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|                         | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1999<br>and Planning & Development<br>Act 2000<br>Planning Register (Part 1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Plan Register No.<br><br>S99A/0961                     |                     |
| 1. Location             | New Nangor Road, Clondalkin, Dublin 22.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                        |                     |
| 2. Development          | The amended scheme is for planning permission in an area of 3.647 hectares (9.01 acres) for a mixed use retail and office development at New Nangor Road, Clondalkin, Dublin 22, comprising a Superquinn supermarket (4,477 sq.m. gross floor area and 2,525 sq.m net retail floorspace), a department store (1,677 sq.m.), 37 mall units (3,167 sq.m.) with offices over (7,680 sq.m.), a retail convenience store (479 sq.m.) with restaurant over (850 sq.m.), 3 no. office buildings (10,234 sq.m.), 224 surface and 746 underground car parking spaces are also proposed. The total gross floor area of the development is 28,564 sq.m. Access to the development will be from a proposed roundabout on the New Nangor Road. The application also includes associated external works, landscaping, 3 no. substations and associated switch rooms. An Environmental Impact Statement (EIS) was submitted to the Planning Authority with the Planning Application. |                                                        |                     |
| 3. Date of Application  | 24/12/99                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Date Further Particulars<br>(a) Requested (b) Received |                     |
| 3a. Type of Application | Permission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1. 08/03/2000<br>2.                                    | 1. 11/06/2001<br>2. |
| 4. Submitted by         | Name: Burke Kennedy Doyle Architects,<br>Address: 6/7 Harcourt Terrace, Dublin 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                        |                     |
| 5. Applicant            | Name: Superquinn,<br>Address: Superquinn Support Office, Sutton Cross, Sutton, Dublin 13.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                        |                     |
| 6. Decision             | O.C.M. No. 2632<br><br>Date 10/08/2001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Effect<br>AP GRANT PERMISSION                          |                     |
| 7. Grant                | O.C.M. No. 2967<br><br>Date 21/09/2001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Effect<br>AP GRANT PERMISSION                          |                     |
| 8. Appeal Lodged        | 07/09/2001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Written Representations                                |                     |
| 9. Appeal Decision      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                        |                     |

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| 10. Material Contravention  |                 |                      |
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| 14. ....<br>Registrar       | .....<br>Date   | .....<br>Receipt No. |



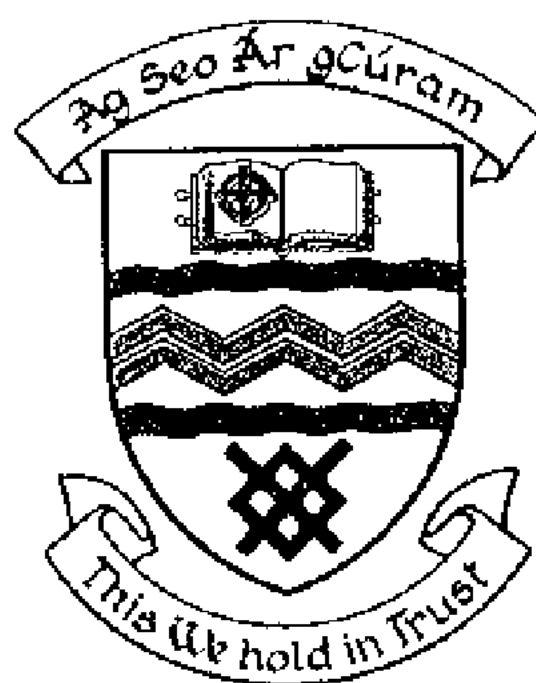
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**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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 Lár an Bhaile, Tamhlacht  
 Baile Átha Cliath 24

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Burke Kennedy Doyle Architects,  
 6/7 Harcourt Terrace,  
 Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

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

|                               |                                |
|-------------------------------|--------------------------------|
| Final Grant Order Number 2967 | Date of Final Grant 21/09/2001 |
| Decision Order Number 2632    | Date of Decision 10/08/2001    |
| Register Reference S99A/0961  | Date 11/06/01                  |

**Applicant** Superquinn,

**Development** The amended scheme is for planning permission in an area of 3.647 hectares (9.01 acres) for a mixed use retail and office development at New Nangor Road, Clondalkin, Dublin 22, comprising a Superquinn supermarket (4,477 sq.m. gross floor area and 2,525 sq.m net retail floorspace), a department store (1,677 sq.m.), 37 mall units (3,167 sq.m.) with offices over (7,680 sq.m.), a retail convenience store (479 sq.m.) with restaurant over (850 sq.m.), 3 no. office buildings (10,234 sq.m.), 224 surface and 746 underground car parking spaces are also proposed. The total gross floor area of the development is 28,564 sq.m. Access to the development will be from a proposed roundabout on the New Nangor Road. The application also includes associated external works, landscaping, 3 no. substations and associated switch rooms. An Environmental Impact Statement (EIS) was submitted to the Planning Authority with the Planning Application.

