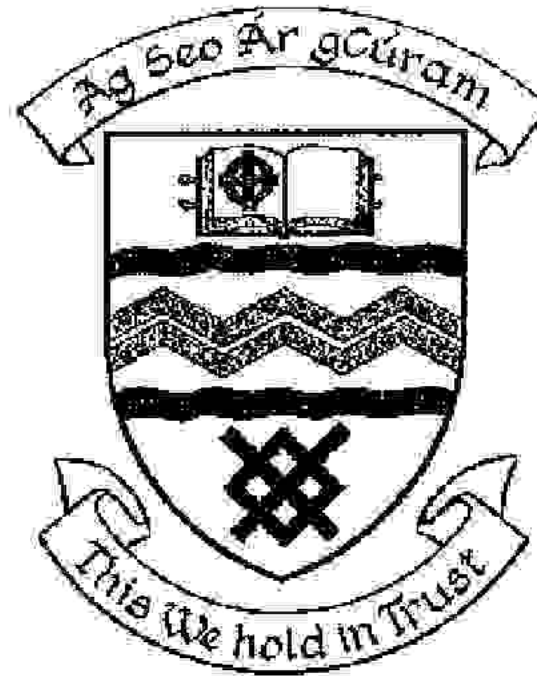


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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0053	Date of Decision 10/01/2002
Register Reference S01A/0747	Date: 12/11/01

Applicant Aldi Stores (Ireland) Developments Ltd.,

Development Single retail unit totalling 1327sq.m. and associated car parking (site of protected structure).

Location Newlands Cross, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of 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 (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 10/01/02
for SENIOR ADMINISTRATIVE OFFICER

Robert Turley Associates,
2 Vinegar Court,
10-12 Gordon Street,
Belfast,
BT1 2LG.

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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 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. The proposed development shall be subject to the following conditions:-

- (a) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department a licence under Section 16 of the Water Pollution Acts 1977 - 1990.
- (b) All wastewater from any kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Full details of this system to be submitted for approval prior to the commencement of development.
- (c) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (d) Applicant to ensure full and complete separation of foul and surface water systems. All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (e) The applicant shall supply prior to the commencement of development for the written agreement of the planning authority full details of the proposed watermain layout for the development, up to and including the connection to the public mains. This shall show watermain sizes, valve, meter and hydrant

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- layout, proposed point of connection to existing watermains. Layout to be in accordance with the Building Regulations.
- (f) If the applicant is proposing to connect to watermains that are not in charge they shall supply written consent from the owner of the watermain to connect to it.
 - (g) The water supply to the unit shall be commercially metered.
 - (h) The unit shall have its own individual service connection to the public watermain and 24hour storage.
 - (i) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
 - (j) The applicant has shown the surface water drainage from the proposed development connecting into a sewer that is not in charge. Therefore the applicant shall prior to the commencement of development supply written consent from the owner of this sewer to discharge surface water from the development into it.
 - (k) There appears to be an error in the applicant's surface water drainage calculations and as a result the surface water sewers are undersized. The applicant shall therefore revise their calculations and upsize the proposed pipe to cater for the increased flow, to the agreement of the planning authority.
 - (l) All surface water runoff from vehicle parking/ marshalling areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the public sewer.

REASON:

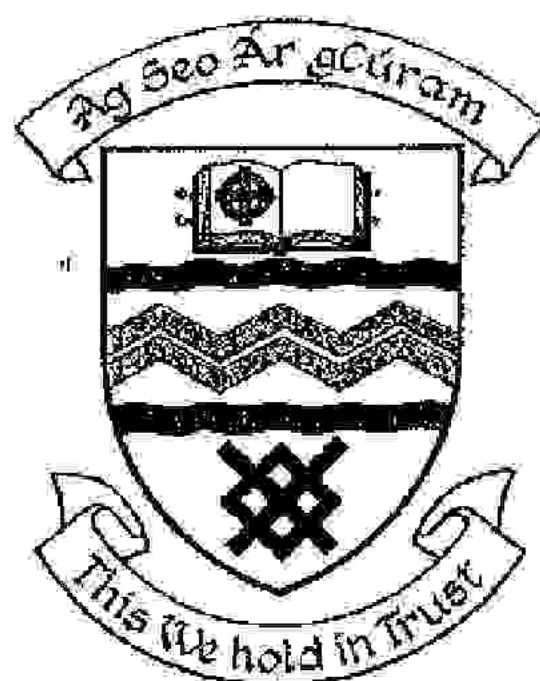
In order to comply with the Sanitary Services Acts, 1878-1964.

