

	<p style="text-align: center;">South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)</p>	<p style="text-align: center;">Plan Register No. S99A/0963</p>				
1. Location	Nangor Road, Clondalkin, Dublin 22.					
2. Development	<p>A mixed use district centre development. The development comprises a total of 219 no. 1, 2, and 3 bedroom apartments in eight blocks of 3, 4 and 5 storeys including a launderette and caretakers office in Block C: A mixed use commercial development to include 4 no. retail units (total 1030 sq.m.) 2 no. office buildings (5797 sq.m.), fast food outlet (325 sq.m.) petrol station (88 sq.m.) and a space allocated for a theatre (257 sq.m.). The total gross floor area of the proposed development is 25,626 sq.m. 614 carparking spaces are provided with 184 surface spaces. The application includes all associated external works, 2 no. E.S.B. Substations and Bin Stores. An Environmental Impact Statement was submitted with the planning application</p>					
3. Date of Application	24/12/99	Date Further Particulars (a) Requested (b) Received				
3a. Type of Application	Permission	<table border="1" style="width: 100%;"> <tr> <td>1. 08/03/2000</td> <td>1. 27/11/2000</td> </tr> <tr> <td>2.</td> <td>2.</td> </tr> </table>	1. 08/03/2000	1. 27/11/2000	2.	2.
1. 08/03/2000	1. 27/11/2000					
2.	2.					
4. Submitted by	<p>Name: OMS Architects, Address: Columbia Mills, 14-15 Sir John Rogersons Quay,</p>					
5. Applicant	<p>Name: Raconteur Limited, Address: 9 Fitzwilliam Square, Dublin 2.</p>					
6. Decision	<p>O.C.M. No. 0611 Date 26/03/2001</p>	<p>Effect AP GRANT PERMISSION</p>				
7. Grant	<p>O.C.M. No. Date</p>	<p>Effect AP GRANT PERMISSION</p>				
8. Appeal Lodged	25/04/2001	Written Representations				
9. Appeal Decision						
10. Material Contravention						
11. Enforcement	Compensation	Purchase Notice				

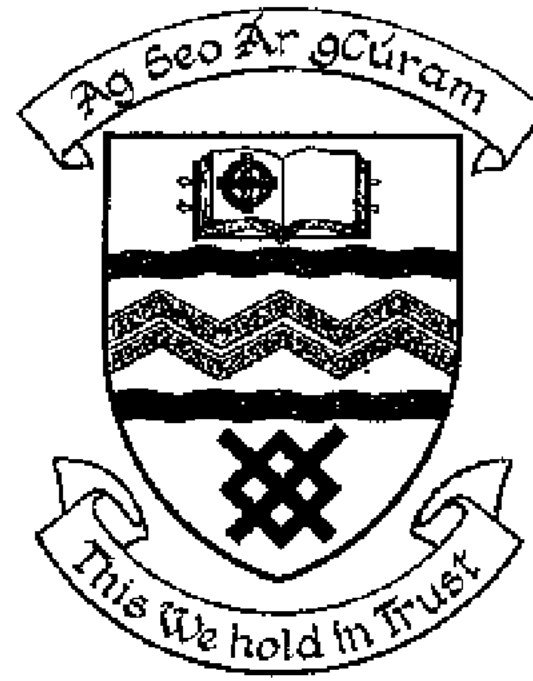
12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.

M

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

Decision Order Number 0598	Date of Decision 20/03/2001
Register Reference S99A/0963	Date 24/12/99

Applicant Raconteur Limited,
App. Type Permission
Development A mixed use district centre development. The development comprises a total of 219 no. 1, 2, and 3 bedroom apartments in eight blocks of 3, 4 and 5 storeys including a launderette and caretakers office in Block C: A mixed use commercial development to include 4 no. retail units (total 1030 sq.m.) 2 no. office buildings (5797 sq.m.), fast food outlet (325 sq.m.) petrol station (88 sq.m.) and a space allocated for a theatre (257 sq.m.). The total gross floor area of the proposed development is 25,626 sq.m. 614 carparking spaces are provided with 184 surface spaces. The application includes all associated external works, 2 no. E.S.B. Substations and Bin Stores. An Environmental Impact Statement was submitted with the planning application.

Location Nangor Road, Clondalkin, Dublin 22.

