

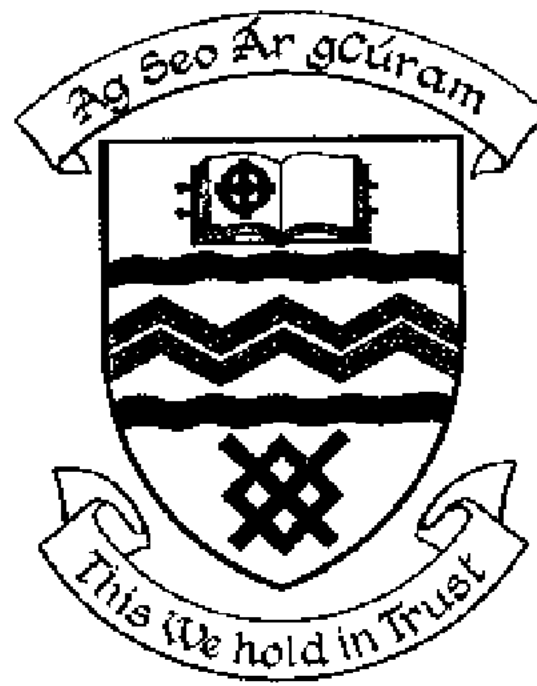
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0962
1. Location	New Nangor Road, Clondalkin, Dublin 22.	
2. Development	Residential development on a site of 2.84 hectares (7 acres) providing for a total of 188 dwellings comprising 152 one, two and three bedroom, and 36 two and three bedroom duplex units in 7 blocks of 2, 3 and 4 storeys. The total gross floor area of development is 14231 sq.m. and 237 car parking spaces are also proposed. Access to the development will be from the Old Nangor Road at the south western corner of the site via a proposed priority junction. The application includes associated external works; landscaping; ESB sub-station 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.                      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. 1140  Date            25/05/2000	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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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. 0615  Date 28/03/2000	Effect TX REQUEST TIME EXTENSION	
7. Grant	O.C.M. No. Date	Effect TX REQUEST TIME EXTENSION	
8. Appeal Lodged			
9. Appeal Decision			
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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 1140	Date of Decision 25/05/2000
Register Reference S99A/0962	Date: 24/12/99

**Applicant  
Development**

Raconteur Limited,  
Residential development on a site of 2.84 hectares (7 acres) providing for a total of 188 dwellings comprising 152 one, two and three bedroom, and 36 two and three bedroom duplex units in 7 blocks of 2, 3 and 4 storeys. The total gross floor area of development is 14231 sq.m. and 237 car parking spaces are also proposed. Access to the development will be from the Old Nangor Road at the south western corner of the site via a proposed priority junction. The application includes associated external works; landscaping; ESB sub-station 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:

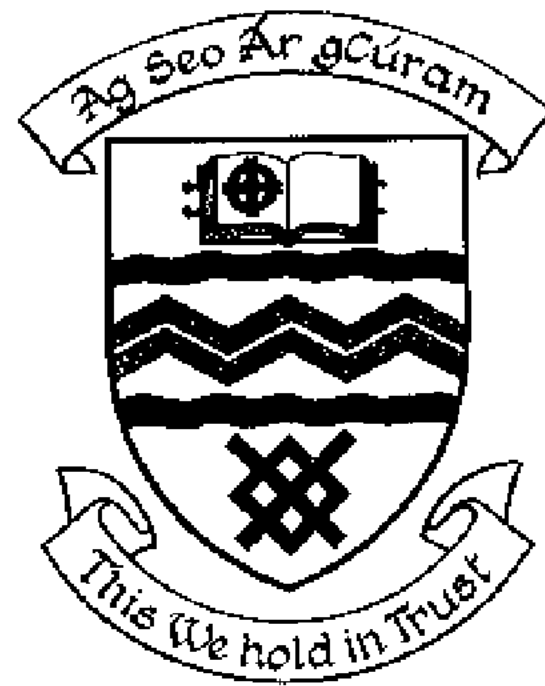
- 1 The applicant is requested to demonstrate in detail how the proposed development or any amendment or revision that may arise following this request for additional information, fully integrates both with current proposals on adjoining land and the Council's overall zoning objective for the area of Clondalkin Village.

OMS Architects,  
Columbia Mills,  
14-15 Sir John Rogersons Quay,  
Dublin 2.

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2 The Planning Authority consider that the proposed development could in part be served by an access from the proposed east-west internal road to the north of the supermarket. The applicant is requested to discuss with the Planning Authority the feasibility of providing such an access.

3 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 Clondalkin 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 on comprehensive integration of the extended zoned area with the existing district centre, as outlined at meeting prior to the submission of the application.

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.

