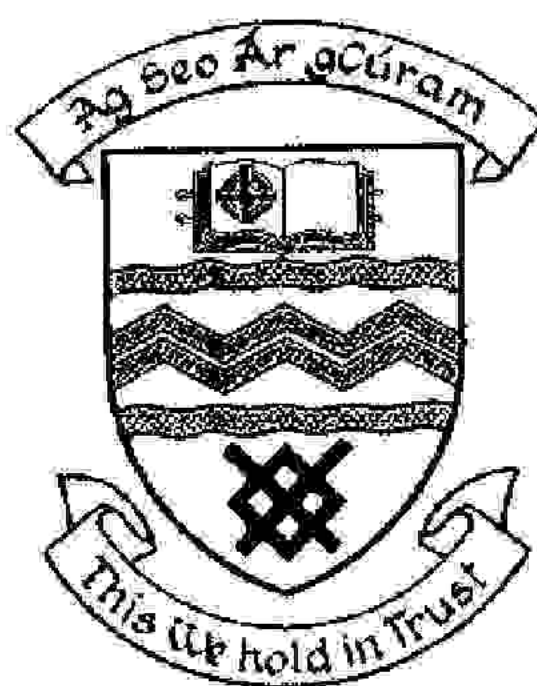


	<b>South Dublin County Council</b> <b>Local Government</b> <b>(Planning &amp; Development) Acts 1963 to 1993</b> <b>and Planning &amp; Development Act 2000</b> <b>and Planning Regulations Thereunder</b> <b>Planning Register (Part 1)</b>		Plan Register No.  <b>S00A/0587</b>
<b>1. Location</b>	Eurospar, Ballyowen Shopping Centre, Ballyowen Lane, Lucan, Co. Dublin.		
<b>2. Development</b>	new brick clad screen wall to rear, relocation of services plant and extension of ground floor retail area		
<b>3. Date of Application</b>	17-Jul-2002	Date of further particulars (a) Requested (b) Received	
<b>3a. Type of Application</b>	Permission	1. 31-May-2001 2. 31-May-2001	1. 2.
<b>4. Submitted by</b>	<b>Name:</b> Tom Duffy <b>Address:</b> 258 Griffith Avenue., Drumcondra., Dublin 9..		
<b>5. Applicant</b>	<b>Name:</b> Farandare Ltd. <b>Address:</b> 23, Fitzwilliam Square., Dublin 2.		
<b>6. Decision</b>	<b>O.C.M. No.:</b> 3103 <b>Date:</b> 12-Sep-2002	<b>Effect:</b> GRANT PERMISSION	
<b>7. Grant</b>	<b>O.C.M. No.:</b> 3466 <b>Date:</b> 30-Oct-2002	<b>Effect:</b> GRANT PERMISSION	
<b>8. Appeal Lodged</b>	<b>Date:</b>	<b>Appeal Type</b>	
<b>9. Appeal Decision</b>	<b>Date:</b>	<b>Appeal Decision</b>	
<b>10. Material Contravention</b>			
<b>11. Enforcement:</b>	<b>Compensation:</b>	<b>Purchase Notice:</b>	
<b>12. Revocation or Amendment</b>			
<b>13. E.I.S. Requested</b>	<b>E.I.S. Received</b>	<b>E.I.S. Appeal</b>	
<b>14. _____ Registrar</b>	<b>_____ Date</b>	<b>_____ Receipt No.</b>	

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



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

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**PLANNING  
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Tom Duffy  
258 Griffith Avenue,  
Drumcondra,  
Dublin 9..

**NOTIFICATION TO GRANT PERMISSION**

**PLANNING & DEVELOPMENT ACT, 2000 AND PLANNING REGULATIONS  
THEREUNDER**

Final Grant Order No.:	3466	Date of Final Grant:	30-Oct-2002
Decision Order No.:	3103	Date of Decision:	12-Sep-2002
Register Reference:	S00A/0587	Date:	17-Jul-2002

**Applicant:** Farandare Ltd.

**Development:** new brick clad screen wall to rear, relocation of services plant and extension of ground floor retail area

**Location:** Eurospar, Ballyowen Shopping Centre, Ballyowen Lane, Lucan, Co. Dublin.

**Floor Area:**

**Time extension(s) up to and including**  
**Additional Information Requested/Received** 31-May-2001 /

A Permission has been granted for the development described above, subject to the following (11) conditions.