Dear Sir / Madam,

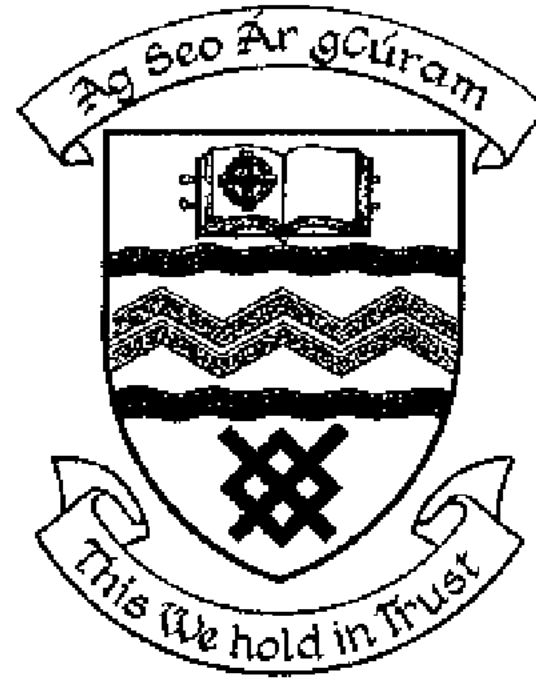
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 23/03/2001

Yours faithfully


 23/03/01
 for SENIOR ADMINISTRATIVE OFFICER

OMS Architects,
Columbia Mills,

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REG REF. S99A/0963
14-15 Sir John Rogersons Quay,
Dublin 2.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S99A/0963	
1. Location	Nangor Road, Clondalkin, Dublin 22.		
2. Development	A mixed use district centre development. The development comprises a total of 219 no. 1, 2, and 3 bedroom apartments in eight blocks of 3, 4 and 5 storeys including a launderette and caretakers office in Block C: A mixed use commercial development to include 4 no. retail units (total 1030 sq.m.) 2 no. office buildings (5797 sq.m.), fast food outlet (325 sq.m.) petrol station (88 sq.m.) and a space allocated for a theatre (257 sq.m.). The total gross floor area of the proposed development is 25,626 sq.m. 614 carparking spaces are provided with 184 surface spaces. The application includes all associated external works, 2 no. E.S.B. Substations and Bin Stores. An Environmental Impact Statement was submitted with the planning application		
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3a. Type of Application	Permission	1. 08/03/2000 2.	1. 27/11/2000 2.
4. Submitted by	Name: OMS Architects, Address: Columbia Mills, 14-15 Sir John Rogersons Quay,		
5. Applicant	Name: Raconteur Limited, Address: 9 Fitzwilliam Square, Dublin 2.		
6. Decision	O.C.M. No. 0611 Date 26/03/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	25/04/2001	Written Representations	
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	

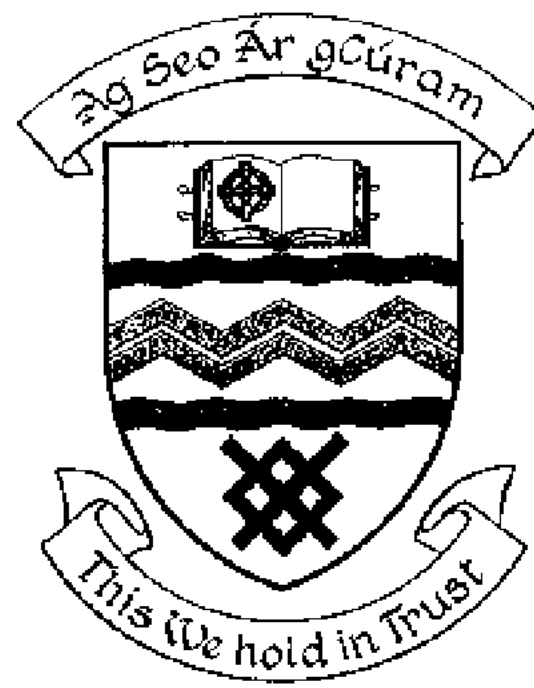
12. Revocation or Amendment		
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14. Registrar Date Receipt No.

