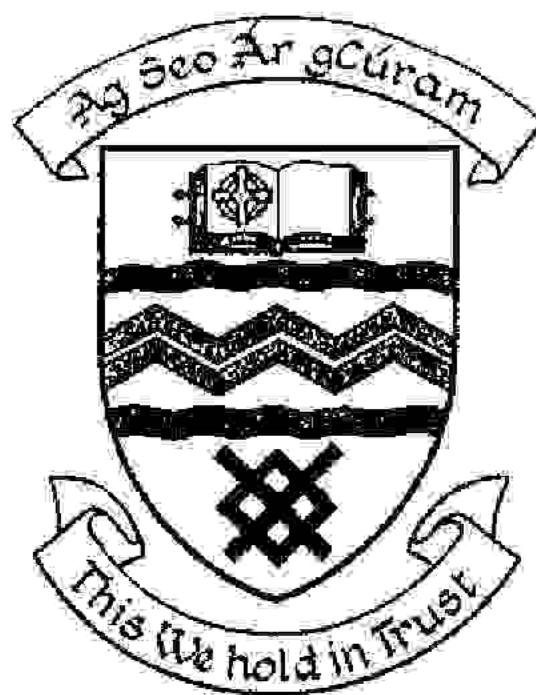
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by Additional Information received by the Planning Authority on 11.04.1997, 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 each proposed apartment be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 That no apartment be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.

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- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

- 7 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 8 That an acceptable naming and numbering scheme for the apartment development be submitted for the written agreement of the Planning Authority prior to the commencement of development on site.

REASON:

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

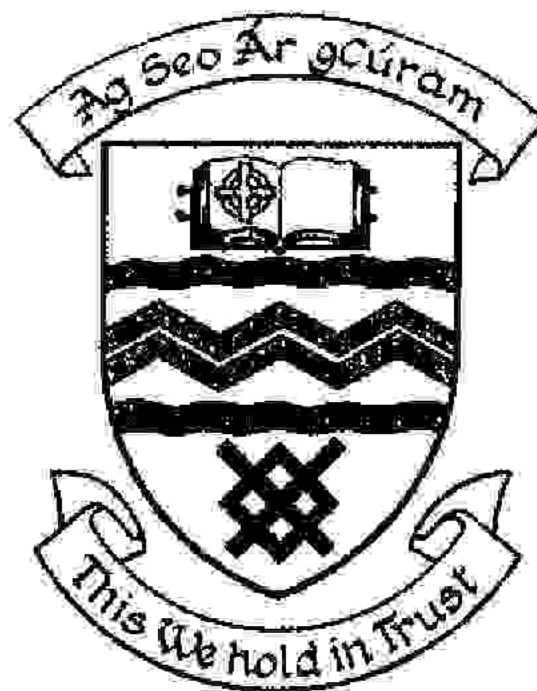
- 9 Access to the off-licence shall be via the existing supermarket only. No independent external access shall be provided without prior specific grant of planning permission.

REASON:

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

- 10 In the event that the proposed medical centre development does not proceed, or if this development is built before the medical centre, then proposals for new southern

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elevation treatment for the supermarket extension and Unit 7 shall be submitted for the written agreement of the Planning Authority prior to commencement of development on site.

REASON:

In the interest of visual amenity.

- 11 The footpath and kerb at the proposed vehicular entrance shall be dished to the requirements of the Area Engineer, Roads Maintenance Division, South Dublin County Council at the applicants expense.

REASON:

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

- 12 All parking spaces shall be clearly marked out on a permanent durable surface.

REASON:

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

- 13 Entrance gates to the side of the proposed medical centre shall be not higher than 2.4 metres and shall be solid steel type and painted in a dark colour. The solid metal gates to the service yard area shall be not less than 2.0m in height and shall be painted in a dark colour.

REASON:

In the interest of visual amenity.

- 14 The service yard wall which is to be raised in height shall be capped along its entire length and finished externally to match the existing wall.

REASON:

In the interest of visual amenity.

- 15 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.

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- 16 That a financial contribution in the sum of £6,097 (six thousand and ninty seven 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.

- 17 That a financial contribution in the sum of money equivalent to the value of £5,800 (five thousand, eight hundred 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.