**Conditions and Reasons:**

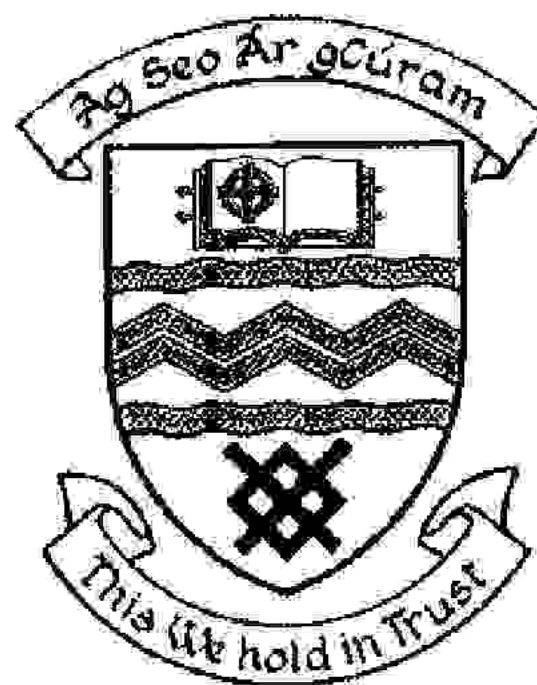
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 04/04/01 and Clarification of Additional Information received on 17/07/02, save as may be required by the other conditions attached hereto. REASON: To ensure that the development shall be in accordance with the permission and that effective



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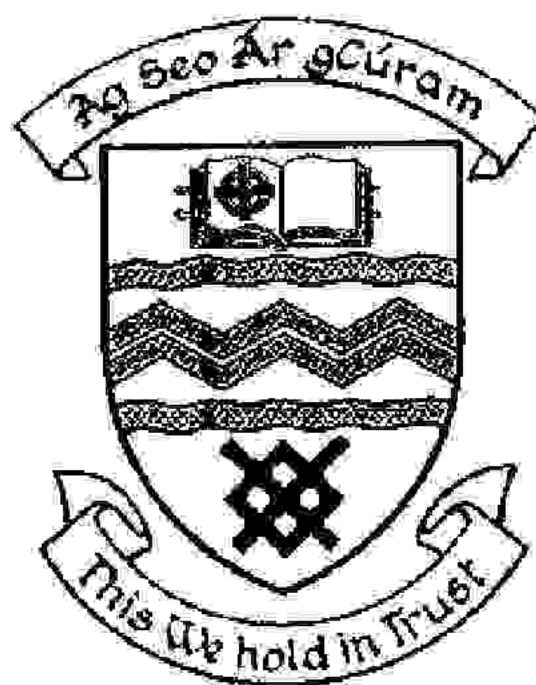
E-Mail: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

control be maintained.

2. That a financial contribution in the sum of EUR 2,972 (two thousand nine hundred and seventy two 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.
3. 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.
4. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. · Prior to the commencement of development the applicant shall submit foul and surface water drainage plans showing the exact location of all drains, manholes, grease traps, AJs etc. located within the site boundary. This layout shall be in accordance with the Building Regulations. Applicant shall note that 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 surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer. · If not already the case, the water supply to the development shall be commercially metered. · Applicant to provide full 24-hour storage for the development. REASON: In order to comply with the Sanitary Services Acts, 1878- 1964.
5. 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.
6. That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development. REASON: In the interest of health.
7. That all external finishes harmonise in colour and texture with the existing premises. REASON: In the interest of visual amenity.



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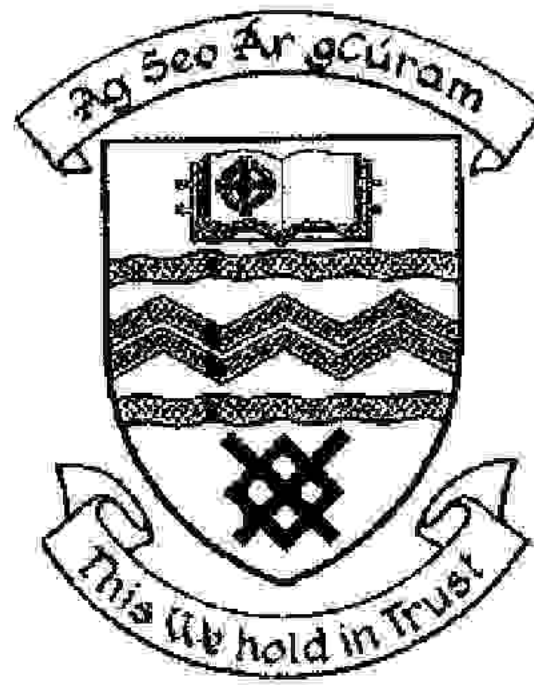
E-Mail: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

