

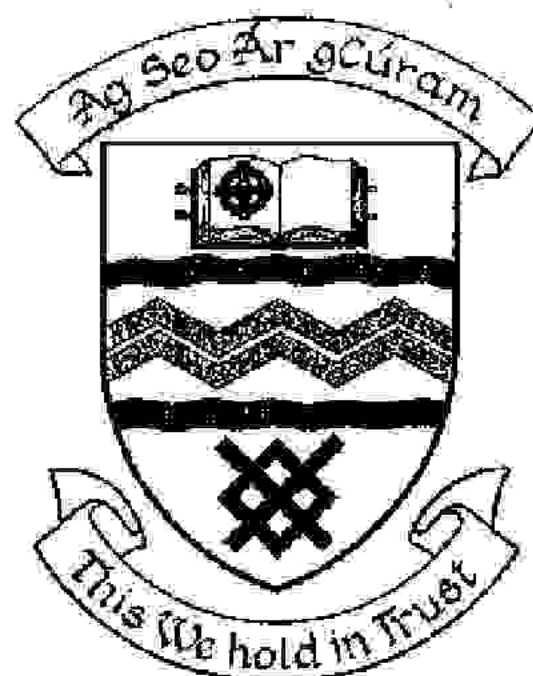
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0295	
1. Location	Tandy's Lane, Dodsboro, Lucan, Co. Dublin.		
2. Development	Erection of 3 no. retail stores and associated site works as previously granted permission S95A/0297.		
3. Date of Application	16/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Brendan Kilkenny Associates, Address: 5 Furnace Glen, Ballinaclash,		
5. Applicant	Name: Hilton Brothers, Address: Hylbrook, Quarry Road, Rathmichael, Shankill, Dublin 18.		
6. Decision	O.C.M. No. 2389  Date 12/07/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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.	

M

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

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2389	Date of Decision 12/07/2001
Register Reference S01A/0295	Date: 16/05/01

**Applicant** Hilton Brothers,  
**Development** Erection of 3 no. retail stores and associated site works as previously granted permission S95A/0297.

**Location** Tandy's Lane, Dodsboro, Lucan, Co. Dublin.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 16/05/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to consider an alternative scheme for the site, which incorporates the following:
  - a building design and choice of materials more sympathetic to the residential character of the area.
  - a revised layout which provides for a greater separation from the residential properties to the rear.
  - a residential element within the scheme to provide passive supervision of the area.
- 2 (a) The applicant is requested to submit a detailed level survey of the site, and provide details of levels at site boundaries and at each of the adjoining residences. Submitted details shall also include proposed finished floor levels.  
(b) The applicant is requested to submit a longitudinal section through the site, which incorporates the neighbouring residences, and clearly indicates the

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Ballinaclash,  
Rathdrum,  
Co. Wicklow.

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REG REF. S01A/0295

relationship of the proposed development with site  
boundaries and with the neighbouring residential properties.

- 3 The applicant is requested to indicate the basis for the  
assumption underlining the application that there is a need  
for local shops at this site, having regard to the site's  
proximity to the shopping centre in addition to the nearby  
"spar" shop along Tandy's Lane, and the potential impact  
thereon.

Signed on behalf of South Dublin County Council

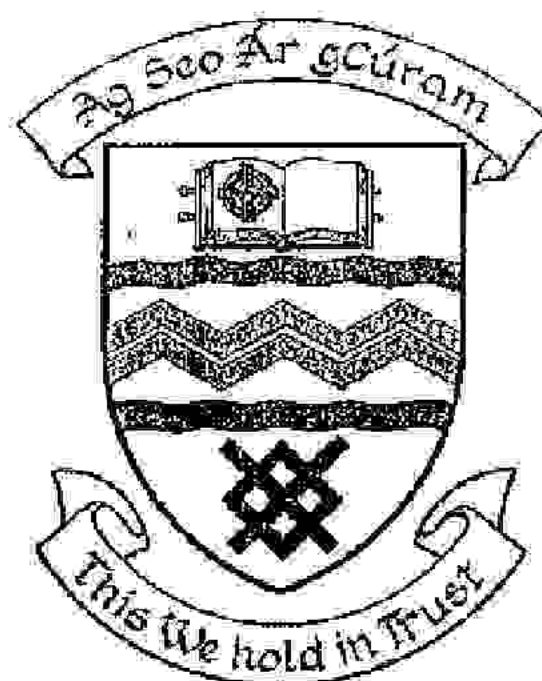
  
.....  
for Senior Administrative Officer

12/07/01



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**Brendan Kilkenny Associates,**  
**5 Furnace Glen,**  
**Ballinaclash,**  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999**  
**AND PLANNING AND DEVELOPMENT ACT 2000**

