

	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/0744	
1. Location	Brownstown House, Kingswood Cross, Naas Road, Brownsbarn, Clondalkin, Dublin 22.		
2. Development	Two Storey extension of 1,204 sq.metres garden centre retail facility, comprising of ground floor extended retail area, 452 sq.metres, and cafeteria, 96 sq.metres, first floor storage, 366 sq.metres, and offices, 111sq.metres, replacing 325 sq.metres production facility .		
3. Date of Application	27/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/12/2000 2.	1. 22/11/2001 2.
4. Submitted by	Name: Joseph Miller Dip.Arch.M.R.I.A.I Address: 13 Eaton Square, Terenure,		
5. Applicant	Name: Fountains And Decor Ltd. Address: Brownstown House, Kingswood Cross, Naas Road, Brownsbarn, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0150  Date 18/01/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0495  Date 01/03/2002	Effect AP GRANT 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

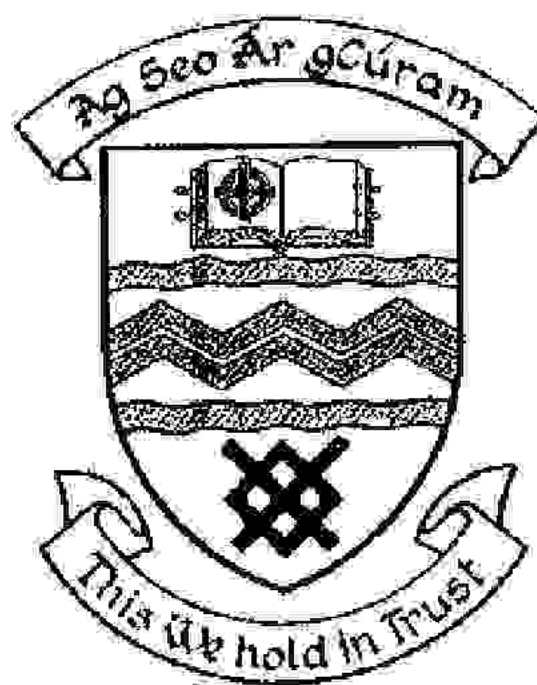
Date

Receipt No.

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

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

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Joseph Miller Dip.Arch.M.R.I.A.I  
13 Eaton Square,  
Terenure,  
Dublin 6W.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0495	Date of Final Grant 01/03/2002
Decision Order Number 0150	Date of Decision 18/01/2002
Register Reference S00A/0744	Date 22/11/01

**Applicant** Fountains And Decor Ltd.

**Development** Two Storey extension of 1,204 sq.metres garden centre retail facility, comprising of ground floor extended retail area, 452 sq.metres, and cafeteria, 96 sq.metres, first floor storage, 366 sq.metres, and offices, 111sq.metres, replacing 325 sq.metres production facility .

**Location** Brownstown House, Kingswood Cross, Naas Road, Brownsbarn, Clondalkin, Dublin 22.

**Floor Area** 1241.80 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 18/12/2000 /22/11/2001

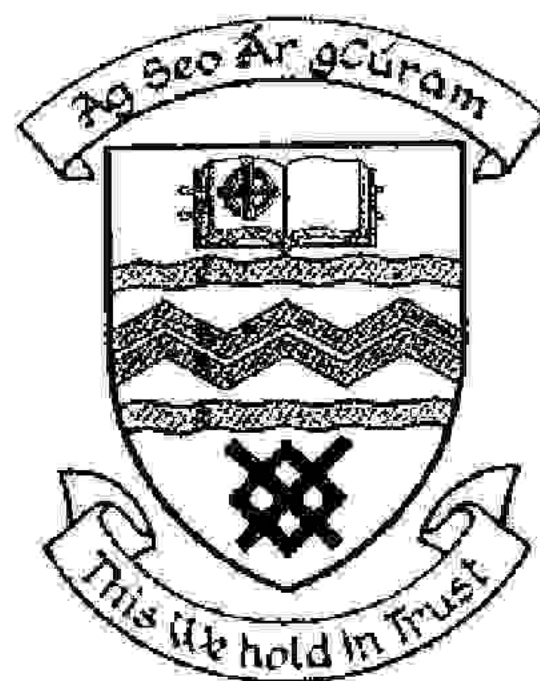
A Permission has been granted for the development described above,  
subject to the following (14) Conditions.



# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S004/0744

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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 as amended by Additional Information received by the Planning Authority on 22/11/01 and Unsolicited Additional Information received on 05/12/01, 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 The extension hereby permitted shall be used for the purposes of a garden centre retail facility and ancillary uses only, and shall not be used for retail warehouse purposes without the prior permission of the Planning Authority, or An Bord Pleanála on appeal.

### REASON:

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

### NOTE:

A retail warehouse is defined in the Retail Planning Guidelines (December 2000) as "a large single-level store specialising in the sale of household goods such as carpets, furniture and electrical goods, and bulky DIY items, catering mainly for car-borne customers and often in out-of-centre locations".

- 3 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.

- 4 All existing car parking spaces as shown on site layout plan (submitted 22/11/01) shall be available for car parking and shall not be used for the display or storage of goods or products.

### REASON:

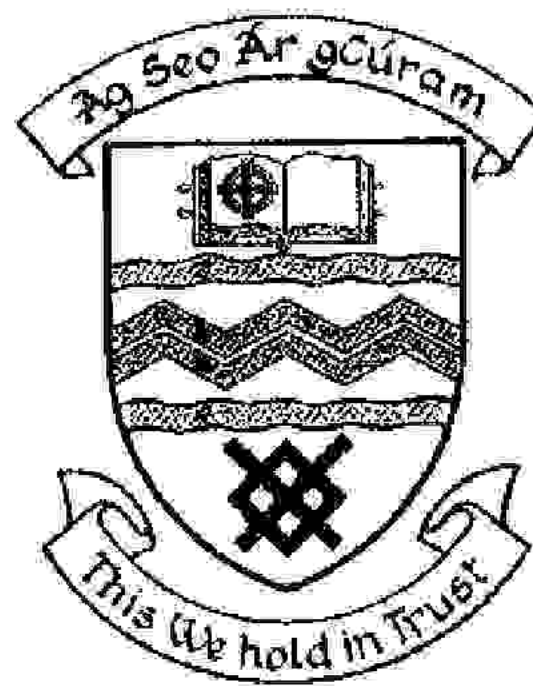
In the interest of the proper planning and development of the area and in order to provide car parking facilities as proposed.

- 5 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.

# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S002/0700

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### REASON:

To protect the amenities of the area.

- 6 The office use shall be ancillary to the garden centre use on the site and shall not be sold or let separately from the existing premises.

### REASON:

In order to restrict speculative office development in the interest of the proper planning and development of the area.

- 7 The height of the proposed structure shall not exceed 131.6m O.D. level.

### REASON:

In the interest of air traffic safety.

- 8 The requirements of the Environmental Health Officer shall be strictly adhered to. In that respect:

- 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 must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open sites.
- ii) Smoke, grit, dust, ash, acid spray or liquid droplets shall not be emitted from the premises in such a manner or quantity as to give rise to a nuisance to persons in the neighbourhood.
- iii) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 08:00 a.m. on weekdays and 09:00 a.m. on Saturdays nor after 18:00p.m. on weekdays and 13:00 p.m. on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
- iv) Noise due to the normal operation of the proposed development, expressed as Laeq over one hour at the sit boundary, shall not exceed the background level by 5 dBA or more at night by 10dBA or more during normal working hours. Clearly audible and impulsive tones shall be avoided at night irrespective of the noise level.
- v) The developer shall ensure that the lighting system is designed to minimise potential pollution and



# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S002/0744

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- glare and spillage.
- vi) Where sanitary facilities are located internally, water closet accommodation, intervening lobbies and bathrooms shall be permanently and independently ventilated to the open air by means of a mechanically aided system.
  - vii) Prior to the commencement of development, the applicant shall clarify what is meant by a 'private sewer' and whether this is a private drain leading to the public sewer for treatment or to a private treatment system.
  - viii) Full consultations shall take place with the Environmental Health Officer prior to the commencement of operation of the kitchen or where food is to be prepared, stored or for sale. A detailed layout plan indicating equipment, finishes, ventilation, wash-up, drainage etc. shall be submitted to the Environmental Health Officer prior to the commencement of work.  
It should be noted at this stage that Registration of the Food Business with the Health Board will depend on the adequate provision of separate sanitary accommodation, changing facilities and suitable lockers for all catering staff.
  - ix) Cold water supply to the kitchen sink shall be supplied directly from a potable source.
  - x) Suitable and adequate ventilation shall be provided in the kitchen and localised mechanical extract ventilation directly to the outer air shall be provided over all steam and fume emitting appliances.
  - xi) A cleaning store/sluice room shall be provided.
  - xii) A grease trap shall be installed to prevent grease and fat entering the waste water system.

### REASON:

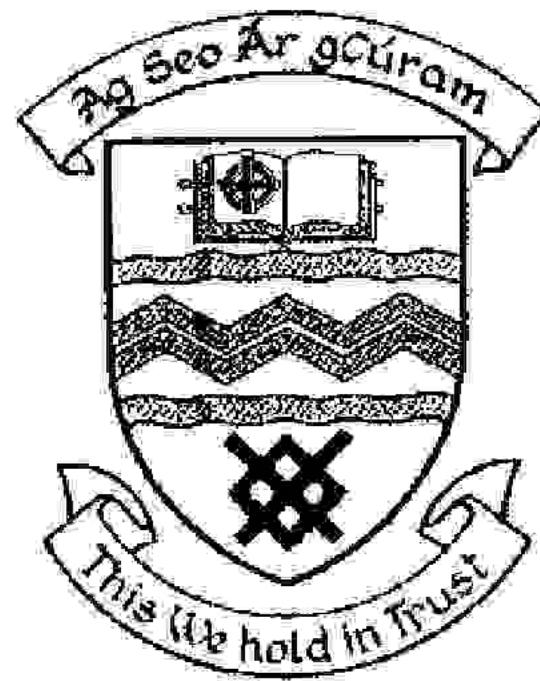
In the interest of public health.

- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:
- i) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - ii) Applicant to ensure full and complete separation of foul and surface water systems.
  - iii) 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 -

# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S002/0744

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- 1990.
- iv) 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.
  - v) All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the soakaways.
  - vi) Soakaways are to be located at least 5m from any buildings, public sewers or structures and not in such a position that the ground below foundations is likely to be adversely affected.
  - vii) Soakaways are to be located at least 10m from the nearest road boundary and not within 3m of the boundary of the adjoining site.
  - viii) Soakaways must be designed in accordance with the requirements of BRE Digest 365 Soakaway Design and certification to that effect is required. Report on suitability of soil for soakage to be submitted with the additional information.
  - ix) Soakage area to meet the requirements of EHO.
  - x) No new connection shall be made to the public water supply until such time as a watermain of adequate capacity exists to cater for the proposed development.
  - xi) The development shall have its own connection to the public watermain and full 24 hour water storage.
  - xii) The water supply to the development shall be commercially metered.
  - xiii) 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.

- 10 The structure shall be located at a distance of not less than 2 metres from the northern site boundary.

### REASON:

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

- 11 That a financial contribution in the sum of EUR 9,010 (Nine Thousand and Ten 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



# SOUTH DUBLIN COUNTY COUNCIL

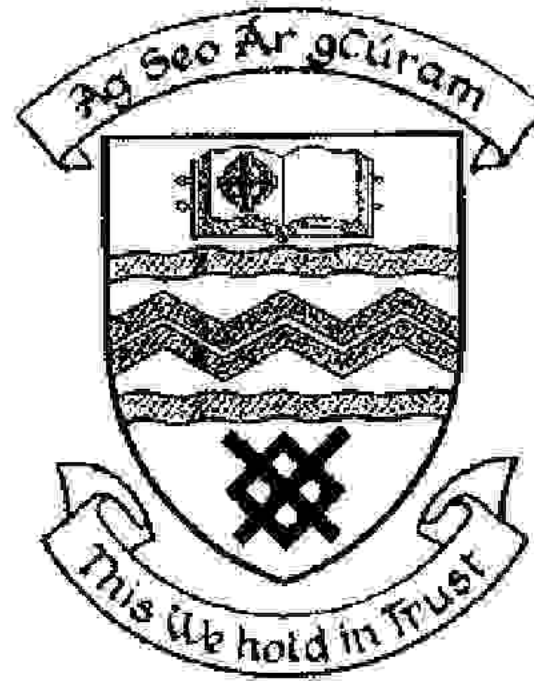
REG REF. S0045/0744

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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.

