

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0393
1. Location	Newlands Cross, Clondalkin, Dublin 22.	
2. Development	Construction of two attached three storey buildings each totalling 930 sq.m. with offices on two floors and with showroom and reception area at ground floor levels; showrooms with ancillary retailing, motor sales outlet, cash and carry/wholesale outlet and associated offices in two detached buildings totalling 2091 sq.m.	
3. Date of Application	10/07/96	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Outline Permission	1. 06/09/96 1. 13/06/97 2. 2.
4. Submitted by	Name: DBFL Consulting Engineers, Address: 24 Holles Street, Dublin 2.	
5. Applicant	Name: McGoff Holdings Limited, Address: Naas Shopping Mall, Main St., Naas, Co. Kildare.	
6. Decision	O.C.M. No. 1607 Date 11/08/97	Effect AO GRANT OUTLINE PERMISSION
7. Grant	O.C.M. No. 1958 Date 29/09/97	Effect AO GRANT OUTLINE 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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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DBFL Consulting Engineers,
24 Holles Street,
Dublin 2.

NOTIFICATION OF GRANT OF Outline Permission

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

Final Grant Order Number 1958	Date of Final Grant 29/09/97
Decision Order Number 1607	Date of Decision 11/08/97
Register Reference S96A/0393	Date 13th June 1997

Applicant McGoff Holdings Limited,

Development Construction of two attached three storey buildings each totalling 930 sq.m. with offices on two floors and with showroom and reception area at ground floor levels; showrooms with ancillary retailing, motor sales outlet, cash and carry/wholesale outlet and associated offices in two detached buildings totalling 2091 sq.m.

Location Newlands Cross, Clondalkin, Dublin 22.

Floor Area 3951.000 Sq Metres

Time extension(s) up to and including

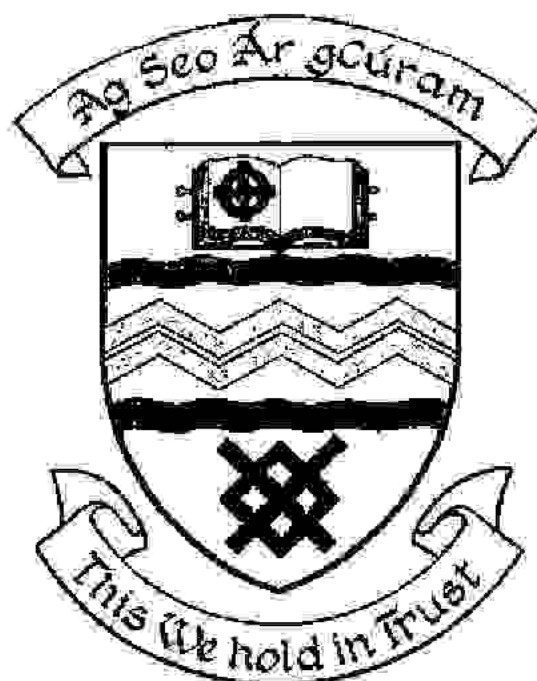
Additional Information Requested/Received 06/09/96 /13/06/97

A Outline Permission has been granted for the development described above,
subject to the following (16) Conditions.

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Conditions and Reasons

1 No development shall take place on foot of this outline planning permission until such time as planning approval for the development is first granted. Details to be submitted at approval stage shall include;

- (a) Elevations to proposed buildings including external finishes and colours, including roof materials. Roofs shall be pitched and slated and slates shall be blue/black in colour.
- (b) Building no.2 shall be designed and constructed as a double fronted building having regard to the visibility of the building both from the Naas Road and from the Fonthill Road.
- (c) Landscaping, planting and boundary treatment plan. Boundary treatment to the Naas Road shall take the form of decorative railings on a plinth wall.
- (d) Shop fronts.
- (e) Signage, including method of illuminations, if any. Advertising signs or devices shall not be internally illuminated.
- (f) Car parking and circulation area including pavement build-up, surface finishes, lighting, lining and signage. Lighting shall be designed and constructed so as not to cause harm to residential amenity or cause traffic hazard.
- (g) Foul and surface water drainage proposals, incorporating car park areas, and including pipe sizes, gradients, and invert and cover levels up to and including connection to public surface water and foul water sewers.
- (h) Water main layout.