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

Decision Order Number 0611	Date of Decision 23/03/2001
Register Reference S99A/0963	Date 24/12/99

Applicant Raconteur Limited,
App. Type Permission
Development A mixed use district centre development. The development comprises a total of 219 no. 1, 2, and 3 bedroom apartments in eight blocks of 3, 4 and 5 storeys including a launderette and caretakers office in Block C: A mixed use commercial development to include 4 no. retail units (total 1030 sq.m.) 2 no. office buildings (5797 sq.m.), fast food outlet (325 sq.m.) petrol station (88 sq.m.) and a space allocated for a theatre (257 sq.m.). The total gross floor area of the proposed development is 25,626 sq.m. 614 carparking spaces are provided with 184 surface spaces. The application includes all associated external works, 2 no. E.S.B. Substations and Bin Stores. An Environmental Impact Statement was submitted with the planning application

Location Nangor Road, Clondalkin, Dublin 22.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 26/03/2001

Yours faithfully

M.J. 27/03/01
for SENIOR ADMINISTRATIVE OFFICER

OMS Architects,
Columbia Mills,

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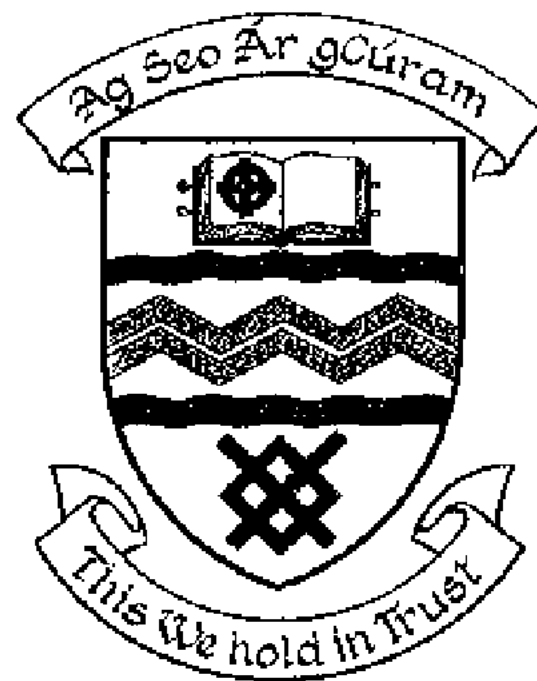
12. Revocation or Amendment		
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14. Registrar Date Receipt No.

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

Decision Order Number 0520	Date of Decision 09/03/2001
Register Reference S99A/0963	Date 24/12/99

Applicant Raconteur Limited,
App. Type Permission
Development A mixed use district centre development. The development comprises a total of 219 no. 1, 2, and 3 bedroom apartments in eight blocks of 3, 4 and 5 storeys including a launderette and caretakers office in Block C: A mixed use commercial development to include 4 no. retail units (total 1030 sq.m.) 2 no. office buildings (5797 sq.m.), fast food outlet (325 sq.m.) petrol station (88 sq.m.) and a space allocated for a theatre (257 sq.m.). The total gross floor area of the proposed development is 25,626 sq.m. 614 carparking spaces are provided with 184 surface spaces. The application includes all associated external works, 2 no. E.S.B. Substations and Bin Stores. An Environmental Impact Statement was submitted with the planning application

Location Nangor Road, Clondalkin, Dublin 22.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 21/03/2001