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

**Floor Area** 23989.00 **Sq Metres**  
**Time extension(s) up to and including** 08/03/2000  
**Additional Information Requested/Received** 08/03/2000 /11/06/2001

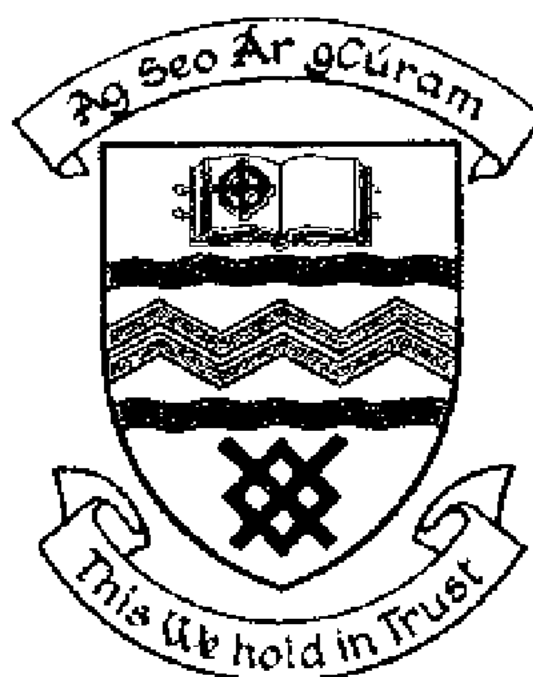


REG REF. S99A/0961

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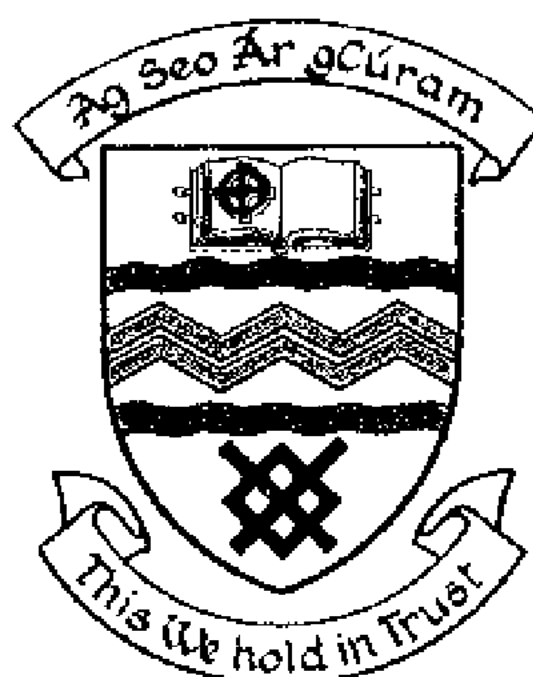
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A Permission has been granted for the development described above,  
subject to the following (20) Conditions.