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- 4 It is considered that, whilst in principle, the proposed development is meeting the minimum requirement of private open space provision according to the Residential Density Guidelines, the provision of private open space areas for the family orientated three bedroom duplex units is inadequate and needs to be revised. The revision should take into account Development Control Objective 3.4.16(i) of the South Dublin County Development Plan, 1998, which states that all houses, including terraced, semi detached and detached dwellings, including duplex units and townhouses, should have an area of private open space behind the front building line of not less than 60 sq.m. to provide for an adequate level of residential amenity.
- 5 The parking requirement for the proposed development is 355 no. spaces whereas only 237 no. are provided. While some reduction may be permitted for this development due to its location adjacent to the town centre and to transportation routes, the shortfall of 118 no. spaces is excessive and not acceptable. The applicant should provide 90% of the parking requirement.
- 6 The applicant should set back the Old Nangor Road site boundary so as to provide for a footpath along the site frontage. The new site boundary should line up with the existing palisade fence on the school site and be set back 3.3m at the eastern extremity.
- 7 Full details and calculations are required in relation to the proposed attenuation tanks.
- 8 Clarification is required in relation to the applicants stated legal interest or estate in the site of the proposed development, having regard to the stated legal interest or estate of Town Park Estates Ltd. in relation to a current planning application (Reg. Ref. S00A/0113) on the subject site.

Signed on behalf of South Dublin County Council

*PA*  
.....  
for Senior Administrative Officer  
Page 3 of 3

25/05/00

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

Decision Order Number 0391	Date of Decision 22/02/2000
Register Reference S99A/0963	Date 24/12/99

**Applicant** Raconteur Limited,  
**App. Type** Permission  
**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.

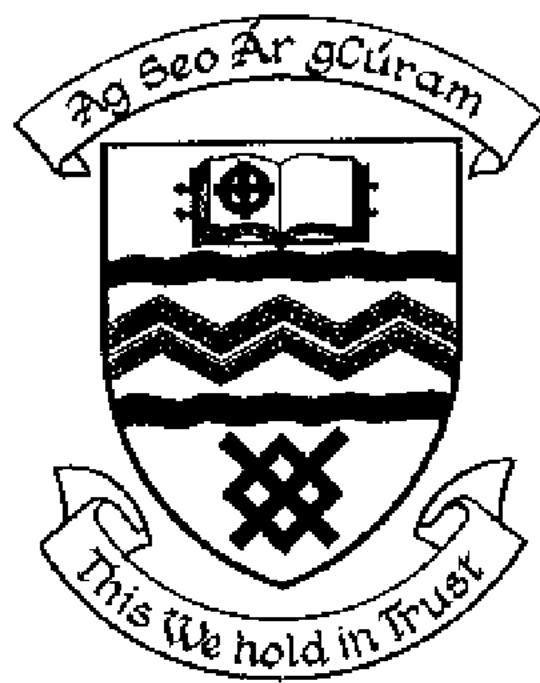
**Location** New Nangor Road, Clondalkin, Dublin 22.

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 08/03/2000

Yours faithfully

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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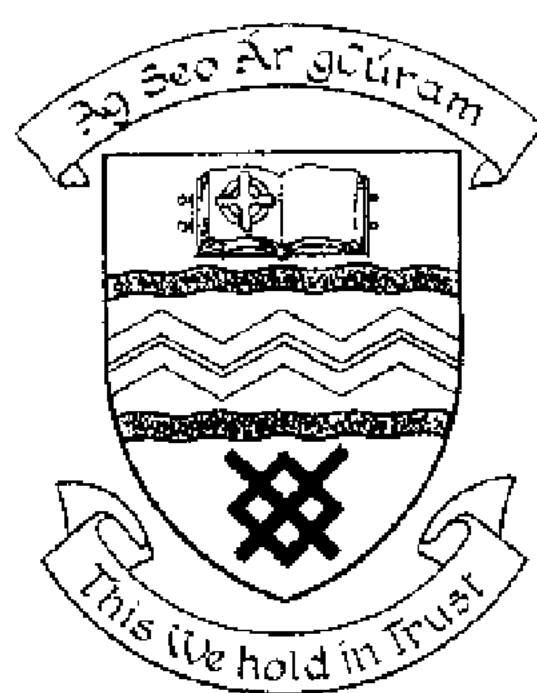
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REG REF. S99A/0963

..... *AH* ..... 23/02/00  
for SENIOR ADMINISTRATIVE OFFICER

OMS Architects,  
Columbia Mills,  
14-15 Sir John Rogersons Quay,  
Dublin 2.

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

Decision Order Number 0615	Date of Decision 28/03/2000
Register Reference S99A/0962	Date 24/12/99


Applicant Raconteur Limited,  
App. Type Permission  
Development Residential development on a site of 2.84 hectares (7 acres) providing for a total of 188 dwellings comprising 152 one, two and three bedroom, and 36 two and three bedroom duplex units in 7 blocks of 2, 3 and 4 storeys. The total gross floor area of development is 14231 sq.m. and 237 car parking spaces are also proposed. Access to the development will be from the Old Nangor Road at the south western corner of the site via a proposed priority junction. The application includes associated external works; landscaping; ESB sub-station 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.