- 12 That a financial contribution in the sum of EUR 23,438 (Twenty Three Thousand Four Hundred and Thirty Eight 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.

- 13 That a financial contribution in the sum of EUR 3,560 (Three Thousand Five Hundred and Sixty Euro) 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.

- 14 That a financial contribution in the sum of EUR 1,010 (One Hundred and Ten Thousand 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.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.



# SOUTH DUBLIN COUNTY COUNCIL

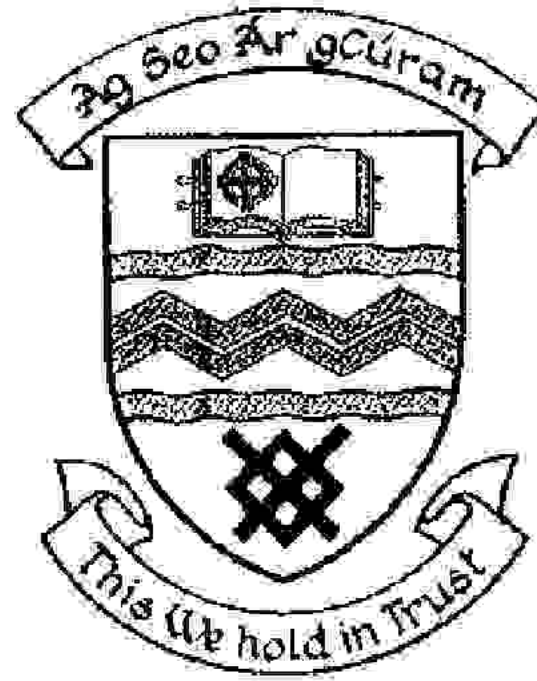
REG. REF. S002/0741

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- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

  
.....04/03/02  
for SENIOR ADMINISTRATIVE OFFICER

C

**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 0150	Date of Decision 18/01/2002
Register Reference S00A/0744	Date: 27/10/00

**Applicant**                      Fountains And Decor Ltd.

**Development**                Two Storey extension of 1,204 sq.metres garden centre retail facility, comprising of ground floor extended retail area, 452 sq.metres, and cafeteria, 96 sq.metres, first floor storage, 366 sq.metres, and offices, 111sq.metres, replacing 325 sq.metres production facility .

**Location**                      Brownstown House, Kingswood Cross, Naas Road, Brownsbarn, Clondalkin, Dublin 22.

**Floor Area**                      Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received**                      18/12/2000 /22/11/2001

**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.

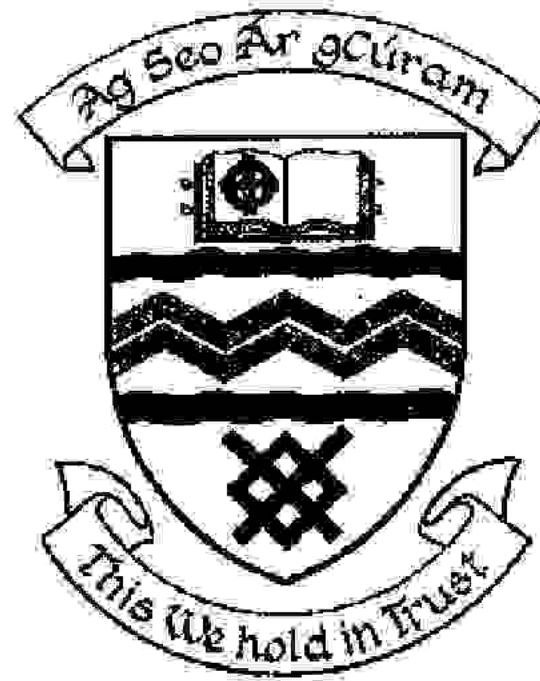
Subject to the conditions ( 14 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

 ..... 21/01/02  
for SENIOR ADMINISTRATIVE OFFICER

Joseph Miller Dip.Arch.M.R.I.A.I  
13 Eaton Square,  
Terenure,  
Dublin 6W.



