

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0861	
1. Location	Newlands Cross, Dublin 22.		
2. Development	Modifications to Outline Permission (S98A/0217) for construction of two storeys of apartments in two blocks (6 apartments), two storeys of apartments (14 apartments) with 390 sq.m. of retail floorspace at ground floor in a single block and additional retail floor space totalling 1214 sq.m.in a single unit.		
3. Date of Application	15/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 08/01/2001 2.	1. 12/01/2001 2.
4. Submitted by	Name: Robert Turley Associates, Address: 2 Vinegar Court, 10-12 Gordon Street,		
5. Applicant	Name: Aldi Stores (Ireland) Developments Ltd., Address: Carmanhall Road, Sandyford Industrial Estate, Sandyford, Co. Dublin.		
6. Decision	O.C.M. No. 0510 Date 08/03/2001	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 0000 Date	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

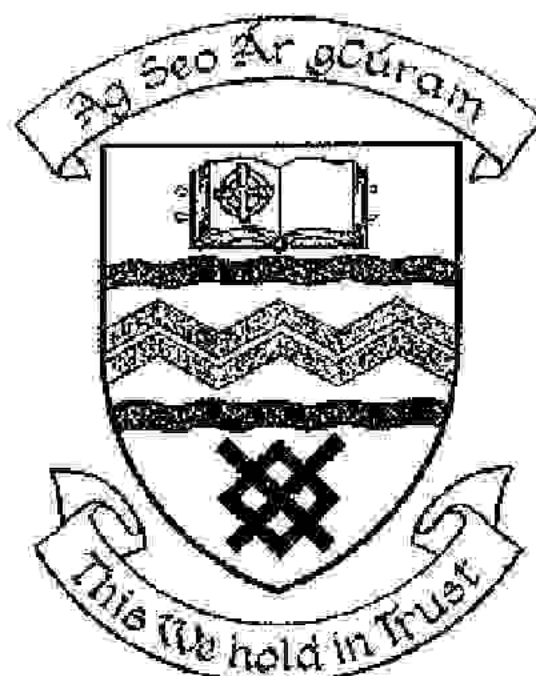
Date

Receipt No.

South
SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

Decision Order Number 0510	Date of Decision 08/03/2001
Register Reference S00A/0861	Date: 15/12/00

Applicant Aldi Stores (Ireland) Developments Ltd.,

Development Modifications to Outline Permission (S98A/0217) for construction of two storeys of apartments in two blocks (6 apartments), two storeys of apartments (14 apartments) with 390 sq.m. of retail floorspace at ground floor in a single block and additional retail floor space totalling 1214 sq.m. in a single unit.

Location Newlands Cross, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/01/2001 /12/01/2001

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 OUTLINE 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.

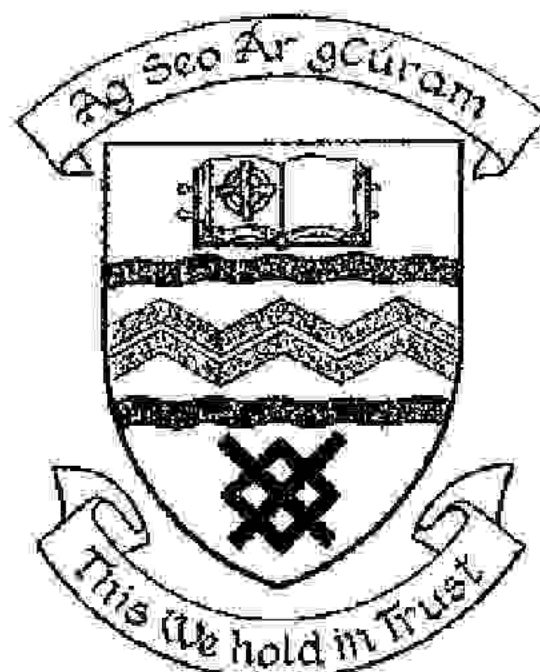
M
..... 08/03/01
for SENIOR ADMINISTRATIVE OFFICER

