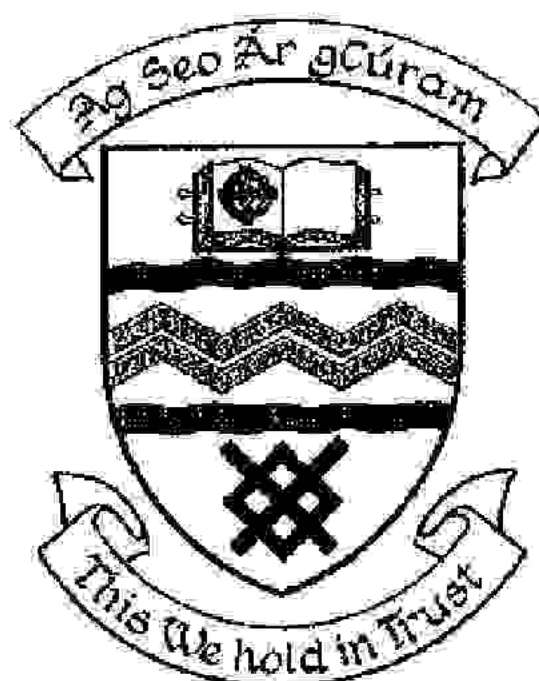


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0165	
1. Location	Nangor Road, Clondalkin, Dublin 22.		
2. Development	Demolition of existing snooker hall and erection of part two storey pitched roof building comprising of discount discount foodstore, 997m2 retail area, office at first floor, 192 sq.m net area, associated carparking, modified site layout and entrance, signage and site development works, to site.		
3. Date of Application	15/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/05/2000 2.	1. 23/06/2000 2.
4. Submitted by	Name: Fitzgerald Kavanagh Associates, Address: 26 Upper Mount Street, Dublin 2.		
5. Applicant	Name: Lidl Ireland GmbH, Address: 8 St. John's Court, Santry, Dublin 9.		
6. Decision	O.C.M. No. 2397 Date 26/10/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE 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



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

Decision Order Number 2397	Date of Decision 26/10/2000
Register Reference S00A/0165	Date 15/03/00

Applicant Lidl Ireland GmbH,

Development Demolition of existing snooker hall and erection of part two storey pitched roof building comprising of discount discount foodstore, 997m2 retail area, office at first floor, 192 sq.m net area, associated carparking, modified site layout and entrance, signage and site development works, to site.

Location Nangor Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including 04/11/2000

Additional Information Requested/Received 12/05/2000 /23/06/2000

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 **REFUSE PERMISSION** in respect of the above proposal.

for the (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....*M7*..... 27/10/00
for SENIOR ADMINISTRATIVE OFFICER

Fitzgerald Kavanagh Associates,
26 Upper Mount Street,
Dublin 2.

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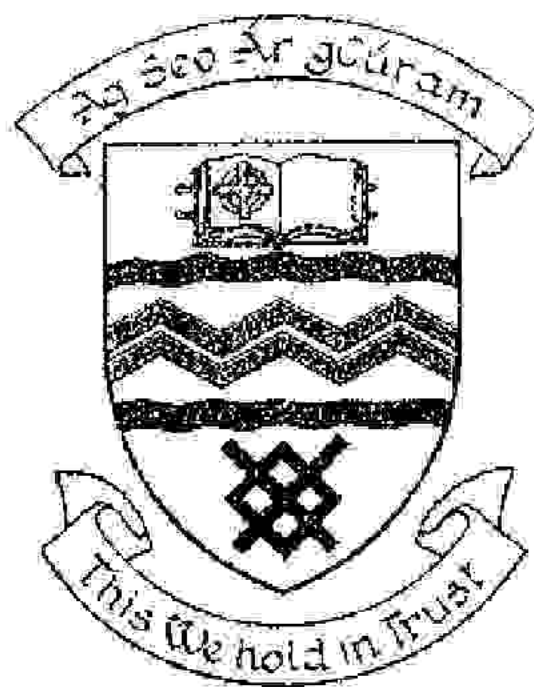
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Reasons

- 1 It is considered that the proposed development by virtue of its specialised nature will serve a catchment area substantially larger than the local area of Clondalkin Village. Having regard to its location within an area zoned objective 'A', "to protect and/or improve residential amenity", it is considered that the proposed development does not constitute a Local or Neighbourhood Shop and is consistent with a Major Sales Outlet, as defined at Schedule 2 of the South Dublin County Development Plan 1998. Such use is not permitted at this location in accordance with Zoning Objective 'A', as set out at Table No. 3.2, South Dublin County Development Plan 1998. It is considered therefore that the proposed development would contravene materially the zoning objective relating to the site and would not be consistent with the proper planning and development of Clondalkin Village.
- 2 Having regard to the Council's objective as part of the Clondalkin Village Initiative, to provide a safer and more pleasant centre to the historic monastic town it is considered that the proposed development will generate undesirable additional traffic, both private cars and articulated commercial delivery vehicles, which could only access the site via Tower Road or Old Nangor Road.
- 3 It is considered that the scale of the proposed structure and corporate signage, and associated parking and delivery areas is incompatible with the scale and grain of the existing protected structures and the existing and proposed residential uses in the vicinity.
- 4 The site of the proposed development is located within an area of great archaeological sensitivity in relation to which Duchas The Heritage Service has recommended that archaeological testing of the site should be carried out and the results considered by the National Monuments and Historic Service, prior to any decision to grant planning permission, in order to establish the potential impacts of the proposed development on archaeological heritage. The proposed development is therefore premature pending compliance with the above recommendation.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0165	
1. Location	Nangor Road, Clondalkin, Dublin 22.		
2. Development	Demolition of existing gaming hall and erection of single storey pitched roof discount foodstore, 997m2 retail area, associated carparking, modified site entrance, signage and site development works to site.		
3. Date of Application	15/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/05/2000 2.	1. 2.
4. Submitted by	Name: Fitzgerald Kavanagh Associates, Address: 26 Upper Mount Street, Dublin 2.		
5. Applicant	Name: Lidl Ireland GmbH, Address: 8 St. John's Court, Santry, Dublin 9.		
6. Decision	O.C.M. No. 1035 Date 12/05/2000	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.	