Yours faithfully

12/03/01

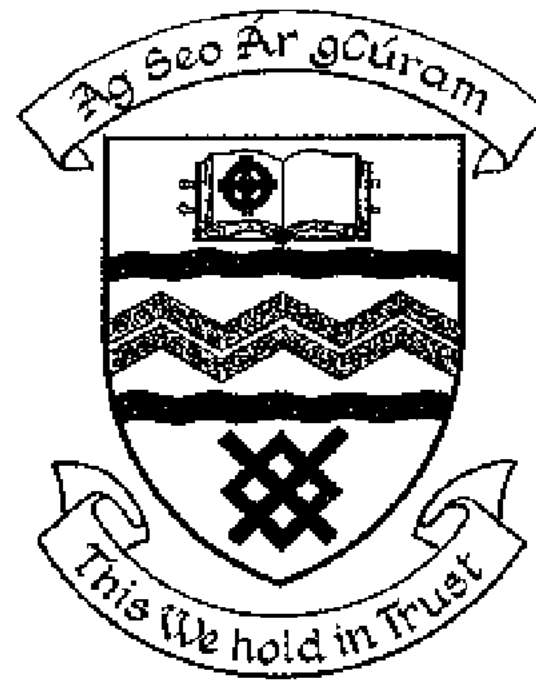
for SENIOR ADMINISTRATIVE OFFICER

OMS Architects,
Columbia Mills,

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	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0963
1. Location	New Nangor Road, Clondalkin, Dublin 22.	
2. Development	Mixed use residential and commercial development on a site of 3.2 hectare (7.9 acre) providing for a total of 236 one, two and three bedroom apartments in 8 blocks of 3, 4 and 5 storey. The mixed use commercial development includes 4 no. retail units (total 988 sq.m.), 2 no. office units (5708 sq.m.) 1 no. restaurant (214 sq.m.), a fast food unit (325 sq.m.) and a petrol station (88 sq.m.) The total gross floor area of development is 28,001 sq.m. 543 car parking spaces are also proposed. Access to the development will be from a proposed roundabout on the New Nangor Road and a proposed mini roundabout located near the centre of the development. The application includes associated external works; landscaping; 3 no. ESB substations and bin stores. An Environmental Impact Statement was submitted with the planning application. The EIS sets out how this development is linked to the development of two adjoining sites, which are also the subject of planning applications, and how the three proposed developments have been integrated together.	
3. Date of Application	24/12/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 08/03/2000 1. 2. 2.
4. Submitted by	Name: OMS Architects, Address: Columbia Mills, 14-15 Sir John Rogersons Quay,	
5. Applicant	Name: Raconteur Limited, Address: 9 Fitzwilliam Square, Dublin 2.	
6. Decision	O.C.M. No. 0476 Date 08/03/2000	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 0476	Date of Decision 08/03/2000
Register Reference S99A/0963	Date: 24/12/99

Applicant
Development

Raconteur Limited,
Mixed use residential and commercial development on a site of 3.2 hectare (7.9 acre) providing for a total of 236 one, two and three bedroom apartments in 8 blocks of 3, 4 and 5 storey. The mixed use commercial development includes 4 no. retail units (total 988 sq.m.), 2 no. office units (5708 sq.m.) 1 no. restaurant (214 sq.m.), a fast food unit (325 sq.m.) and a petrol station (88 sq.m.) The total gross floor area of development is 28,001 sq.m. 543 car parking spaces are also proposed. Access to the development will be from a proposed roundabout on the New Nangor Road and a proposed mini roundabout located near the centre of the development. The application includes associated external works; landscaping; 3 no. ESB substations and bin stores. An Environmental Impact Statement was submitted with the planning application. The EIS sets out how this development is linked to the development of two adjoining sites, which are also the subject of planning applications, and how the three proposed developments have been integrated together.

Location New Nangor Road, Clondalkin, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 24/12/99 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 requested to demonstrate in detail how the proposed development or any amendment or revision that may arise following this request for additional information, fully integrates both with current proposals on adjoining

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REG REF. S99A/0963

land and the Council's over zoning objective for the area of Clondalkin Village.

- 2 In the opinion of the Planning Authority the proposed development is seriously deficient and is likely to result in a poor quality residential environment.

In particular the proposed layout provides inadequate separation between buildings, having regard to the heights of the buildings. The siting of buildings parallel and close to site boundaries with adjoining residential, commercial and industrial property will result in many apartments directly overlooking private amenity space and unsightly areas. Unacceptable shading of amenity areas and buildings is likely to occur, having regard to the heights of buildings, inadequate separations and the orientation of buildings. There is also a substantial shortfall in the provision of car parking.

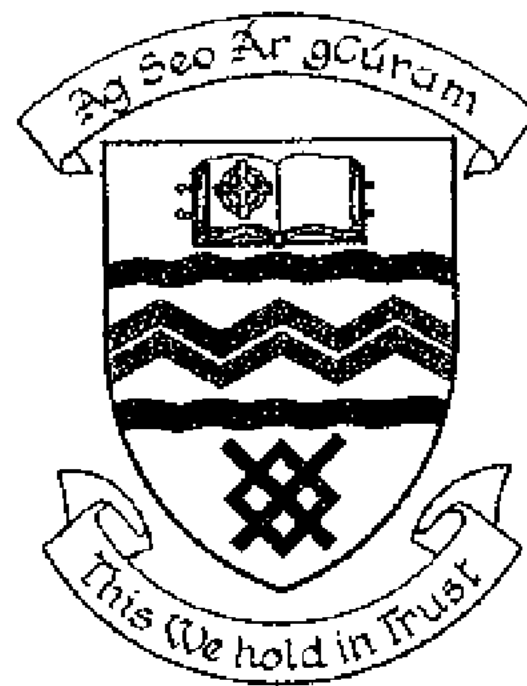
Having regard to the provisions of the County Development Plan and the Residential Density Guidelines, the proposed development represents an excessive density of development, as is evident in the above deficiencies. The applicant is requested to consider revising the proposed development to provide a high quality of design and layout and a good quality living environment. In the event that an alternative development is proposed that is significantly different to the proposed development, revised public notices will be required in accordance with relevant statutory regulations.