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

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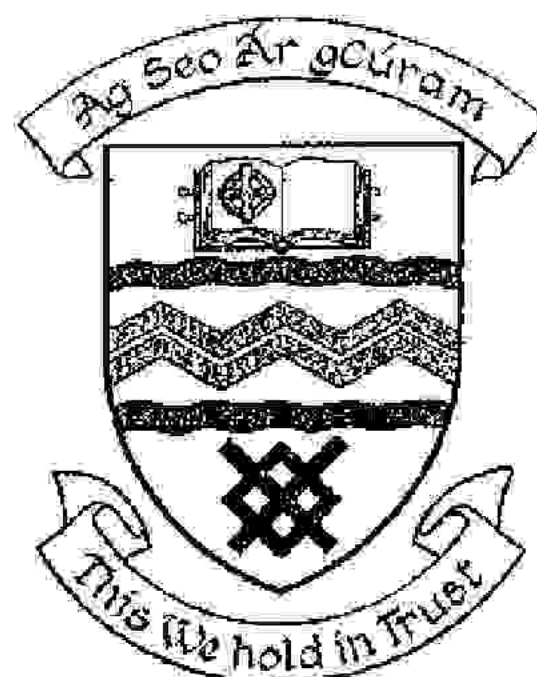
Conditions and Reasons

- 1 That details relating to layout, siting, height, design and external appearance of the proposed buildings and means of access thereto shall be submitted to and approved by the planning authority before any works are begun.
REASON:
In the interest of proper planning and development of the area.
- 2 The proposed retail units in Block 3 shall be omitted and substituted by residential units. A minimum setback of 5 metres along the full length of the north-eastern boundary shall be reserved for suitable screen planting. The applicant shall reduce the footprint of the proposed blocks 1 and 2 to facilitate this setback.
REASON:
In the interest of the proper planning and development of the area.
- 3 The exact treatment of the boundary fronting the Naas Dual carriageway, 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 with Parks and Landscape Services Department prior to the commencement of any development.
REASON:
In the interest of proper planning and development of the area.
- 4 At approval stage the developer is to 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 At 'approval' stage the applicant shall supply full details of any proposed management arrangements to be put in place in relation to the maintenance of the communal open area

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within the development. These proposals shall be agreed with the Parks Department before any development takes place.

REASON:

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

- 6 The applicant shall adjust the footprint of the proposed retail store to allow for the provision of a 3 metre (minimum) deep planted strip along the boundary with the Naas road.

REASON:

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

- 7 At 'approval' stage the applicant shall supply full details of the proposed foul drainage for the development, up to and including the connection to the public sewer. This shall include layouts and details of all sewers, drains, manholes, grease traps and Ajs, as well as longitudinal sections and design calculations for the development.

REASON:

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

- 8 Applicant shall ensure full and complete separation of foul and surface water systems.

REASON:

In the interest of proper planning development of the area.

- 9 No building shall be within 5m of public sewer or sewer with potential to be taken in charge.

REASON:

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

- 10 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.

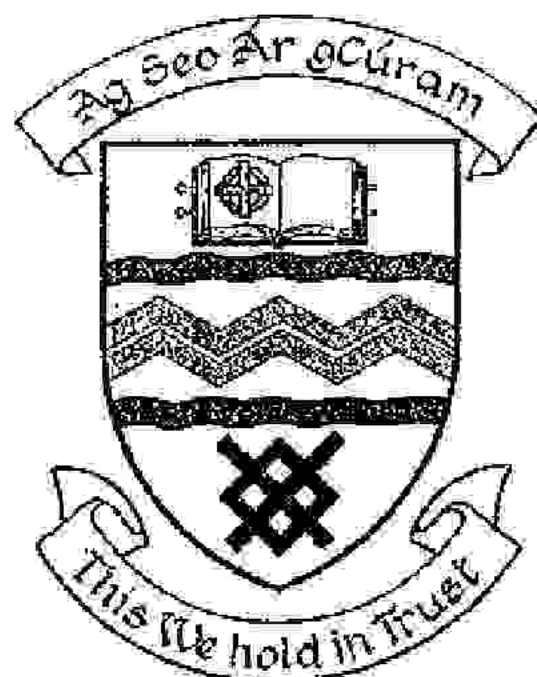
REASON:

