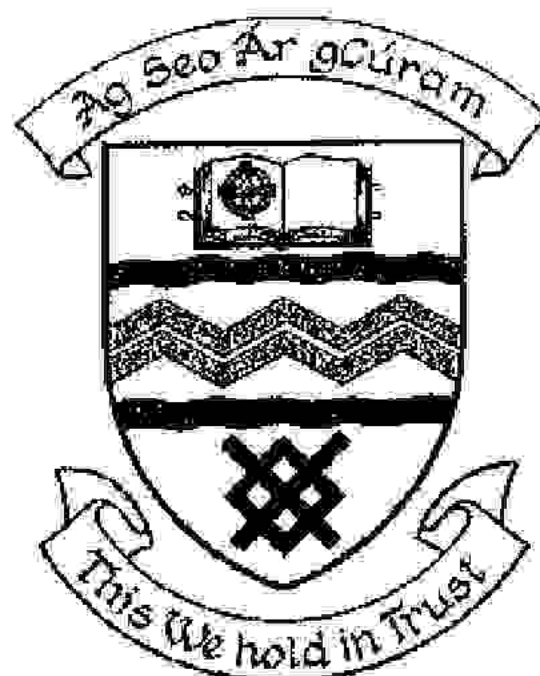


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**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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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 2987	Date of Decision 24/09/2001
Register Reference S01A/0476	Date: 20/07/01

**Applicant** Acrefield Ltd.,

**Development** Extension to supermarket at side, previously approved, with 15 apartments to be built at first and second floors, over entire ground floor, to include shared private open space: incorporating new entrances from main car park and new proposed car park at side, elevational changes and associated site works.

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

**Floor Area** Sq Metres

**Time extension(s) up to and including** 25/09/2001

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

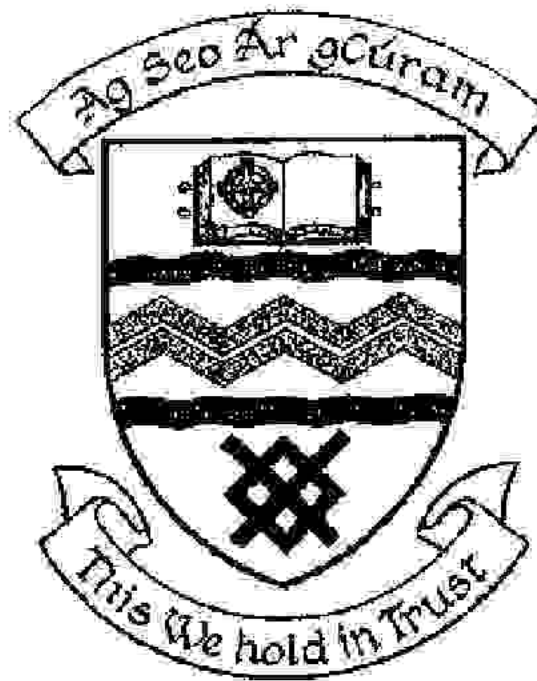
..... 25/09/01  
for SENIOR ADMINISTRATIVE OFFICER

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

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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, and unsolicited additional information received by the Planning Authority on 24/09/2001 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 Each apartment shall be used as a single dwelling unit.  
REASON: In the interest of the proper planning and development of the area.
- 3 Prior to the commencement of development, the developer shall submit details and samples of proposed materials used in the façade and roof of the development, including fenestration.  
REASON: IN the interests of visual amenity.
- 4 Prior to the commencement of works on site, the developer shall agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification. This plan shall include roof garden design, tree planting within the existing and proposed parking bays, and planting at the perimeter of the site. The developer must also submit a Management Plan and "Agreement" for the long-term maintenance of the private open spaces and planting.  
REASON: In the interests of visual and residential amenity.
- 5 The applicant shall satisfy the following requirements of the Roads Department.
  - (i) The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
  - (ii) The relocation of the light pole shall be at the applicants own expense.
  - (iii) Alterations to Environmental Services manhole cover/



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frame shall be at the applicant's own expense.

REASON: In the interest of public safety.

- 6 The water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the County Council. The following requirements of the Environmental Services Department shall also be satisfied.
- (i) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - (ii) The applicant shall ensure the full and complete separation of foul and surface water systems.
  - (iii) 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.
  - (iv) All surface water runoff from vehicle parking / marshallng areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.
  - (v) As regards foul drainage the applicant shall supply a detailed estimate of the expected daily and peak effluent discharge from the development and shall demonstrate that the receiving sewers can cater for the additional development without surcharge.
- REASON: In the interests of public safety and in order to comply with the Sanitary Services Acts, 1878-1964.

- 7 The following requirements of the Environmental Services Department, relating to Water provision, shall be satisfied.
- (i) The requirements of the Dublin Corporation Water Division, Marrowbone Lane, in relation to the setback required from 600mm Dublin Corporation Trunk Watermain, adjacent to the site, shall be adhered to.
  - (ii) The water supply to each commercial unit shall be commercially metered.
  - (iii) No part of the development shall be greater than 46m from a hydrant.
  - (iv) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.
  - (v) Each unit shall have its own individual service

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connection to the public watermain and 24hour water storage.  
REASON: IN the interests of public safety.

- 8 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 must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open sites.  
REASON: IN the interest of public health and safety.

- 9 No 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 interests of public health and safety.

- 10 The developer shall satisfy the following requirements of the Environmental Health Officer.  
(i) The developer shall ensure that the lighting system is designed to minimise potential pollution from glare and spillage.  
(ii) A suitable location for the storage of refuse shall be provided.  
(iii) All rooms, passageways, sanitary accommodation and lobbies are ventilated to the external air.  
REASON: In the interests of public health.

- 11 No dwelling/apartment shall 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.