<b>Decision Order No.</b> 3617	<b>Date of Decision</b> 15-Nov-2002
<b>Register Reference</b> S01A/0295	<b>Date</b> 30-Sep-2002

**Applicant:** Hilton Brothers,  
**Development:** Erection of 3 no. retail stores and associated site works as previously granted permission S95A/0297.  
**Location:** Tandy's Lane, Dodsboro, Lucan, Co. Dublin.  
**Time extension(s) up to and including:**  
**Additional Information** 12-Jul-2001, , 26-Sep-2002/  
**Requested/Received:**  
**Clarification of Additional Information** 12-Jul-2001, , 26-Sep-2002/  
**Requested/Received:**

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County of South Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

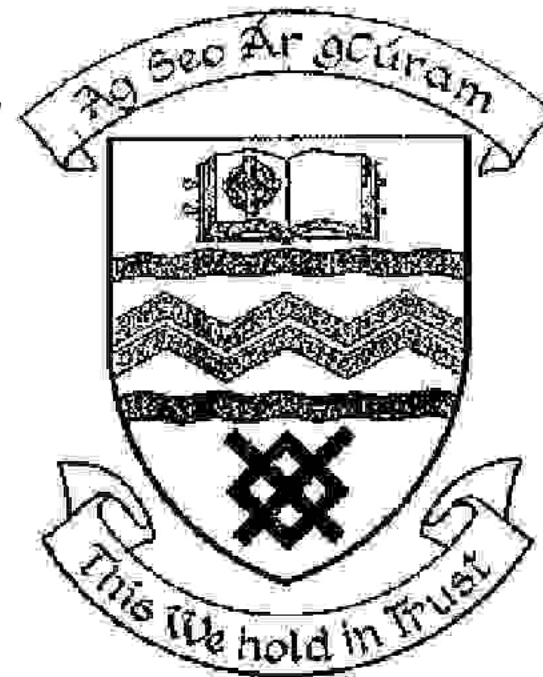
Subject to the condition(s) (20) on the attached numbered pages.

**Conditions and Reasons:**

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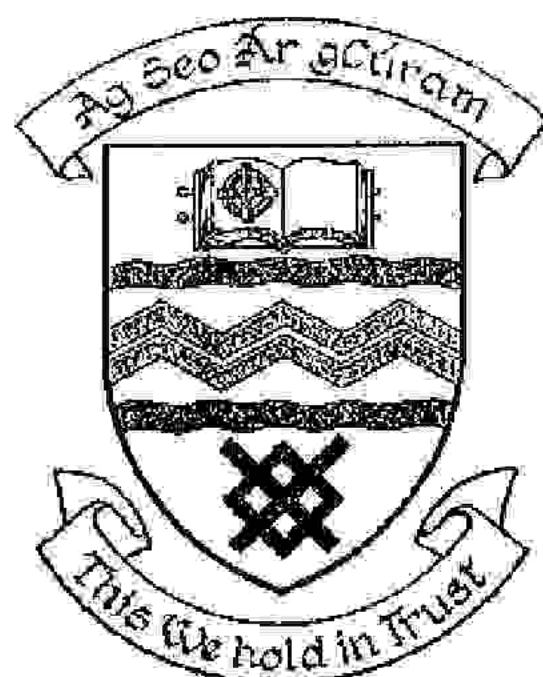
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received on 31/07/02, unsolicited additional information received on 20/08/02 and Clarification of Additional Information received by the Planning Authority on 02/10/2002, 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 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.
3. That public lighting be provided in the car parking area.  
REASON:  
In the interest of the proper planning and development of the area
4. That the area shown as planting be planted prior to the occupation of any of the units and maintained thereafter.  
REASON:  
In the interest of visual amenity and the proper planning and development of the area
5. That the carparking spaces be demarcated on the site to the satisfaction of the roads department.  
REASON:  
In the interest of the proper planning and development of the area.
6. Prior to the commencement of development the applicant shall submit details and samples of all materials to be used in the facade of the structure for the written agreement of the Planning Authority  
REASON:  
In the interest of visual amenity and the proper planning and development of the area
7. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.