- 3 Prior to the commencement of development, the exact treatment of the boundary, the boundary with the adjoining properties, the boundary between the proposed retail unit and apartment scheme on the site and entrance details shall be agreed in writing with the Planning Authority. These details shall include heights type of

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treatment, materials, elevations and sections where relevant.

REASON:

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

- 4 Prior to the commencement of development, the applicant shall submit for the written agreement of the Parks and Landscape Services Department a detailed landscape plan with full specification. This plan shall include adequate provision of screen planting along all site boundaries.

REASON:

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

- 5 Prior to the commencement of development, the applicant supply full details of any proposed management arrangements to be put in place in relation to the maintenance of the communal open area within the development. These proposals shall be agreed with the Parks and Landscape Services Department and subject to the written approval of the Planning Authority before any development takes place.

REASON:

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

- 6 Prior to the commencement of development the applicant shall submit for written agreement of the Planning Authority, operational details for the storage of and collection of waste. The applicant should note that external storage space for waste is not acceptable.

REASON:

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

- 7 Prior to the commencement of development the applicant shall submit detailed proposals for the storage of bicycles.

REASON:

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

- 8 An archaeologist shall be present when the foundation trenches for the proposed buildings are being cut

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in order to ensure any further archaeological horizons which, may be present, are recorded. A report on any archaeological findings shall be submitted to the Planning Authority and to Duchas.

REASON:

In the interest of recording and protecting any items of archaeological interest on the proposed development site.

- 9 The applicant shall submit, prior to the commencement of development, revised proposals for external finishes for the structure, to the written agreement of the Planning Authority, which are consistent with the external materials proposed under the previous permission on the site. This shall include (a) the roof of the proposed development shall be constructed in red or red/ brown or brown roof tiles (b) The facades of the building shall be externally finished in red or red/ brown or brown brick, (c) the gable ends, including fascia, soffit, bargeboards, shall be constructed of wood or materials of wooden appearance (d) the external window and door specifications including colour shall be submitted to the Planning Authority prior to the commencement.

REASON:

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

- 10 The proposed development shall be restricted to 66 no. car parking spaces.

REASON:

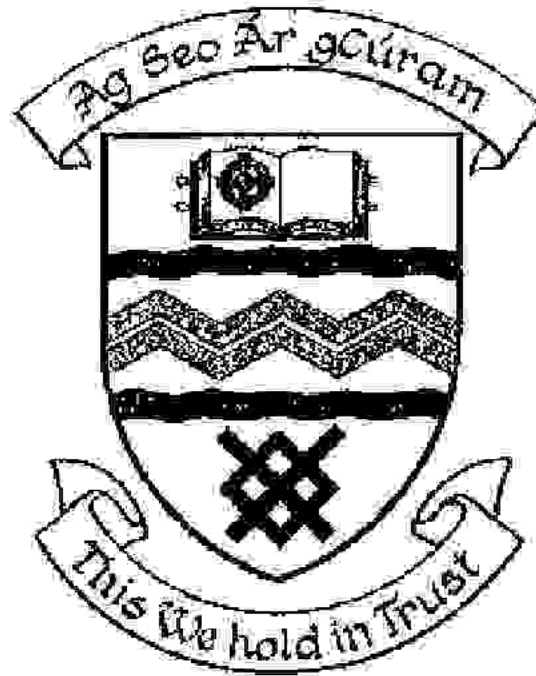
In the interests of the proper planning and sustainable development of the area.

- 11 That a financial contribution in the sum of EUR 12,516 (twelve thousand five hundred and sixteen euros) 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

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reasonable that the developer should contribute towards the cost of providing the services.

- 12 That a financial contribution in the sum of EUR 32,557 (thirty two thousand five hundred and fifty seven euros) 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 facilitates 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.

- 13 That a financial contribution in the sum of EUR 2,527 (two thousand five hundred and twenty seven euro) be paid by the proposer to South Dublin County Council towards the cost of the Improvement works to the "9B" Catchment drainage scheme which will facilitate this 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 the works.

- 14 That a financial contribution in the sum of EUR 3,101 (three thousand one hundred and one euro) be paid by the proposer to South Dublin County Council towards the cost of upgrading of Watery Lane Foul Sewer which will facilitate this 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 the works.