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**Conditions and Reasons**

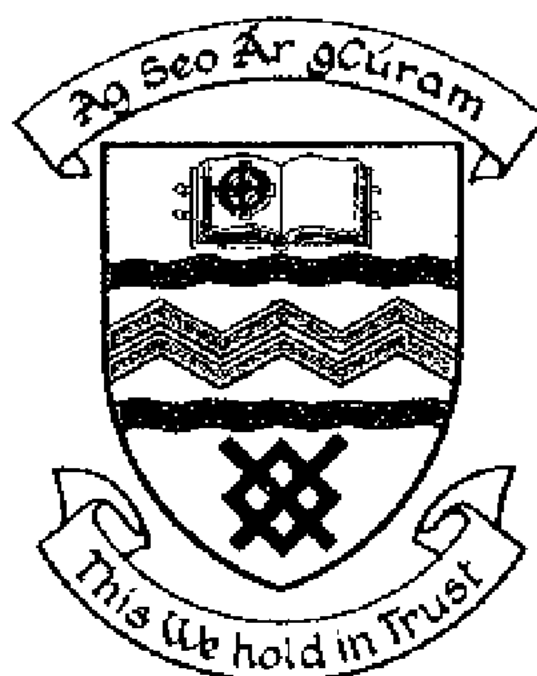
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received 11.06.2001 save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the developer shall endeavour to secure agreement for the provision of a pedestrian and vehicular link between the car park of the Mill Centre and the subject site as shown on the drawings submitted 11.06.01, and shall at all times promote and facilitate the provision of such.  
REASON:  
In order to achieve an integrated District Centre development within the central Clondalkin area.
- 3 That prior to development commencing the developer shall submit revised drawings for the written agreement of the planning authority providing for the following amendments to the proposed development:
  - (a) The setback from the 900mm sewer at Nangor Road to be revised to five metres linear distance from the line of the sewer, and blocks E and G and the proposed retail outlet / restaurant building to be relocated forward accordingly. The footprint of block G may be enlarged to retain the proposed rear building line, and a separate planning permission will be required in such event.
  - (b) The plaza area to the north of the retail outlet and restaurant building to be reduced in size and the resulting area to be used to provide landscaped features within the parking areas to the south of the building.
  - (c) The internal access road serving the retail outlet and the offices to be relocated northwards to form a right-angled turn, reinforcing the strong edge to the road, and shall be extended to the western boundary of the site. In the event that access is required to off-street car parking within the adjoining residential development via this internal access road, this shall be facilitated and no ransom strip shall be retained. Carparking to the front of the offices to be omitted.
  - (d) The rear and eastern side elevations to retail block D to be suitably revised to reflect the visual prominence of the building. The east side elevation may be treated in the form of a curved, glazed atrium to provide a significant focal feature adjoining the main link to the Mill Centre



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site.

REASON:

To provide more satisfactory street frontages in the interest of amenity and the proper planning and development of the area.

- 4 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

In the interest of safety and amenity.

- 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 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

In the interest of amenity.

- 7 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.

REASON:

In the interest of amenity and public safety.

- 8 That prior to development commencing the developer shall submit detailed proposals for the landscaping of the site in accordance with the requirements of the Parks and Landscaping Services Department, South Dublin County Council. The proposals shall be designed to ensure a high standard of both hard and soft landscaping treatment of all communal and public areas of the site.

REASON:

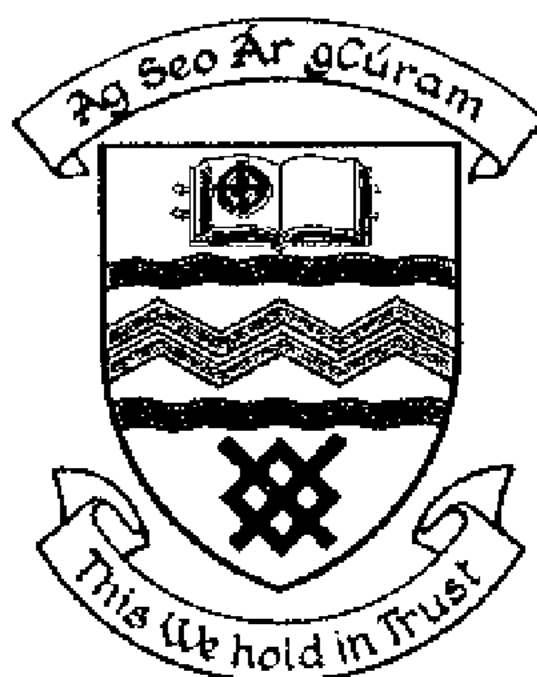
In the interest of amenity and the proper planning and development of the area.

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- 9 That prior to development commencing full details of all external materials and finishes, including material and colour samples, shall be submitted for the written agreement of the planning authority.

**REASON:**

In the interest of  
visual amenity.

- 10 That the following shall be complied with:

(a) The proposed internal access road to the south of office blocks E, F and G shall be extended to the western boundary of the site to provide for future vehicular and pedestrian access to the adjoining site if required by the Planning Authority. No ransom strip shall be retained.

(b) The proposed main access road shall be extended to the southern site boundary to provide for future vehicular and pedestrian access from the site to the Mill Centre lands. No ransom strip shall be retained.

**REASON:**

To provide for future convenient access and to ensure the effective integration of the proposed development with adjoining areas in the interest of the proper planning and sustainable development of the area.

- 11 That prior to development commencing the developer shall submit detailed proposals for the provision by the developer of the following;

(a) a public footpath and cycleway to the requirements of the Roads Department adjoining the Nangor Road from the proposed access roundabout to the western site boundary.

(b) suitable treatment to the Nangor Road boundary of the site which shall comprise of a painted railing on a low wall to an overall height of 2 metres, the precise location of the proposed boundary to be agreed.