- 3 Having regard to the zoning provisions of the Development Plan the applicant is requested to state what proportion of the proposed office gross floor space will be comprised of units in excess of 1,000sq.m. gross floor area, and how any such larger unit sizes relate to the service function of the District Centre given their "open for consideration" status in the Development Plan.
- 4 The applicant is requested to submit daylight and sunlight projection diagrams in respect of the proposed development, in accordance with the recommendations of "Site Layout planning for Daylight and Sunlight: A Guide to Good

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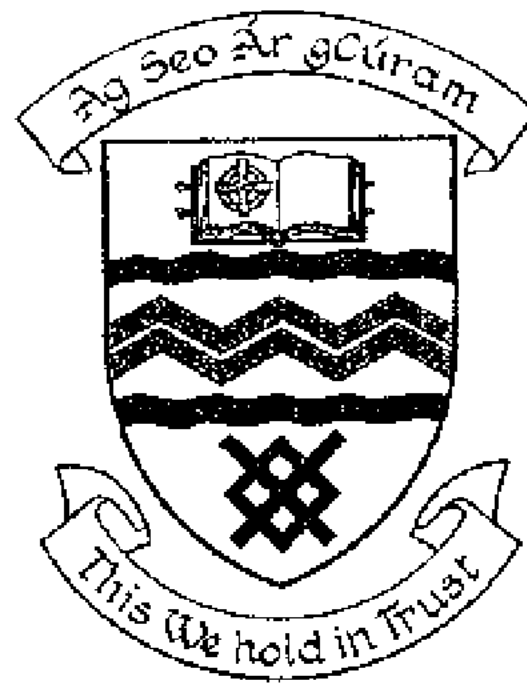
Practice" (B.R.E. 1991) or "Lighting for Buildings, Part 1
1992: Code of Practice or Daylighting" (B.S. 8206).

- 5 A revised site location map is required showing the proposed development in relation to existing development in the surrounding area.
- 6 The Dublin Transportation Office consider that the transportation section of the EIS submitted does not fully assess the impact of the proposed development. Clarification is required in regard to the following:-
- (a) There is no analysis of public transport provision.
 - (b) No details of the source or method for the calculation of trip rates are provided.
 - (c) Details are required of the methodology for the assignment of trip distribution.
 - (d) In relation to the impact on the road system, no details are submitted of peak hour (and off-peak) volume/capacity figures for all links/junction in the area, with and without development. Information for this should be provided for the present situation, the opening year and a future year. The DTO would be concerned about the implications for the E113, which has a strategic function as an orbital linking Clondalkin with Lucan to the north and Tallaght to the south.
 - (e) The assessment should include all permitted developments and current major planning proposals in the area, including the proposed Town Centre at Balgaddy and all development lands at Quarryvale.
 - (f) The Transportation Impact Assessment (TIA) assumes that a total of 20,605sq.m. of offices are to be developed on the combined sites. This appears to conflict significantly both with the non-technical summary and with Appendix 1B of the EIS.
 - (g) The EIS does not adequately consider the contribution public transport can make for accessing the site. A full assessment is required of peak and off-peak services to the area, incorporating planned improvements to the services. The assessment should include heavy and light rail in addition to bus. Given the site's proximity both to heavy and light rail, there is likely to be potential to achieve a

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significant public transport modal split share. The developer should address this. Consideration should be given to providing shuttle bus services connecting the development with both heavy and light rail nodes.

- (h) The applicant is requested to submit a mobility management plan for the site in accordance with the recommendations of the DTO, which should be developed to limit reliance on private vehicular transport to access the site in the interest of sustainable development.