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

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- 11 At 'approval' stage the applicant shall supply full details of the proposed surface water drainage for the development, up to and including the connection to the public sewer. This shall include layouts and details of all sewers, drains, manholes, petrol interceptors and gullies, as well as longitudinal sections and surface water run-off calculations for the development.

REASON:

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

- 12 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 the interest of proper planning and development of the area.

- 13 At 'approval' stage the applicant shall supply 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 layout, proposed point of connection to existing watermains. Layout to be in accordance with the Building Regulations.

REASON:

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

- 14 Each apartment/unit shall have separate service connections and separate 24 hour storage.

REASON:

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

- 15 The water supply to all commercial units shall be metered.

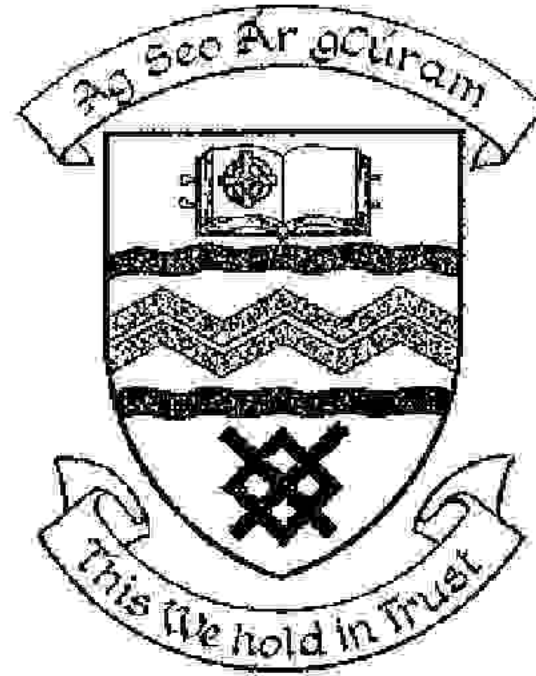
REASON:

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

- 16 Apartments of 3 storeys or more may require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.

REASON:

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

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

REASON:

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

- 18 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.

- 19 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 and development of public open space in the area of the proposed development; this contribution to be paid before the commencement of development on site.

REASON:

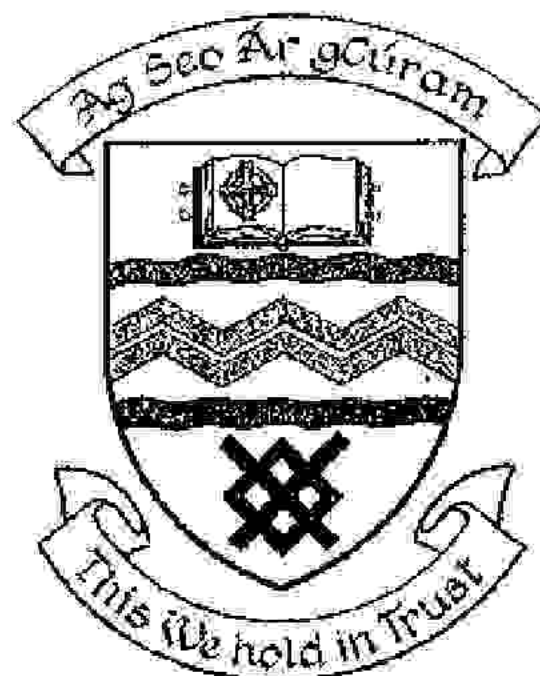
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 20 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

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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.