- 18 That a financial contribution in the sum of £3,500 (three thousand, five hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

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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 the provision and development of amenity lands in the area which will facilitate the proposed development.

- 19 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 of Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-
- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £5,000 (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 £5,000 (five 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 the 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.

- 20 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the

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Planning Authority prior to the commencement of development.

REASON:

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

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

Decision Order Number 0275	Date of Decision 13/02/97
Register Reference S96A/0669	Date 16th December 1996

Applicant Acerfield Ltd.,
Development Extension to side of existing supermarket for use as an off-licence and construction of 7 no. apartments over supermarket and proposed extension.
Location Supervalu, Aylesbury Shopping Centre, Tallaght, Dublin 24.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 16/12/96 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 The applicant is requested to submit a revised site layout plan to scale 1:200 to clearly indicate the presbytery, church offices and garden immediately to the north of the site. Revised proposals for the two apartments which abut this area should be submitted to eliminate over-looking of adjoining property.
- 2 The applicant is requested to submit a numbering scheme for the proposed apartments.
- 3 The applicant is requested to comment on how the proposed development will tie in with the proposed medical centre - particularly at first floor level.

Brian Mullins & Associates,
Waterway House,
78 Grove Road,
Dublin 6.

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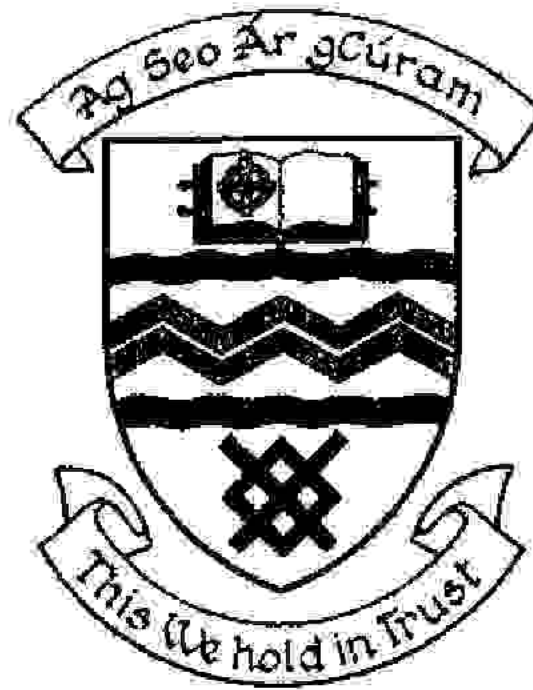


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- 4 The applicant is requested to submit a revised site layout plan to scale 1:200 to show the following:-
- a. bin storage area for apartments;
 - b. clothes-drying facilities for apartments;
 - c. bicycle rack;
 - d. proposals to wet-dash the area of exposed concrete block wall in the north-east corner of the new car-park;
 - e. proposals for a dwarf wall to match the existing wall along Church Grove frontage;
 - f. Proposals to raise the wall of the service yard by two blocks to screen it effectively from public view;
 - g. proposals for solid metal gates to the service yard to screen it from public view;
 - h. any proposals for gates to the proposed new car park. (Note: gates were proposed in application for medical centre Ref. S96A/0496).
- 5 The applicant is requested to submit the following details in relation to foul and surface water drainage:-
- a. full layout of foul system to include pipe sizes, invert and cover levels and gradients up to and including connection point to existing mains;
 - b. written evidence of permission to connect to private foul drain;
 - c. the applicant indicates connections to foul drains beside the proposed medical centre. These drains are not yet constructed and proposed size is 100mm diameter which is insufficient for this proposal. Revised proposals should detail how foul waste is to be disposed of in the event of this sewer not being constructed. Proposals for upsizing will also be necessary;

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Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
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- d. full layout of surface water system to include pipe sizes, invert and cover levels and gradients up to and including connection point to existing mains;
 - e. written evidence of permission to connect to private surface water drain;
 - f. the applicant indicates connections to surface water drains beside the proposed medical centre. These drains are not yet constructed. The proposed drains would be insufficient for the proposed development and would need to be upsized. Revised proposals should detail how surface water is to be disposed of in the event of this drain not being constructed.

Signed on behalf of South Dublin County Council


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for Senior Administrative Officer

13/02/97