8. That a financial contribution in the sum of EUR 183 (one hundred and eighty three euro) be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; 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.
  9. That a financial contribution in the sum of EUR 7,731 (seven thousand seven hundred and thirty one 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.
  10. That a financial contribution in the sum of EUR 551 (five 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.
  11. That a financial contribution in the sum of EUR 2,030 (two thousand and thirty 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.
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
  - (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 reinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

**SOUTH DUBLIN COUNTY COUNCIL**  
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Signed on behalf of South Dublin County Council.

31-Oct-2002

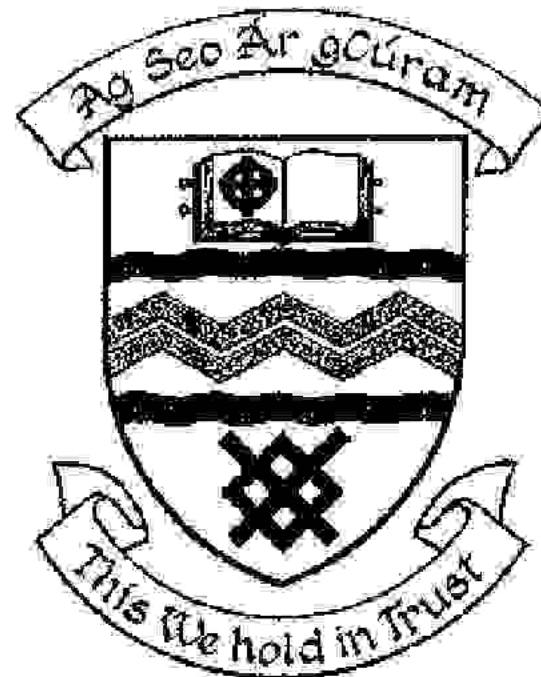
for SENIOR EXECUTIVE OFFICER.



	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/0587	
1. Location	Eurospar, Ballyowen Shopping Centre, Ballyowen Lane, Lucan, Co. Dublin.		
2. Development	new brick clad screen wall to rear, relocation of services plant and extension of ground floor retail area		
3. Date of Application	21/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 05/02/2001 2. 31/05/20	1. 04/04/2001 2.
4. Submitted by	Name: Tom Duffy Address: 43 Trimgate Street, Navan,		
5. Applicant	Name: Farandare Ltd. Address: 23. Fitzwilliam Square, Dublin 2.		
6. Decision	O.C.M. No. 2057 Date 31/05/2001	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
7. Grant	O.C.M. No. Date	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
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 2057	Date of Decision 31/05/2001
Register Reference S00A/0587	Date 21/08/00

Applicant Farandare Ltd.  
App. Type Permission  
Development new brick clad screen wall to rear, relocation of services  
plant and extension of ground floor retail area  
  
Location Eurospar, Ballyowen Shopping Centre, Ballyowen Lane, Lucan,  
Co. Dublin.

Dear Sir / Madam,

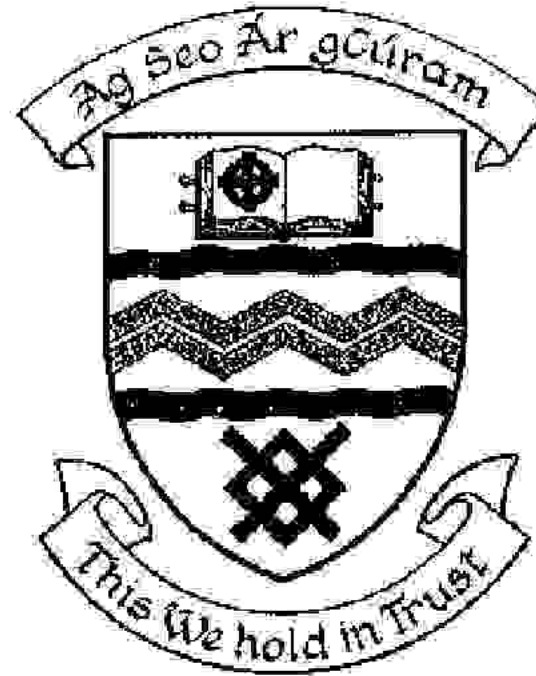
With reference to your planning application, additional information received on 04/04/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1999 and Planning and Development Act 2000, the following Clarification of Additional Information must be submitted in quadruplicate :