- 21 That security to be determined by the Planning Authority on submission of detailed plans for approval be lodged by the applicant to South Dublin County Council; arrangements to be made prior to the commencement of development on the site.

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.

- 22 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 and development of Watery Lane Foul Sewer Duplication in the area of the proposed development; this contribution to be paid before the commencement of development on site.

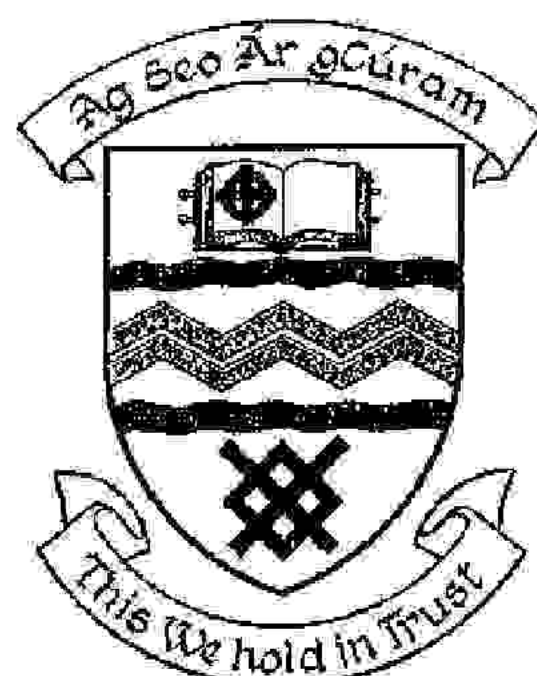
REASON:

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 the provision of services in the area which will facilitate the proposed development.

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

Order Number 0014	Date of Order 08/01/2001
Register Reference S00A/0861	Date 15/12/00

Applicant Aldi Stores (Ireland) Developments Ltd.,

Development Modifications to Outline Permission (S98A/0217) for construction of two storeys of apartments in two blocks (6 apartments), two storeys of apartments (14 apartments) with 390 sq.m. of retail floorspace at ground floor in a single block and additional retail floor space totalling 1214 sq.m. in a single unit.

Location Newlands Cross, Dublin 22.

Dear Sir/Madam,

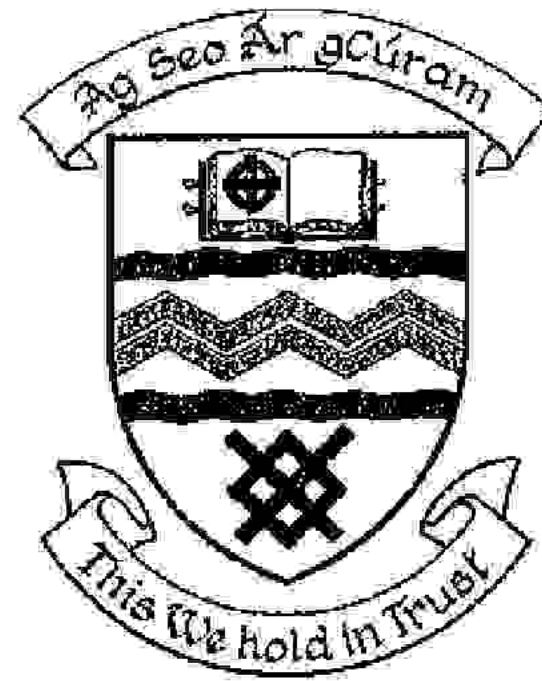
An inspection carried out on 05/01/01 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the notice is not legible from the public road. It is erected on a fence set back from the roadway, and to read the notice a person would have to trespass upon a dangerous heap of soil. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

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

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1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.
 - (c) nature and extent of development including number of dwellings (if any)
 - (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

mt
.....
for Senior Administrative Officer. 08/01/01