**SOUTH DUBLIN COUNTY COUNCIL**  
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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 as amended by Additional Information received by the Planning Authority on 22/11/01 and Unsolicited Additional Information received on 05/12/01, 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 The extension hereby permitted shall be used for the purposes of a garden centre retail facility and ancillary uses only, and shall not be used for retail warehouse purposes without the prior permission of the Planning Authority, or An Bord Pleanála on appeal.

**REASON:**

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

**NOTE:**

A retail warehouse is defined in the Retail Planning Guidelines (December 2000) as "a large single-level store specialising in the sale of household goods such as carpets, furniture and electrical goods, and bulky DIY items, catering mainly for car-borne customers and often in out-of-centre locations".

- 3 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.

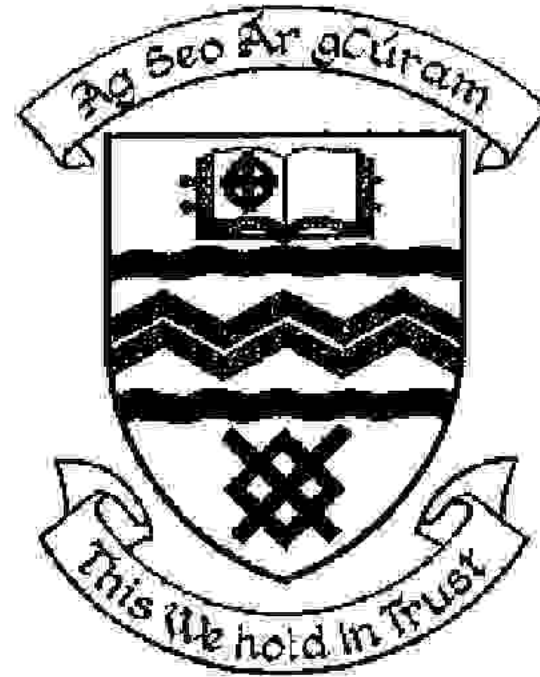
- 4 All existing car parking spaces as shown on site layout plan (submitted 22/11/01) shall be available for car parking and shall not be used for the display or storage of goods or products.

**REASON:**

**SOUTH DUBLIN COUNTY COUNCIL  
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In the interest of the proper planning and development of the area and in order to provide car parking facilities as proposed.

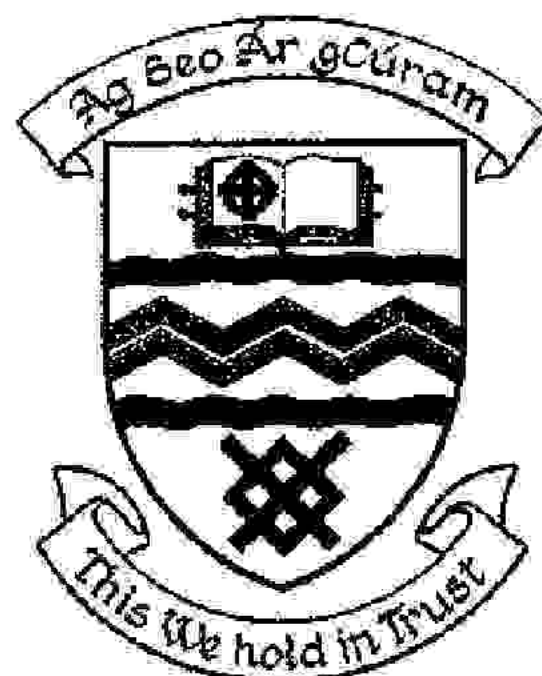
- 5 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
REASON:  
To protect the amenities of the area.
- 6 The office use shall be ancillary to the garden centre use on the site and shall not be sold or let separately from the existing premises.  
REASON:  
In order to restrict speculative office development in the interest of the proper planning and development of the area.
- 7 The height of the proposed structure shall not exceed 131.6m O.D. level.  
REASON:  
In the interest of air traffic safety.
- 8 The requirements of the Environmental Health Officer shall be strictly adhered to. In that respect:
- 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 must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open sites.
  - ii) Smoke, grit, dust, ash, acid spray or liquid droplets shall not be emitted from the premises in such a manner or quantity as to give rise to a nuisance to persons in the neighbourhood.
  - iii) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 08:00 a.m. on