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. 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.

. All wastewater from 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 written agreement prior to the commencement of development.

. Any drains that run under proposed buildings shall comply with the Building Regulations 1997 Technical Guidance Document H (Drainage and Wastewater Disposal). Measures shall be taken to protect foul drain including constructing foundations beneath the level of the drain bed.

. No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

. 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.

. Prior to the commencement of development the applicant shall submit, for written agreement, revised drainage plans showing the exact location of all drains, manholes, gullies, petrol interceptors, AJs etc. located within the site boundary up to and including connection to the public sewer.

. 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.

. Each unit shall have its own individual commercially metered connection to the public watermain and full 24hour water storage.

. 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.

8. That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

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

9. That prior to commencement of development the requirements of the Principal Environmental Health Officer of the South Western Area Health Board be ascertained and strictly adhered to in the development.

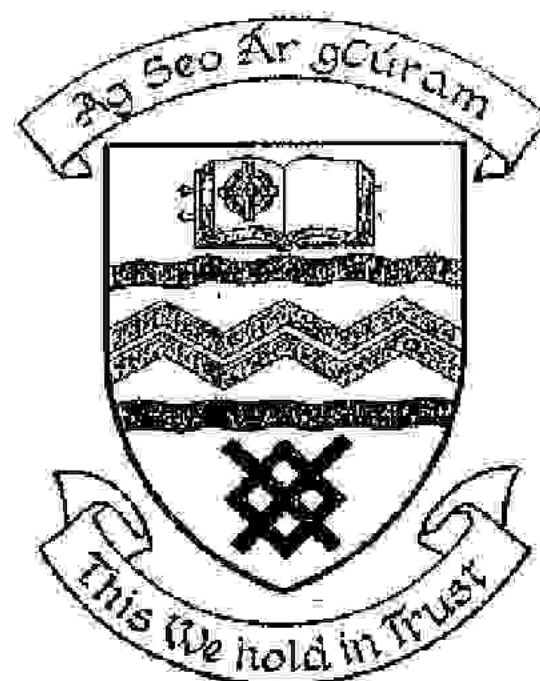
REASON: In the interest of health.



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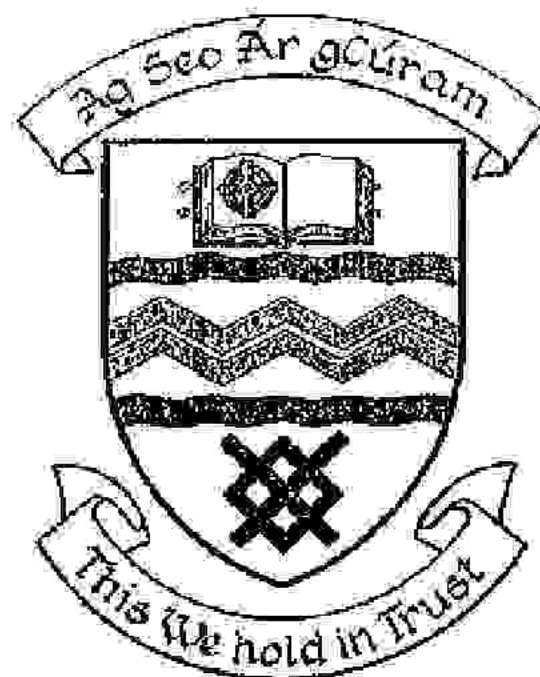
10. That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.  
REASON: In the interest of the proper planning and development of the area.
11. Adequate provision is to be made to facilitate access to and the use of the commercial buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in current Building Regulations.  
REASON: In the interest of safety and amenity.
12. Prior to commencement of development details of the Management Agreement for the maintenance and control of the site shall be submitted and agreed with the Planning Authority.  
REASON: In the interest of the proper planning and development of the area.
13. That a financial contribution in the sum of €8,528 (eight thousand five hundred and twenty eight euro) 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.
14. That a financial contribution in the sum of €41,100 (forty one thousand one hundred euro) 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.
15. That a financial contribution in the sum of €2,380 (two thousand three hundred and eighty euro) 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



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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.