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 26/05/2000

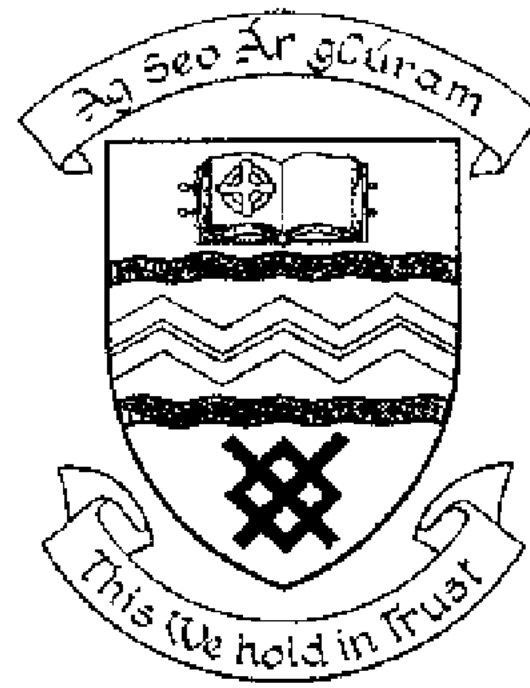
Yours faithfully

 29/03/00  
for SENIOR ADMINISTRATIVE OFFICER

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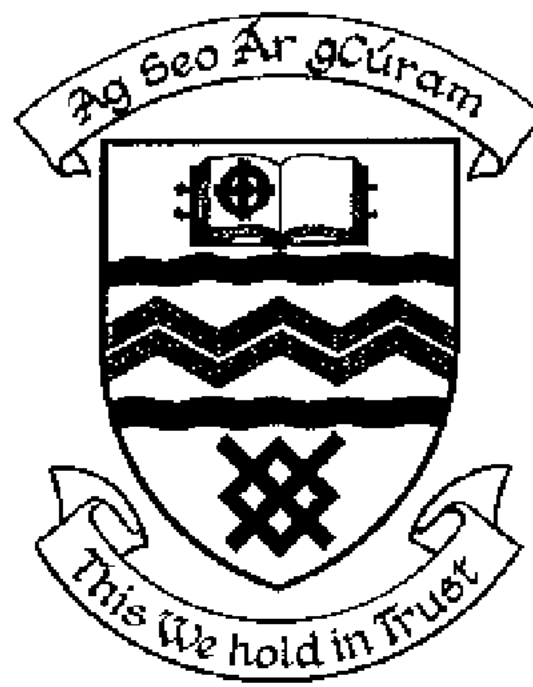
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0286	Date of Decision 14/02/2000
Register Reference S99A/0962	Date 24/12/99

**Applicant** Raconteur Limited,  
**App. Type** Permission  
**Development** Residential development on a site of 2.84 hectares (7 acres) providing for a total of 188 dwellings comprising 152 one, two and three bedroom, and 36 two and three bedroom duplex units in 7 blocks of 2, 3 and 4 storeys. The total gross floor area of development is 14231 sq.m. and 237 car parking spaces are also proposed. Access to the development will be from the Old Nangor Road at the south western corner of the site via a proposed priority junction. The application includes associated external works; landscaping; ESB sub-station 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.

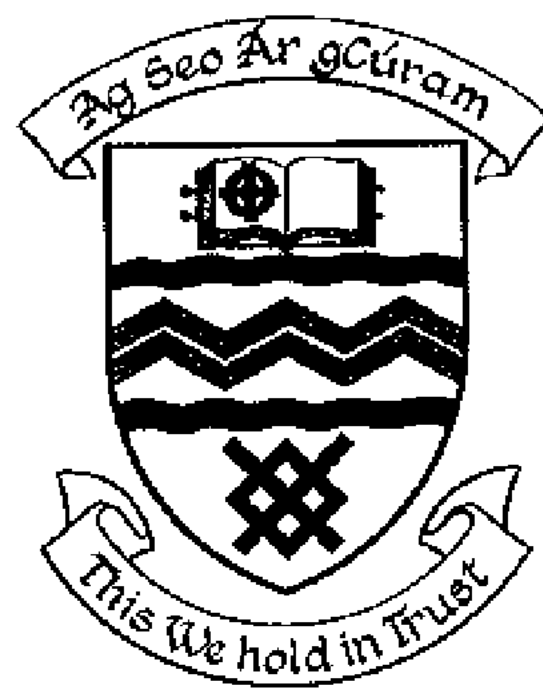
Dear Sir / Madam,

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 21/04/2000

Yours faithfully

..... 14/02/00  
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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