- 1 In relation to the screening of the air handling unit, the applicant shall take note that under S97A/0814, the drawings submitted clearly indicated that the screen would be erected on the north, east and west elevations. In relation to the current proposal, it does not appear that a screen on the west elevation is proposed. The applicant is requested to clarify this. In addition, a report from an acoustics expert is required which fully addresses the noise implications for adjoining residential property.
- 2 In relation to the proposed additional parking spaces, the applicant is requested to clarify if it is within their

Tom Duffy  
43 Trimgate Street,  
Navan,  
Co. Meath.



**SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S00A/0587

control to provide any parking. The area indicated as the site of the planning application excludes the car park. Any proposal to provide additional parking would require an appropriately revised planning unit. In addition, revised public notification would be required ( the applicant should also be aware that any revised application and public notice for the entire site is required to indicate that the site contains a Protected Structure.)

Notwithstanding this, the Planning Authority is concerned that spaces 6-10 indicated on the revised parking layout submitted 04/04/2001, which are located in such close proximity to the castle, would detract from the views of this Protected Structure. In addition, the development of spaces 11-14 could not take place as indicated in the layout. There is less space on the site than indicated in the layout. In addition, the development of these spaces would necessitate the removal of landscaping inside the site boundary, which is not desirable.

The applicant is therefore requested to re-examine the parking requirement of the development having regard to the overall parking requirements for the various uses at the shopping centre. A fully detailed parking study is requested in this regard.

- 3 In relation to access for delivery vehicles, the applicant shall note that the space is not available along the western access to facilitate reversing manoeuvres. The applicant is therefore requested to clarify how large trucks can safely access/exit the rear yard.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

.....*M7*.....  
for SENIOR ADMINISTRATIVE OFFICER

31/05/01

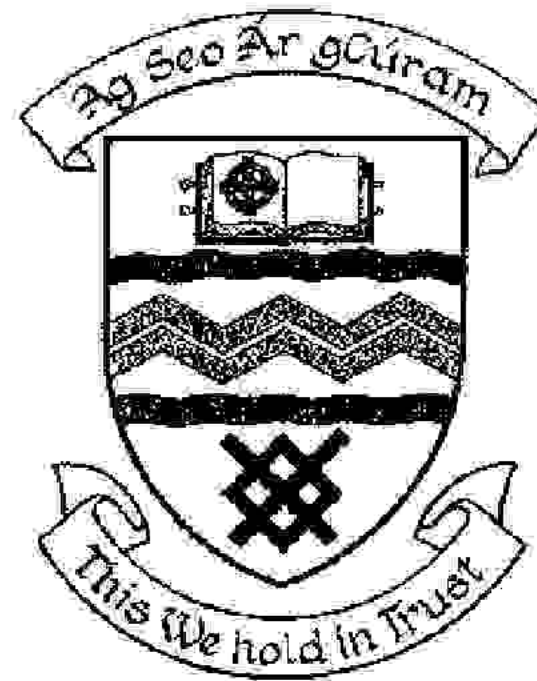


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0587	
1. Location	Eurospar, Ballyowen Shopping Centre, Ballyowen Lane, Lucan, Co. Dublin.		
2. Development	new brick clad screen wall to rear, relocation of services plant and extension of ground floor retail area		
3. Date of Application	21/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 05/02/2001 2. 31/05/20	1. 04/04/2001 2.
4. Submitted by	Name: Tom Duffy Address: 43 Trimgate Street, Navan,		
5. Applicant	Name: Farandare Ltd. Address: 23. Fitzwilliam Square, Dublin 2.		
6. Decision	O.C.M. No. 2057  Date 31/05/2001	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
7. Grant	O.C.M. No. Date	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
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**