**REASON:**

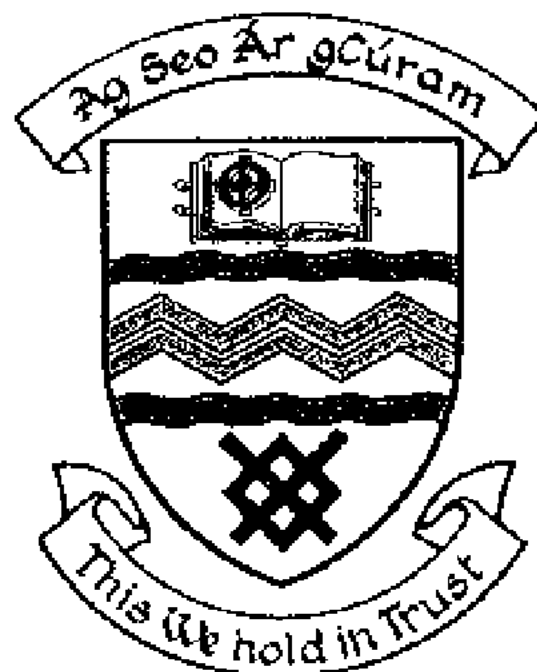
To facilitate pedestrian and cycle access to and from the proposed development and effective integration of the development with the surrounding area, and in the interest of visual amenity.

- 12 That prior to development commencing the developer shall submit for the written agreement of the planning authority proposals for the satisfactory disposal of all excavated material to suitable disposal sites, including details of the precise nature, quantity and destination of the material to be removed, and any special safeguards required in the handling of such material in the interest of health and safety.

**REASON:**



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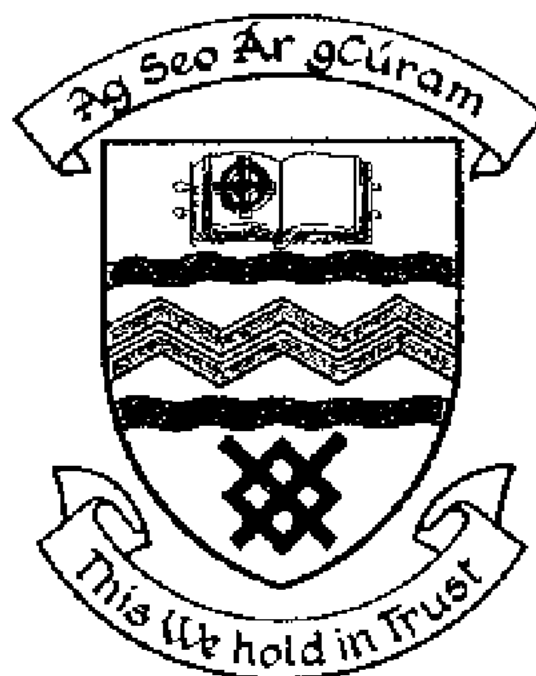
To enable effective control to be maintained in the interest of proper planning and development having regard to the likely volume and potentially hazardous nature of material to be removed as the site may have been previously used for the disposal of industrial waste.

- 13 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following requirements of the Environmental Services Department shall be complied with:
- Foul Drainage**
- (a) 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.
  - (b) All wastewater from commercial, business or institutional kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Full details of these systems shall be submitted for approval prior to the commencement of development.
  - (c) The applicant may be required to install and maintain a suitable flow recorder on the outfalls from the site together with a rain gauge. Details of this to be agreed with Environmental Services Department of South Dublin County Council prior to the commencement of development.
  - (d) Applicant to ensure full and complete separation of foul and surface water systems.
  - (e) 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.

**Surface Water drainage:**

- (f) Surface water discharges from the site shall be limited to a maximum discharge of 21.88 litres per second (6 litres per second per hectare of site area). Prior to the commencement of development the applicant shall submit details indicating surface water attenuation facilities (i.e. storage tanks or other such facility) and flow control mechanism necessary to limit surface water discharges based on a rainfall intensity for a 20 year return period, of 2 hour duration. Details to include discharge calculations, pipe sizes, invert levels and gradients, manhole locations, required storm water storage volume, location of storm water storage area together with a cross-section of the storm

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water storage area showing details of both inlets and outlets. Details of proposed flow control mechanisms to limit surface water discharges to the equivalent of 6 litres per second per hectare shall also be submitted. Full details of maintenance and cleaning provisions for the attenuation facility shall also be included.