7 Given the interrelationship of this proposal with the two other current proposals for development of the extended zoned area under the 1998 Development Plan and the fact that an overall EIS has been submitted encompassing the three proposals, clarification is required in relation to the following matters:-

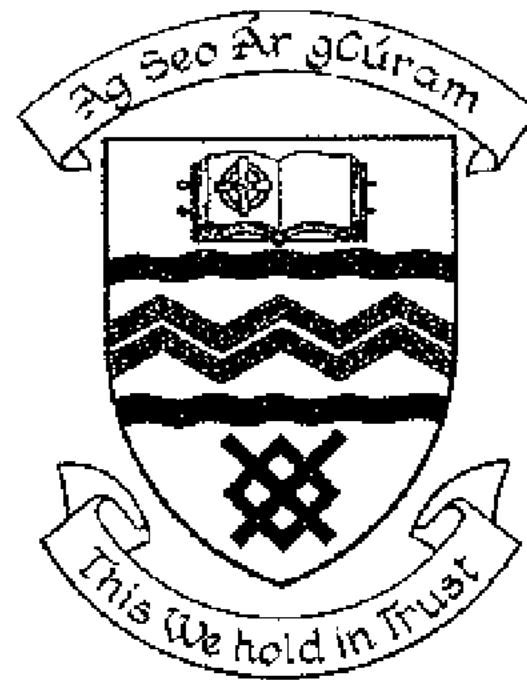
- (i) Retail Impact Assessment
- (a) A retail impact assessment is required in accordance with the Local Government (Planning and Development) General Policy Directive (Shopping) 1998.
- (b) This should assess in particular, in both quantitative and qualitative terms, the effect of the proposed development on established shopping outlets in the Clondalkin convenience and comparison good catchment, to include the following centres:-
- (i) Clondalkin Village
 - (ii) Bawnogue
 - (iii) Deansrath
 - (iv) Neilstown
 - (v) Rowlagh
 - (vi) Quarryvale
 - (vii) St. Johns Shopping Centre, Greenpark
 - (viii) Newlands Cross
 - (ix) Woodford

(Note Recent (1999) net retail floorspace figures are available from the planning authority in respect of the above centres).

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REG. REF. S99A/0963

The outcome of the current planning appeal in respect of a proposed supermarket at the Liffey Valley Shopping Centre, due 21/03/00 (S99A/0357), should be taken into account.

The retail assessment should include accurate and substantiated design year population and expenditure projections in respect of both the convenience and comparison goods catchments of the proposed development.

- (c) It is noted from submitted documentation, that the proposed supermarket has a net to gross ratio of 54%. You are requested to submit a plan of the proposed supermarket which clearly identifies the proposed retail sales area and all other floorspace i.e. stores, canteen, toilet, plant etc.
- (d) It is noted that the average turnover figures detailed in the submitted EIS are exceptionally low, particularly in respect of the proposed supermarket and convenience store. You are requested to submit revised and substantiated average turnover figures (in £ per sq.m. per annum) for both existing and proposed retail outlets. Figures for the proposed supermarket and convenience store should be based on the average performance of the intended operators.

(ii) Pedestrian Link to Ninth Lock Road

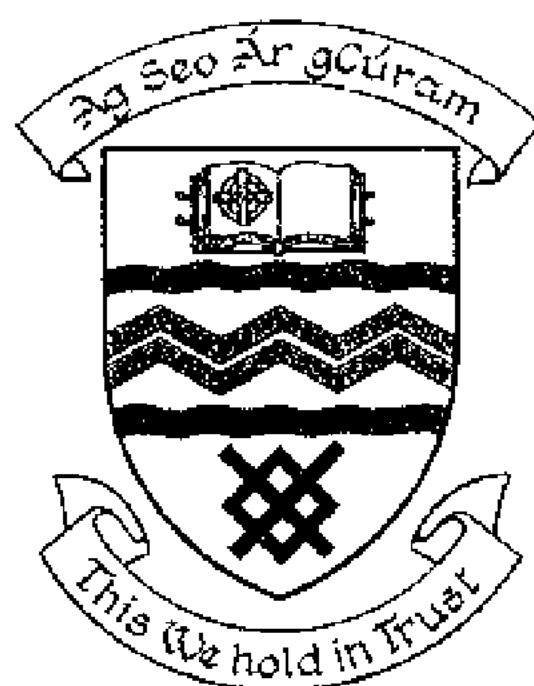
The applicant is requested to clarify the status of the proposed pedestrian route between the application site and the Ninth Lock Road, and to submit full legal documentation confirming all necessary rights of access, rights of way etc. In this regard the reference to 'possible future pedestrian connection to Mill Centre' indicated on the site layout plan submitted should be clarified.