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

Decision Order Number 0275	Date of Decision 05/02/2001
Register Reference S00A/0587	Date: 21/08/00

**Applicant** Farandare Ltd.  
**Development** new brick clad screen wall to rear, relocation of services  
plant and extension of ground floor retail area

**Location** Eurospar, Ballyowen Shopping Centre, Ballyowen Lane, Lucan,  
Co. Dublin.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 21/08/00 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 shall take note that the screening of the air handling unit as required by Conditions 1 and 2 of permission granted for the retention of acoustic housing and air handling unit overhead and erection of visual screen to the unit, to the rear (Reg. Ref. S97A/0814) has not been implemented. As such these services do not have planning permission. The applicant is required to clarify proposals in this regard. If the applicant proposes to erect the brick clad screen wall in lieu of the screen required under S97A/0814, a report from an acoustics expert is required which fully addresses the noise implications for adjoining residential property, taking on board the fact that the screen permitted under S97A/0814 would fully enclose the air handling unit.
- 2 The proposed extension to the retail area will generate car parking demand for an additional 14 spaces. The applicant is requested to address how this requirement can be satisfied having regard to the overall parking requirements

Tom Duffy  
43 Trimgate Street,  
Navan,  
Co. Meath.



**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S00A/0587

for the various uses at the shopping centre. A fully detailed parking study is required in this regard.

- 3 The proposed extension would appear to prevent large vehicles satisfactorily accessing/egressing the service area through the gate on the east side. The applicant is requested to submit a revised layout at a scale of 1:200 which shows how large trucks can safely access/exit the rear yard. This shall show the existing layout and proposed changes.
- 4 The applicant is requested to precisely indicate the proposed location of the services plant in relation to their existing location.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

06/02/01

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0587	
1. Location	Eurospar, Ballyowen Shopping Centre, Ballyowen Lane, Lucan, Co. Dublin.		
2. Development	new brick clad screen wall to rear, relocation of services plant and extension of ground floor retail area		
3. Date of Application	21/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Tom Duffy Address: 43 Trimgate Street, Navan,		
5. Applicant	Name: Farandare Ltd. Address: 23. Fitzwilliam Square, Dublin 2.		
6. Decision	O.C.M. No. 2046  Date 07/09/2000	Effect AR REQUEST REVISED PUBLIC NOTICE	
7. Grant	O.C.M. No. Date	Effect AR REQUEST REVISED PUBLIC NOTICE	
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.	



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

Order Number 2046	Date of Order 07/09/2000
Register Reference S00A/0587	Date 21/08/00

Applicant            Farandare Ltd.

Development        new brick clad screen wall to rear, relocation of services  
plant and extension of ground floor retail area

Location            Eurospar, Ballyowen Shopping Centre, Ballyowen Lane, Lucan,  
Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 06/09/2000 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a 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:-

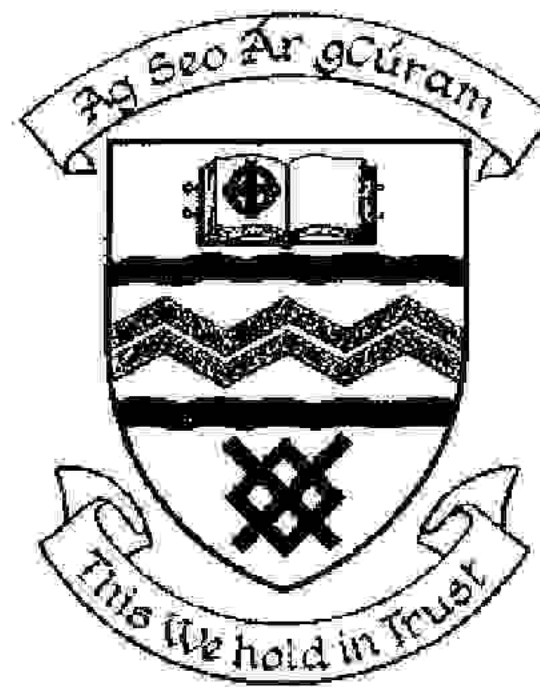
- 1. Must be durable material
- 2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
- 3. Must be headed "Application to Planning Authority".
- 4. Must state:

Tom Duffy  
43 Trimgate Street,  
Navan,  
Co. Meath.

**SOUTH DUBLIN COUNTY COUNCIL**  
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- (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. 07/09/00