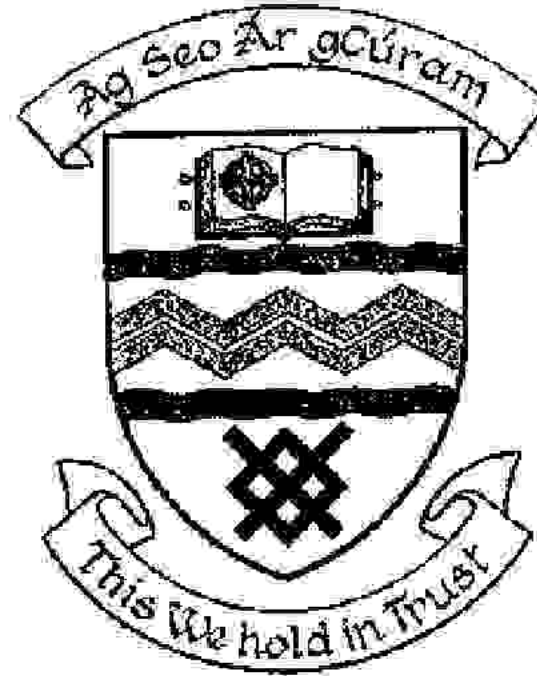
- 12 An acceptable name and numbering scheme for the apartment complex shall be submitted to and approved by the Planning Authority prior to the occupation of the apartment units.  
REASON: In the interest of the proper planning and development of the area.



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- 13 Prior to the commencement of development the requirements of the Chief Fire Officer shall be ascertained and strictly adhered to in the development.

REASON: IN the interest of safety and the avoidance of fire hazard.

- 14 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.

- 15 The proposed perspex screens shall be sufficiently opaque so as to prevent overlooking to an unreasonable degree. Samples of the perspex to be used shall be submitted to and agreed by the Planning Authority before development commences.

REASON:

In the interest of residential amenity.

- 16 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.

- 17 That a financial contribution in the sum of £12,370 (twelve thousand three hundred and seventy pounds) EUR 15,707 (fifteen thousand seven hundred and seven 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.

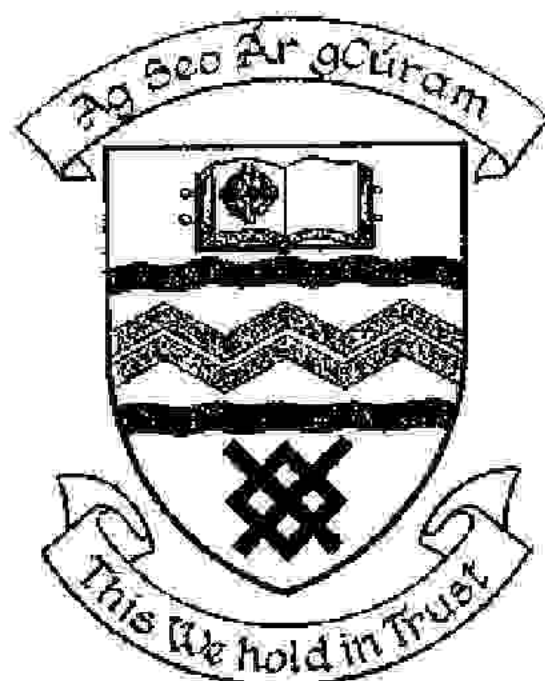
REASON:

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.

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- 18 That a financial contribution in the sum of £28,476 (twenty eight thousand four hundred and seventy six pounds) EUR 36,157 (thirty six thousand one 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.

- 19 That a financial contribution in the sum of £7,875 (seven thousand eight hundred and seventy five pounds) EUR 9,999 (nine thousand nine hundred and nine euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of 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 development and improvement of amenity lands in the area which will facilitate the proposed development.

- 20 That a financial contribution in the sum of £8,322 (eight thousand three hundred and twenty two pounds) EUR 10,567 (ten thousand five hundred and sixty seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

**REASON:**

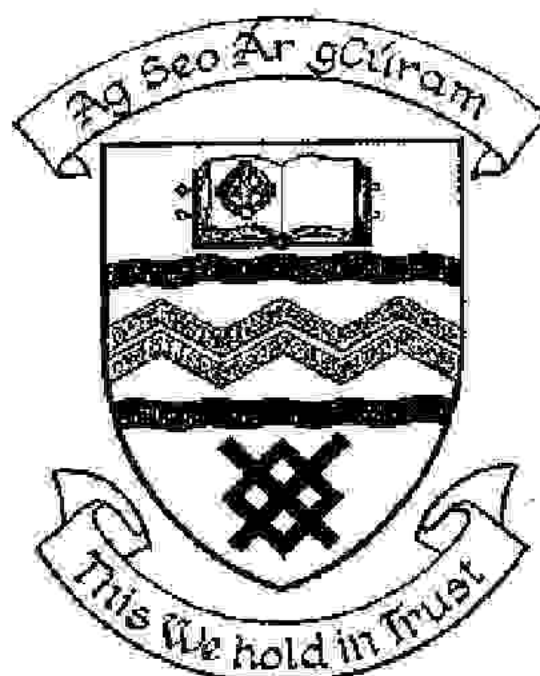
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.



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- 21 That a financial contribution in the sum of £14,445 (fourteen thousand four hundred and forty five pounds) EUR 18,341 (eighteen thousand three hundred and forty one 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.

**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.

- 22 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £15,000 (fifteen thousand pounds) EUR 19,046 (nineteen thousand and forty six euros), a bond of an Insurance Company of £22,500 (twenty two thousand five hundred pounds) EUR 28,569 (twenty eight thousand five hundred and sixty nine euros), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

**REASON:**

To ensure the satisfactory completion of the development.