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

Decision Order Number 1035	Date of Decision 12/05/2000 <i>LM</i>
Register Reference S00A/0165	Date: 15/03/00

Applicant Lidl Ireland GmbH,
Development Demolition of existing gaming hall and erection of single storey pitched roof discount foodstore, 997m2 retail area, associated carparking, modified site entrance, signage and site development works to site.

Location Nangor Road, Clondalkin, Dublin 22.

App. Type Permission

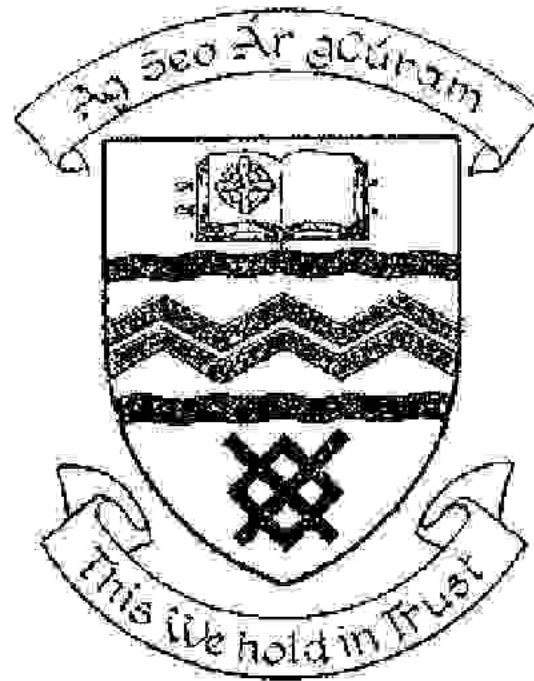
Dear Sir/Madam,

With reference to your planning application, received on 15/03/00 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 submit to the Planning Authority a revised parking layout taking into account the extent of landscaping proposed along the southern and eastern boundaries where the proposed development adjoins the rear and side gardens of private properties. The width of the landscaping bank should be increased to a minimum of 2.5m and the quality of the landscaping strip should be augmented to provide an effective buffer zone between the public car park and private dwellings.
- 2 The applicant shall submit to the Planning authority either a revised internal layout or a revised car park layout such that the heavy goods vehicle circulation area is not positioned directly to the front of the main facade of the proposed discount foodstore. It is considered that the close proximity of a heavy goods vehicle circulation area to the main entrance point of store will both detract from the aesthetic appearance of the discount food store's main

Fitzgerald Kavanagh Associates,
26 Upper Mount Street,
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facade and will create a hazard both to pedestrian movement accessing the main entrance and to motorists parking vehicles in the path of such heavy goods vehicles.

- 3 The applicant shall indicate on the revised parking layout safe pathways for pedestrian movement throughout the car park for safe pedestrian circulation from the car parking bays. The revised layout should also provide for the safe pedestrian access to the site through the provision of separate pedestrian gates located along the boundary walls which are separated from the main vehicle entrances.
- 4 The applicant is advised to show regard for Development Control Objective 3.3.6(ii) of the 1998 South Dublin County Council Development Plan regarding developments within areas of archaeological potential. The proposed development is located within such an area as identified in the County Development Plan. The development control objective states that when considering such proposals regard will be had to the nature of sub-surface works which could impact on archaeological remains (e.g. foundation type and design, layout and location of services, road works, landscaping schemes etc). In this regard, the applicant shall submit a report prepared by a suitably qualified archaeologist, on the archaeological implications of the proposed development.
- 5 It is considered by the Planning Authority that whilst the size of the proposed foodstore is relatively small, access to it is tortuous either through Clondalkin Village or from the Fonthill/Newlands Road. The applicant is requested to submit to the Planning Authority details of how this proposed development would integrate with the policies of the Council to implement the next phase of the Clondalkin Village Initiative which should provide a safer and more pleasant centre to the historic and monastic town. The applicant should pay particular attention to the proposed plans by the Planning Authority to implement traffic calming measures along the Old Nangor Road, to enhance the pedestrian realm along this street and to restrict access to heavy commercial goods vehicles through the village. In this regard, the applicant is asked to take into account the policy of the Council to place a greater emphasis on improved pedestrian facilities in conjunction with town and village improvement schemes and traffic calming as outlined

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in the policies for scheduled towns in Section 5 of the 1998 South Dublin County Council Development Plan. The applicant should also be aware that it is a specific objective of the Council to facilitate the provision of safe and convenient pedestrian facilities throughout the District and Local Centres. The applicant is therefore invited to submit a guarantee that the site will not be serviced by vehicles in excess of 3 tonnes and that the internal servicing layout be amended accordingly to prevent access by such vehicles. The applicant should also indicate how the proposed design of the development could be improved to integrate with the Specific Local Objective 24 of the current Development Plan which states that it is an objective of the Council to provide for an integrated cultural and heritage/residential/commercial development of lands at the Round Tower, Tower Road, Clondalkin in sympathy with and complementary to the adjacent National Monument. The applicants site immediately adjoins the site of the 9th Century Round Tower at the centre of the monastic settlement.

Signed on behalf of South Dublin County Council

PA
.....
for Senior Administrative Officer

12/05/00