REASON:

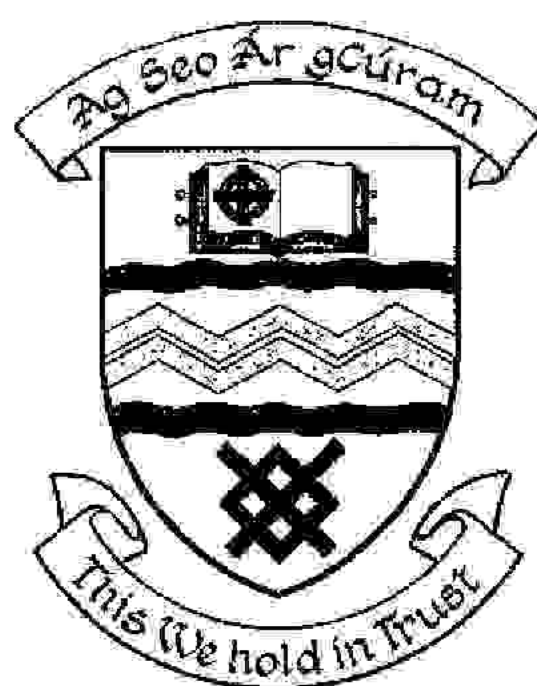
In the interests of the proper planning and development of the area.

2 The layout of site no.2 shall be amended so that car parking spaces 45 to 50 inclusive are omitted and the building set back 3 metres. Car parking space no.s 1 to 19 inclusive

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shall be correspondingly set back and the area between these spaces and the southern boundary (Naas Road frontage) shall be provided as a landscaped area.

REASON:

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

- 3 Car parking spaces no.s 1 to 15 on site no.3 shall be omitted and this area shall be provided as a landscaped area.

REASON:

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

- 4 Building no.3 shall be divided into three units as follows; one unit of 560 sq.m. and two units of 500 sq.m. No part of building no.3 shall be used for food retailing and these units shall not be amalgamated or sub-divided without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal.

REASON:

In the interests of the proper planning and development of the area and compliance with specific local objective no.9 on map 18 of the Dublin County Development Plan 1993.

- 5 No goods or other materials shall be left, kept or stored on any part of the site other than within the buildings themselves.

REASON:

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

- 6 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.

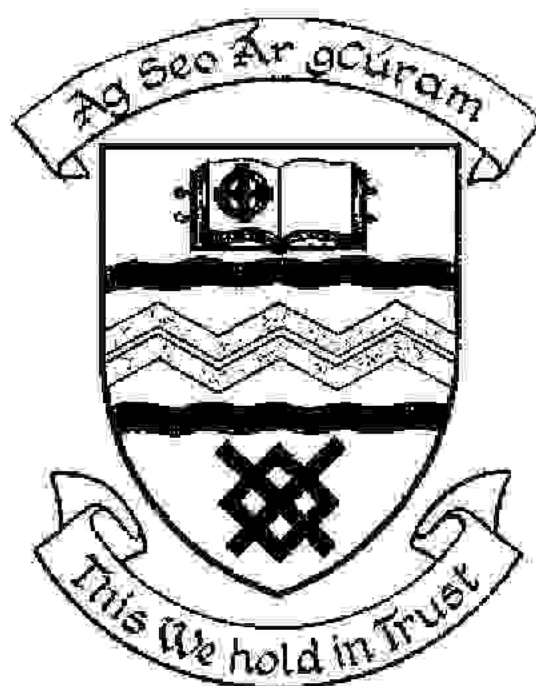
REASON:

To protect the amenities of the area.

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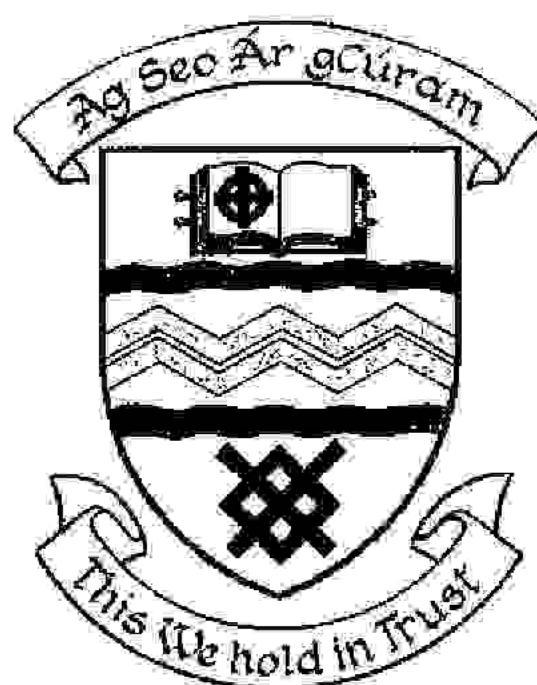
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-
- 7 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 8 That the water supply and drainage arrangements, 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.
- 9 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.
- 10 The area froward of the southern elevation of building no.2 shall be restricted to car parking and landscaping only in accordance with the requirements of this planning permission and shall not in particular be used for parking or storage of trucks or other such vehicles.
REASON:
In the interests of visual amenity.
- 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 developer shall facilitate the Office of Public Works in the safeguarding of any items of archaeological

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significance which the site may possess. In this regard, the developer shall notify National Monuments Branch of the Office of Public Works in writing in advance of commencement of works on site, i.e., 4 weeks before work commences to facilitate archaeological appraisal of the site during the digging of foundations and the laying of utility services on the site.