16. That a financial contribution in the sum of €5,879 (five thousand eight hundred and seventy nine euro) be paid by the proposer to South Dublin County Council towards the cost of the Water Supply Enhancement and Extension Scheme which will 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 the works.

17. That a financial contribution in the sum of €1,612 (one thousand six hundred and twelve euro) be paid by the proposer to South Dublin County Council towards the cost of the Griffeen River Flood Alleviation Scheme which will 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 development should contribute towards the cost of the works.

18. That a financial contribution in the sum of EUR 1,751 (one thousand seven hundred and fifty one euro) be paid by the proposer to South Dublin County Council towards the cost of the '9B' Catchment foul drainage improvement works 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.

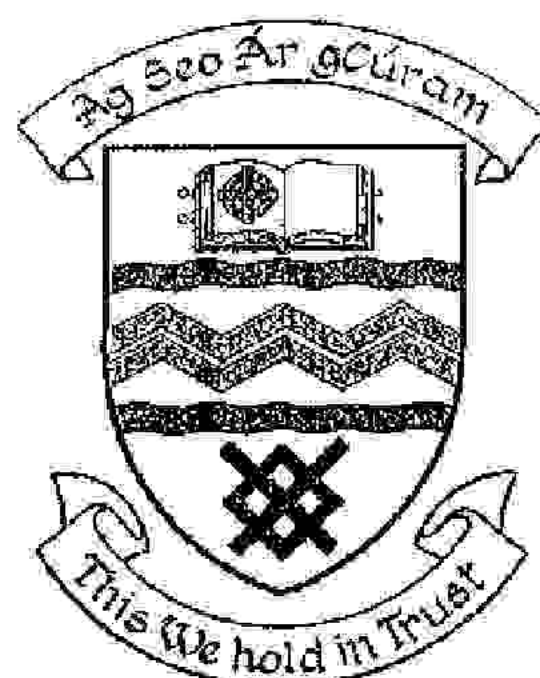
19. Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of EUR 3,810 (three thousand eight hundred and ten euro), a bond of an Insurance Company of EUR 5,712 (five thousand seven hundred and twelve euro), or other security to secure the provision 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.



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REASON: To ensure the satisfactory completion of the development.

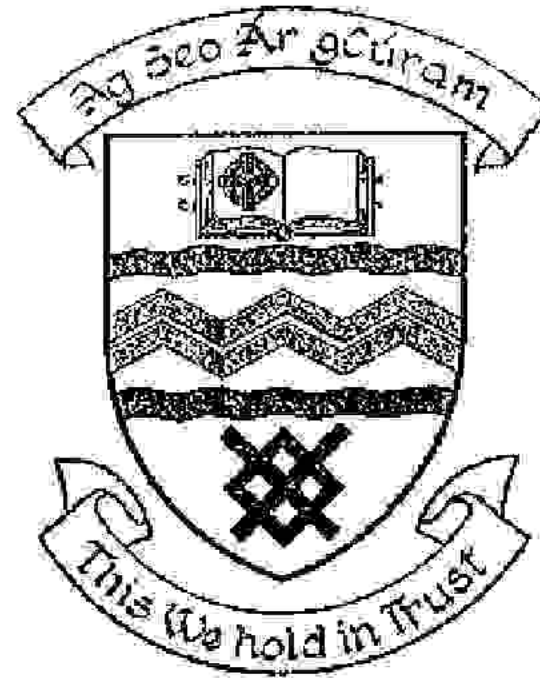
20. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

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

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Signed on behalf of the South Dublin County Council

Register Reference: S01A/0295

15-Nov-2002

for Senior Executive Officer