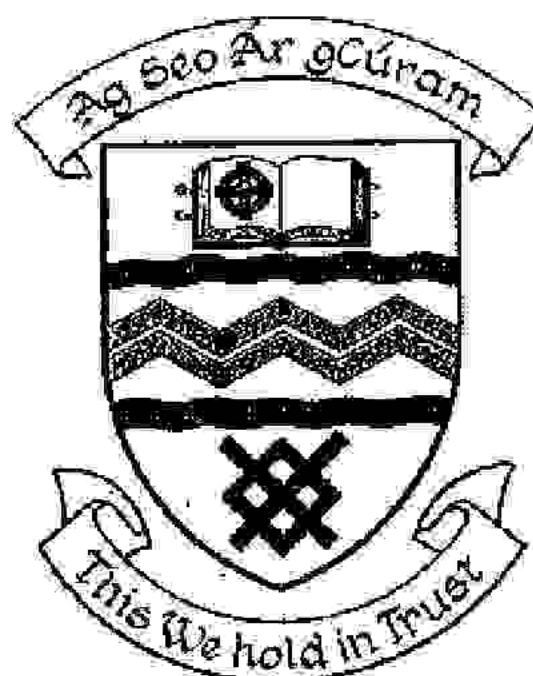


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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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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 3298	Date of Decision 30/10/2001
Register Reference S01A/0489	Date: 25/07/01

Applicant Patrick M. O'Reilly

Development Amendment to part of approved retail warehouse development (Reg. Ref. S00A/0542), consisting of 7,622 sq.m. in 3 retail warehouse units, a garden centre and 602 sq.m. of associated office space at first floor level to replace previously approved retail units totaling 7,516 sq.m. An additional 30 car spaces are proposed (total now 571). Access off existing to Belgard with new service vehicle access off Cookstown Industrial Estate Road.

Location Windsor Car Auctions, Belgard Road and rear of Colberts Fort Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including 02/11/2001

Additional Information Requested/Received 23/08/2001 /29/08/2001

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.

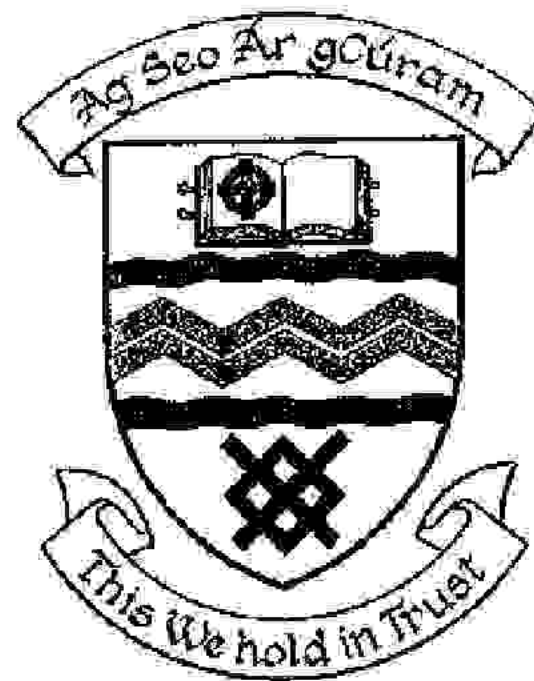
Subject to the conditions (16) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

Horan Keogan Ryan
Carnegie House,
Library Road,
Dun Laoghaire,
Co. Dublin.

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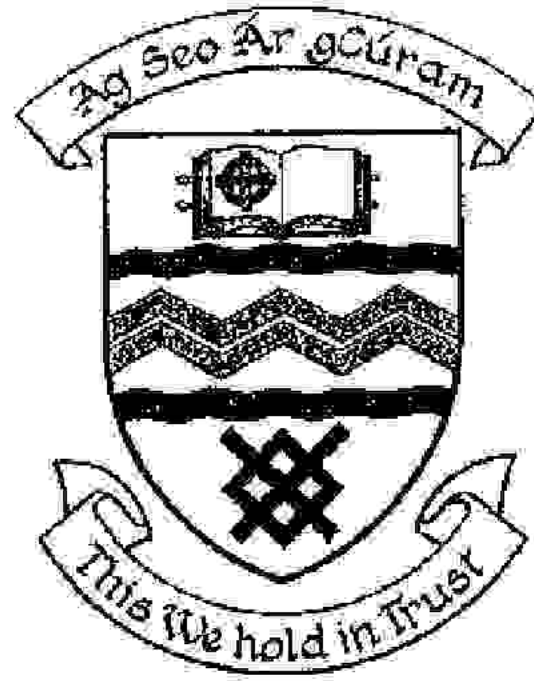
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..... 02/11/01
for SENIOR ADMINISTRATIVE OFFICER

Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the conditions specified under the parent application (Reg. Ref. S00A/0542) except as amended in accordance with the plans, particulars and specifications lodged with the current 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 This permission is for the deletion of the north-wing and alterations to the west-wing of the retail-warehouse, to include office floor space at first floor level, the creation of a garden centre / delivery yard external enclosure, amendments to the footprint and external appearance of said wing, and an increase in car-parking spaces. No other alterations are permitted on foot of this permission.
REASON:
In order to define the permission.
- 3 No mezzanine level floorspace is permitted.
REASON:
In order to ensure the continued vitality and viability of existing comparison shopping in Tallaght Town Centre and in

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the interest of clarity, development control and fire safety.

- 4 The range of goods sold in the retail units shall be restricted to bulky household goods and goods generally sold in bulk, including carpets and floor coverings, furniture, electrical goods, computers and DIY items including building materials and garden equipment. No retail unit shall principally be used for the sale of clothing, footwear or sportswear. Clarification in writing shall be sought from the Planning Authority in all other cases.

REASON:

In order to ensure the continued vitality and viability of existing comparison shopping in Tallaght Town Centre and in the interest of clarity and development control.

- 5 Prior to the commencement of the development, the applicant shall submit to the Planning Department a detailed Landscape Plan with full works specification. This plan shall include details in relation to hard and soft landscaping of the site including the treatment/planting of boundaries, tree planting within car-park areas etc. These works shall be in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking in Charge available from the Parks and Landscape Services Department.

REASON:

In the interest of amenity.

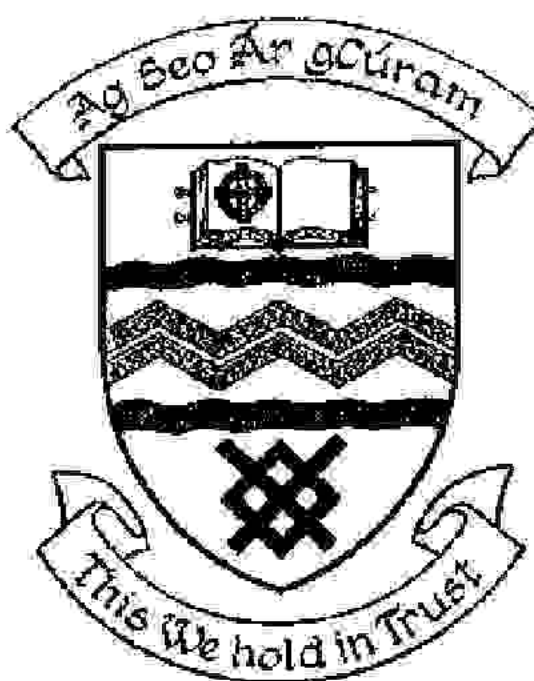
- 6 Prior to the commencement of development the applicant shall submit, for the written agreement of the Planning Authority, full details, including samples of the colours and materials to be used on all of the external finishes of the retail building, including metal/stone cladding, glazing, doors, windows, canopies, poles, signage support etc., together with colour drawings of all proposed north and east facing elevations at a scale of 1:250.

REASON:

In the interest of clarity and visual amenity.

- 7 The proposed service yard and loading areas shall be separated from the principal public car park area by gates / fences the location and details of which shall be submitted to the Planning Authority for written agreement prior to the

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commencement of development and identified on a revised site layout plan.

REASON:

In the interest of pedestrian and traffic safety, orderly development and clarity.