REASON:

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

- 13 Prior to the commencement of development the developer shall submit details to provide physical recognition of the route of the medieval roadway through the site within the car parking and circulation areas by way of appropriate sign posting, plaques and surface finishes.

REASON:

In the interests of the proper planning and development of the area having regard to item 2/21 on map 21 as contained in List 2 of the Dublin County Development Plan 1993.

- 14 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the commencement of development on 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.

- 15 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed 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 road

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improvement works and traffic management schemes
facilitating the proposed development.


- 16 Before the development is commenced, the developer shall lodge with South Dublin County Council a Cash Deposit, a Bond of an Insurance Company or other security to secure the provision and satisfactory completion and maintenance until taken-in-charge by the said Council of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development, coupled with the agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development.

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.

- (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.

September 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1607	Date of Decision 11/08/97
Register Reference S96A/0393	Date 10th July 1996

Applicant McGoff Holdings Limited,

Development Construction of two attached three storey buildings each totalling 930 sq.m. with offices on two floors and with showroom and reception area at ground floor levels; showrooms with ancillary retailing, motor sales outlet, cash and carry/wholesale outlet and associated offices in two detached buildings totalling 2091 sq.m.

Location Newlands Cross, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 06/09/96 /13/06/97

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 OUTLINE PERMISSION** in respect of the above proposal.

Subject to the conditions (16) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

11/08/97

DBFL Consulting Engineers,
24 Holles Street,
Dublin 2.

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Conditions and Reasons

1

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- (a) Elevations to proposed buildings including external finishes and colours, including roof materials. Roofs shall be pitched and slated and slates shall be blue/black in colour.
- (b) Building no.2 shall be designed and constructed as a double fronted building having regard to the visibility of the building both from the Naas Road and from the Fonthill Road.
- (c) Landscaping, planting and boundary treatment plan. Boundary treatment to the Naas Road shall take the form of decorative railings on a plinth wall.
- (d) Shop fronts.
- (e) Signage, including method of illuminations, if any. Advertising signs or devices shall not be internally illuminated.
- (f) Car parking and circulation area including pavement build-up, surface finishes, lighting, lining and signage. Lighting shall be designed and constructed so as not to cause harm to residential amenity or cause traffic hazard.
- (g) Foul and surface water drainage proposals, incorporating car park areas, and including pipe sizes, gradients, and invert and cover levels up to

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and including connection to public surface water and
foul water sewers.

(h) Water main layout.

REASON:

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

- 2 The layout of site no.2 shall be amended so that car parking
spaces 45 to 50 inclusive are omitted and the building set
back 3 metres. Car parking space no.s 1 to 19 inclusive
shall be correspondingly set back and the area between these
spaces and the southern boundary (Naas Road frontage) shall
be provided as a landscaped area.

REASON:

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

- 3 Car parking spaces no.s 1 to 15 on site no.3 shall be
omitted and this area shall be provided as a landscaped
area.

REASON:

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

- 4 Building no.3 shall be divided into three units as follows;
one unit of 560 sq.m. and two units of 500 sq.m. No part of
building no.3 shall be used for food retailing and these
units shall not be amalgamated or sub-divided without first
receiving a separate planning permission from South Dublin
County Council or An Bord Pleanála on appeal.

REASON:

In the interests of the proper planning and development of
the area and compliance with specific local objective no.9
on map 18 of the Dublin County Development Plan 1993.

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- 5 No goods or other materials shall be left, kept or stored on any part of the site other than within the buildings themselves.

REASON:

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

- 6 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.

- 7 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.