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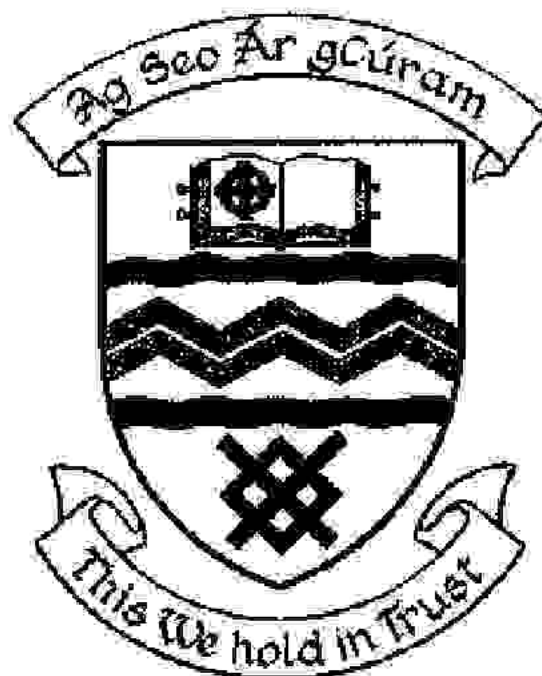
REG REF. S00A/0744

- weekdays and 09:00 a.m. on Saturdays nor after 18:00p.m. on weekdays and 13:00 p.m. on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
- iv) Noise due to the normal operation of the proposed development, expressed as Laeq over one hour at the sit boundary, shall not exceed the background level by 5 dBA or more at night by 10dBA or more during normal working hours. Clearly audible and impulsive tones shall be avoided at night irrespective of the noise level.
  - v) The developer shall ensure that the lighting system is designed to minimise potential pollution and glare and spillage.
  - vi) Where sanitary facilities are located internally, water closet accommodation, intervening lobbies and bathrooms shall be permanently and independently ventilated to the open air by means of a mechanically aided system.
  - vii) Prior to the commencement of development, the applicant shall clarify what is meant by a 'private sewer' and whether this is a private drain leading to the public sewer for treatment or to a private treatment system.
  - viii) Full consultations shall take place with the Environmental Health Officer prior to the commencement of operation of the kitchen or where food is to be prepared, stored or for sale. A detailed layout plan indicating equipment, finishes, ventilation, wash-up, drainage etc. shall be submitted to the Environmental Health Officer prior to the commencement of work.  
It should be noted at this stage that Registration of the Food Business with the Health Board will depend on the adequate provision of separate sanitary accommodation, changing facilities and suitable lockers for all catering staff.
  - ix) Cold water supply to the kitchen sink shall be supplied directly from a potable source.
  - x) Suitable and adequate ventilation shall be provided in the kitchen and localised mechanical extract ventilation directly to the outer air shall be provided over all steam and fume emitting

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REG. REF. S00A/0744

appliances.

- xi) A cleaning store/sluice room shall be provided.
- xii) A grease trap shall be installed to prevent grease and fat entering the waste water system.

REASON:

In the interest of public health.

- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:
- i) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - ii) Applicant to ensure full and complete separation of foul and surface water systems.
  - iii) 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.
  - iv) 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.
  - v) All surface water runoff from vehicle parking / marshallng areas shall be routed via a petrol/oil/diesel interceptor before discharging to the soakaways.
  - vi) Soakaways are to be located at least 5m from any buildings, public sewers or structures and not in such a position that the ground below foundations is likely to be adversely affected.
  - vii) Soakaways are to be located at least 10m from the nearest road boundary and not within 3m of the boundary of the adjoining site.
  - viii) Soakaways must be designed in accordance with the requirements of BRE Digest 365 Soakaway Design and certification to that effect is required. Report on suitability of soil for soakage to be submitted with the additional information.
  - ix) Soakage area to meet the requirements of EHO.
  - x) No new connection shall be made to the public water



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supply until such time as a watermain of adequate capacity exits to cater for the proposed development.

- xi) The development shall have its own connection to the public watermain and full 24 hour water storage.
- xii) The water supply to the development shall be commercially metered.
- xiii) 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.

- 10 The structure shall be located at a distance of not less than 2 metres from the northern site boundary.

**REASON:**

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

- 11 That a financial contribution in the sum of EUR 9,010 (Nine Thousand and Ten 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.

- 12 That a financial contribution in the sum of EUR 23,438 (Twenty Three Thousand Four Hundred and Thirty Eight 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.

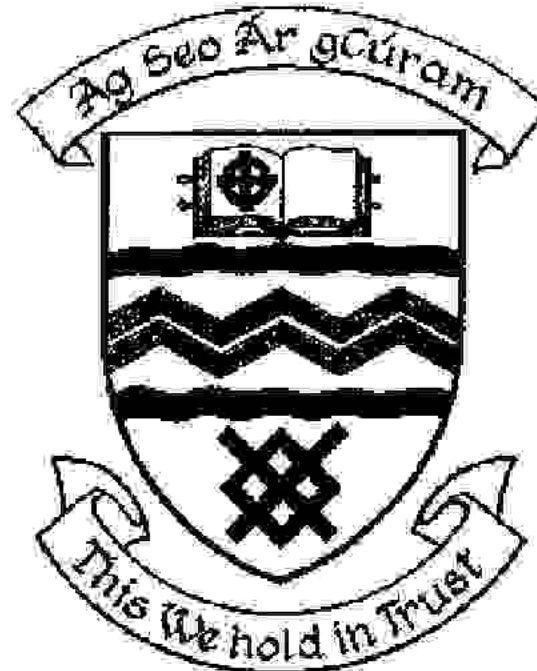
**REASON:**

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

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improvement works and traffic management schemes  
facilitating the proposed development.

- 13 That a financial contribution in the sum of EUR 3,560 (Three Thousand Five Hundred and Sixty Euro) 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.

- 14 That a financial contribution in the sum of EUR 1,010 (One Hundred and Ten Thousand 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.



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0744	
1. Location	Brownstown House, Kingswood Cross, Naas Road, Brownsbarn, Clondalkin, Dublin 22.		
2. Development	Two Storey extension of 1,204 sq.metres garden centre retail facility, comprising of ground floor extended retail area, 452 sq.metres, and cafeteria, 96 sq.metres, first floor storage, 366 sq.metres, and offices, 111sq.metres, replacing 325 sq.metres production facility .		
3. Date of Application	27/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/12/2000 2.	1. 2.
4. Submitted by	Name: Joseph Miller Dip.Arch.M.R.I.A.I Address: 13 Eaton Square, Terenure,		
5. Applicant	Name: Fountains And Decor Ltd. Address: Brownstown House, Kingswood Cross, Naas Road, Brownsbarn, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2765  Date 18/12/2000	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.