- 8 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 respect, the applicant shall meet the following requirements:
- i) All conditions of previous approval S00A/0542, relating to foul drainage, shall be strictly adhered to.
 - ii) Prior to the commencement of development the applicant shall submit for approval revised foul and surface water drainage layouts for the site. The layout shall clearly show the location of all proposed drains, sewers, AJs and manholes within the site. This shall be in compliance with Part H of the 1997 Building Regulations.
 - iii) The diversion of public surface water sewer shall be carried out by the County Council at the applicant's prior expense. Full design details of this diversion, including a longitudinal section, shall be supplied prior to the commencement of development. The diversion shall take place prior to the commencement of development. The diversion shall not result in any loss of capacity in the sewer. No part of any building shall be within 5m of the diverted sewer or any other sewer with the potential to be taken in charge.
 - iv) All wastewater from restaurant / commercial kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Additionally 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.
 - v) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - vi) Applicant to ensure full and complete separation of foul and surface water systems.
 - vii) 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

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thick.

viii) All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.

ix) Prior to the commencement of development the applicant shall submit for approval a watermain layout for the proposed development. This layout shall clearly show watermain sizes, valve, meter and hydrant locations as well as the proposed points of connection to existing watermains. The layout to be in accordance with Part B of 1997 Building Regulations. No part of any building shall be more than 46 m from the nearest hydrant. No hydrant or valve shall be located in a parking space. The new watermain shall be looped or interconnected, to facilitate self-cleansing.

x) Full 24 water storage shall be provided for the development.

xi) The water supply to the centre shall be commercially metered to the satisfaction of the Water Management Section of South Dublin County Council.

xii) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

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

- 9 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.

- 10 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:

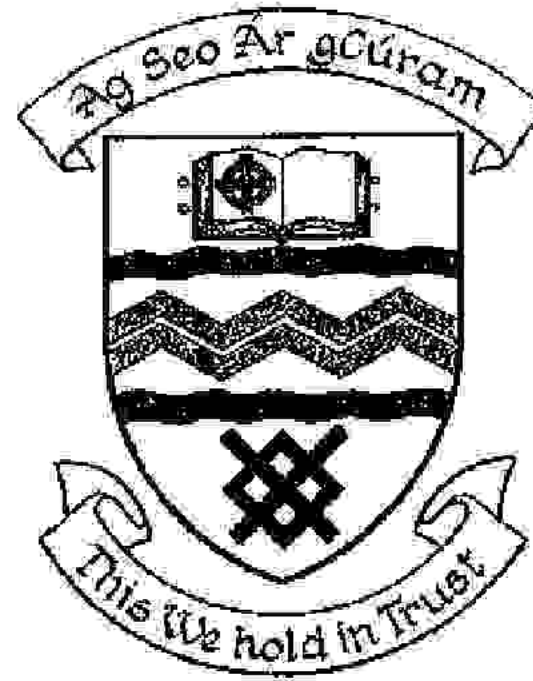
In the interest of the proper planning and development of the area.

- 11 Prior to the commencement of the development, the applicant shall submit to the Planning Authority, for the approval of the Parks and Landscape Services Department a detailed Landscape Plan with full works specification. This plan

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shall include details in relation to hard and soft landscaping of the site including the treatment / planting of boundaries, tree planting with car-park areas etc. These works shall be in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking in Charge available from the Parks and Landscape Services Department.

REASON:

In the interest of amenity.

- 12 The applicant shall meet the following requirements of the South Western Area Health Board's Environmental Health Officer's Department:
- (i) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There shall be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.
 - (ii) The developer shall ensure that the lighting system is designed to minimise potential pollution from glare and spillage.
 - (iii) A suitable location for the storage of refuse shall be provided.
 - (iv) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.
 - (v) Heavy construction equipment / machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 8.00 Hours on weekdays and 9.00 Hours on Saturdays nor after 18.00 Hours on weekdays and 13.00 Hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

REASON:

In the interest of public health.

- 13 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No.13,16,17,18,19,20,21,22 of Register Reference S00A/0542, arrangements to be made prior to commencement of

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development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the development.

- 14 That a financial contribution in the sum of £5,716 (five thousand seven hundred and sixteen pounds) EUR 7,258 (seven thousand two hundred and fifty eight 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 reasonable that the developer should contribute towards the cost of providing the services.

- 15 That a financial contribution in the sum of £14,868 (fourteen thousand eight hundred and sixty eight pounds) EUR 18,878 (eighteen thousand eight hundred and seventy eight 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.

- 16 That a financial contribution in the sum of £1,508 (one thousand five hundred and eight pounds) EUR 1,915 (one thousand nine hundred and fifteen euros) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

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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.