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

REASON:

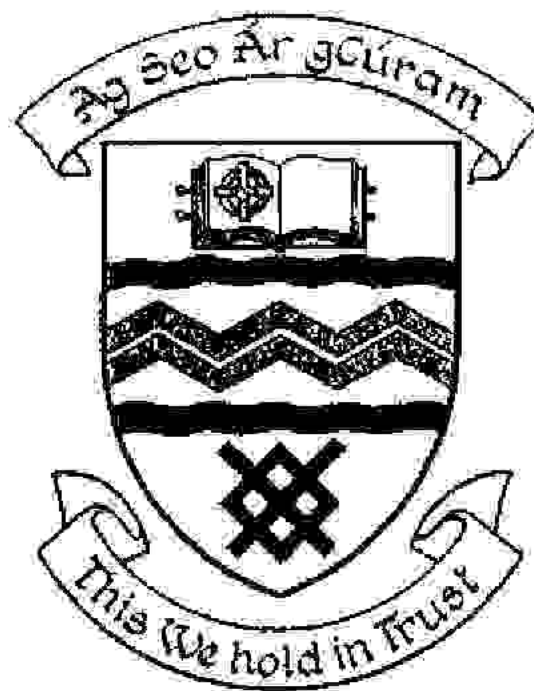
In order to comply with the Sanitary Services Acts, 1878-1964.

- 9 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

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proposed development it is considered reasonable that the Council should recoup the cost.

- 10 The area forward of the southern elevation of building no.2 shall be restricted to car parking and landscaping only in accordance with the requirements of this planning permission and shall not in particular be used for parking or storage of trucks or other such vehicles.

REASON:

In the interests of visual amenity.

- 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 developer shall facilitate the Office of Public Works in the safeguarding of any items of archaeological significance which the site may possess. In this regard, the developer shall notify National Monuments Branch of the Office of Public Works in writing in advance of commencement of works on site, i.e., 4 weeks before work commences to facilitate archaeological appraisal of the site during the digging of foundations and the laying of utility services on the site.

REASON:

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

- 13 Prior to the commencement of development the developer shall submit details to provide physical recognition of the route of the medieval roadway through the site within the car parking and circulation areas by way of appropriate sign posting, plaques and surface finishes.

REASON:

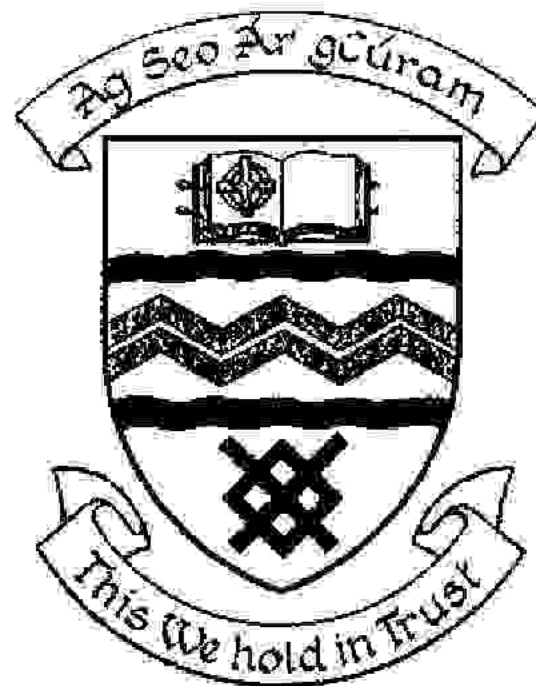
In the interests of the proper planning and development of

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the area having regard to item 2/21 on map 21 as contained
in List 2 of the Dublin County Development Plan 1993.

- 14 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the commencement of development on 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.

- 15 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed 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 road improvement works and traffic management schemes facilitating the proposed development.

- 16 Before the development is commenced, the developer shall lodge with South Dublin County Council a Cash Deposit, a Bond of an Insurance Company or other security to secure the provision and satisfactory completion and maintenance until taken-in-charge by the said Council of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development,

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coupled with the agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development.

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.

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

Decision Order Number 1773	Date of Decision 06/09/96
Register Reference S96A/0393	Date 10th July 1996

Applicant McGoff Holdings Limited,
Development Construction of two attached three storey buildings each totalling 930 sq.m. with offices on two floors and with showroom and reception area at ground floor levels; showrooms with ancillary retailing, motor sales outlet, cash and carry/wholesale outlet and associated offices in two detached buildings totalling 2091 sq.m.

Location Newlands Cross, Clondalkin, Dublin 22.

App. Type Outline Permission

Dear Sir/Madam,

With reference to your planning application, received on 10/07/96 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 In the opinion of the planning authority the proposed development is excessive in scale with respect to the proposed office buildings, having regard to the zoning objective relating to the site and the Councils policy in relation to the location of office development. The applicant is requested to submit any proposals he may have to reduce the scale of the proposed office buildings in accordance with the provisions of the development plan.
- 2 Clarification is required with regard to the 'proposed restaurant' indicated on the submitted drawings on part of

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