- (a) The applicant is advised that additional information requested under Reg. Ref. S99A/0961 seeks inter alia to include the proposed pedestrian route between the application site and the Ninth Lock Road within the application site boundary and to submit new site and newspaper notices as appropriate.

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REG REF. S99A/0963

(b)

The applicant under Reg. Ref. S99A/0961 has also been requested to submit detailed proposals for the pedestrian link between the application site and the Ninth Lock Road, to include details of surface and roofing materials, pedestrian priority crossovers, lighting and signage.

- 8 The applicant is advised that the Planning Authority considers that the re-zoning of the subject lands in the 1998 Development Plan effectively provides for the extension, augmentation, enhancement and further development of Clondaklin Village. To achieve this objective the extended area should be orientated towards, and closely integrated with, the existing village area, setting the context for the future unified structure of Clondalkin Village. Furthermore, it is considered that the adjoining lands to the south and east of the re-zoned lands, together with the subject lands, are a significant element in the achievement of an appropriate integration.

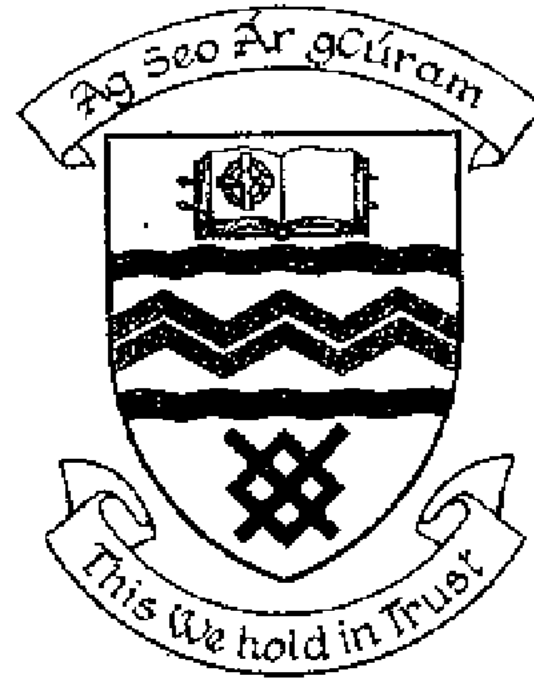
The Planning Authority is not satisfied that the orientation of the overall scheme as proposed would satisfactorily or adequately, facilitate or achieve, the comprehensive and integrated development of the augmented village zone. The proposed scheme would also not provide an appropriate context for the future redevelopment and enhancement of the adjoining lands. Furthermore it is considered that the proposed development is likely to result in an excessive level of separation and isolation from the existing District Centre and may not be consistent with the continued viability of Clondalkin Village.

In this regard the applicant should be aware that consideration by the Planning Authority of proposals for a relatively dense urban development at this location is dependent of the achievement of a comprehensive integration of the proposed development with the existing district centre, as outlined at meetings prior to the submission of the application. Furthermore, the Roads Department have advised that in agreeing to permit access from a roundabout to the new Nangor Road, it was intended that the Mill Centre would also be served through the application site, as it would greatly enhance the free flow of traffic in

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REG. REF. S99A/0963

Clondalkin. In this regard correspondence submitted with the application indicating consent to permit pedestrian access only between the Mill Centre and the application site is noted.

The applicant is requested to consider how the proposed development may be revised to facilitate the achievement of the extension, augmentation, enhancement and further development of Clondalkin Village. In the event that the proposed development is significantly revised appropriate further public notices will be required to be published.

- 9 Details are required of the proposed location of 110Kv ESB powerlines crossing the site.
- 10 Full details are required of the proposed 450mm diameter connection to the 1350mm diameter sewer, together with attenuation and flow restrictor.
- 11 Revised proposals are required to show how it is proposed to provide car parking in accordance with Development Plan standards. In this regard there is a deficiency in the present proposed layout of 236 no. car spaces.
- 12 The applicant is requested to clarify the proposal to provide an alternative site for the theatre in accordance with Specific Local Objective No. 21, South Dublin County Development Plan 1998. This shall include full details of the location of the site and the terms of provision of the site for the purposes of a theatre.

NOTE: The applicant is advised to discuss the above issues fully with the Planning Authority prior to submission of additional information.

Signed on behalf of South Dublin County Council

HL
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for Senior Administrative Officer

09/03/00