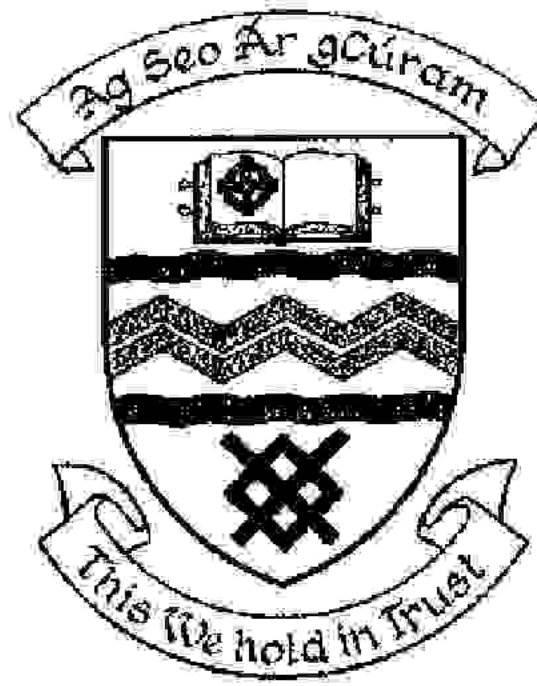
Registrar

Date

Receipt No.



**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2765	Date of Decision 18/12/2000
Register Reference S00A/0744	Date: 27/10/00

**Applicant** Fountains And Decor Ltd.  
**Development** Two Storey extension of 1,204 sq.metres garden centre retail facility, comprising of ground floor extended retail area, 452 sq.metres, and cafeteria, 96 sq.metres, first floor storage, 366 sq.metres, and offices, 111sq.metres, replacing 325 sq.metres production facility .

**Location** Brownstown House, Kingswood Cross, Naas Road, Brownsbarn, Clondalkin, Dublin 22.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 27/10/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

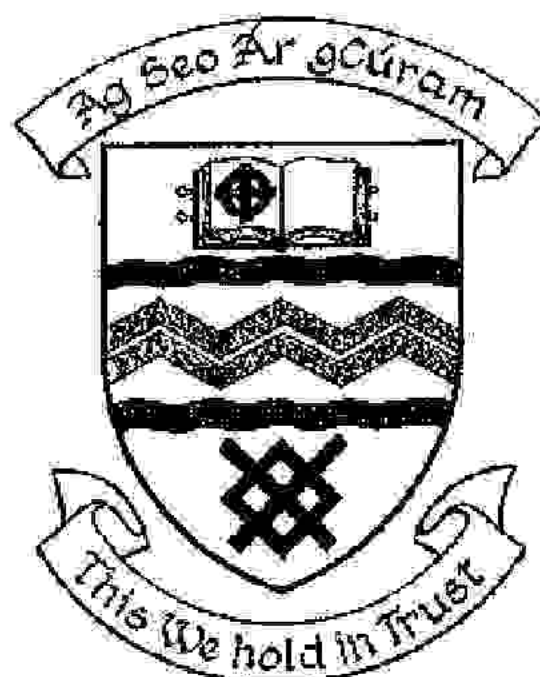
- 1 The applicant is advised that the proposed site is located at a prominent location at the junction of the Naas Dual Carriageway and the entrance to Kingswood Village. The Planning Authority consider that the elevational treatment of any development fronting onto the roadway at this important location should be of a quality which reflects the importance of the site at the entrance to the village. The applicant is requested to submit an amended proposal for the elevations of the proposed development. Materials and finishes should include the provision of a combination of plaster/nap finishes and brickwork.
- 2 (a) The applicant is requested to submit details of proposed foul drainage such that the route of the foul sewer up to and including connection to Citywest sewer can be determined. Foul and surface

Joseph Miller Dip.Arch.M.R.I.A.I  
13 Eaton Square,  
Terenure,  
Dublin 6W.

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- water systems to be labelled to a standard that will allow their complete separation to be established.
- (b) The applicant is requested to submit written evidence of the permission of Citywest to connect to the Citywest sewer.
  - (c) The applicant is requested to submit details of the proposed soakage area designed in accordance with the relevant regulations.
  - (d) The applicant is requested to submit details of a proposed watermain layout indicating, proposed point of connection to the existing watermain. A separate connection shall be provided for each dwelling.
- 3 The applicant is requested to submit an amended proposal showing a setback of not less than 2 metres between the gable of the proposed development and the adjoining public road.
- 4 The applicant is requested to submit a site layout plan at a scale of not less than 1:500 showing a car parking provision which complies with the requirements of the Development Plan or a reduced floor area. The applicant is requested to submit details of the volume of type of traffic likely to be generated by the proposed development. The applicant should also consider the car parking provision for any future development on the site.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

19/12/00