(g) Prior to the commencement of development the developer shall submit full details of the proposed basement car park drainage. If adequate falls are not available full details of any proposed surface water pumping system for the basement shall be included. This shall include detailed plans, cross sections and calculations for the design of the pumping system. Information shall be provided on the type, number and configuration of the pumps, as well as on the size, routing and construction of the rising main. Adequate provision shall also be allowed for an overflow storage facility in the event of pump failure. Information shall also show how basement shall be adequately protected from flooding.

(h) All surface water runoff from vehicle parking/ marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public surface water sewer.

(i) Applicant to ensure full and complete separation of foul and surface water systems.

(j) 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.

**Water Supply:**

(k) The watermains serving the site shall be fitted with a bulk meter, remote readout and logger, to the satisfaction of the Water Management Section of South Dublin County Council.

(l) Each unit to have a separate metered water supply. Meters to be installed by South Dublin County Council at the applicant's prior expense.

(m) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units. Full details of these, together with the proposed watermain layout, to be agreed in writing with Water Services Area Engineer (Deansrath Depot, Tel: 457 0784) prior to the commencement of development.

(n) Full 24hour water storage to be provided for each unit.

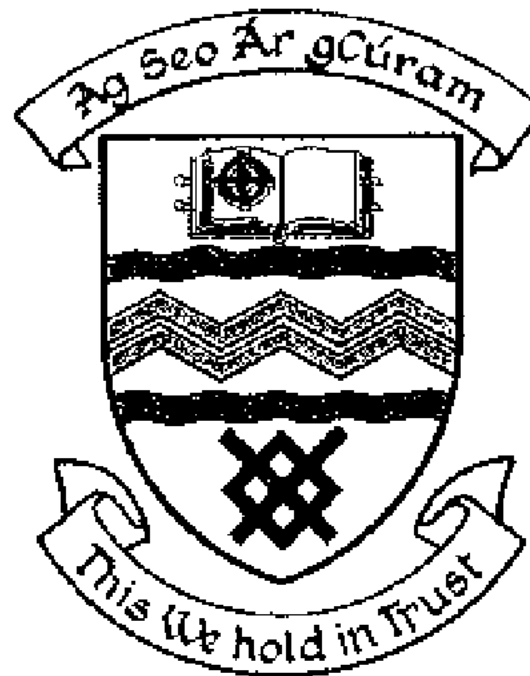
REASON:



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In order to comply with the Sanitary Services Acts, 1878-1964.

- 14 That the proposed Mobility Management Plan shall be implemented in accordance with the stated objectives. At the end of two years from the first occupation of the proposed office development, and thereafter biannually for a further period of four years, the operation of the Plan shall be reviewed and a report of the review shall be submitted to the planning authority. This shall be the responsibility of the proposed management company to be agreed in accordance with condition No. 20 of this permission. The review to be based on an assessment of the trip demand and trip distribution data derived from employee travel surveys.

REASON:

To ensure satisfactory implementation of the plan.

- 15 Prior to development commencing the developer shall submit full details of the design of access arrangements to the proposed development which shall take into account an assessment of traffic impact including the provision of bus priority measures and the necessary pedestrian and cycle measures on the New Nangor Road.

REASON:

In order to facilitate non-car accessibility within the local catchment area.

- 16 Prior to the commencement of development the developer shall submit revised details of the proposed mobility management plan providing for the following:

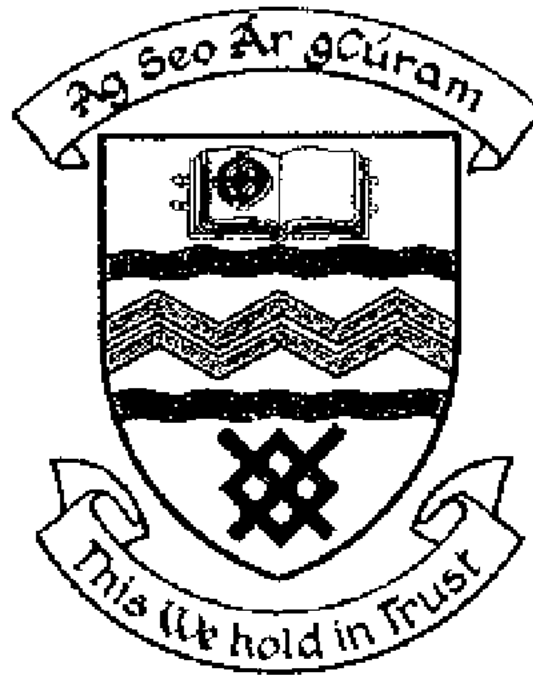
- (a) a revised modal share target for public transport usage to be agreed with the planning authority.
- (b) the identification of interim measures to maximise the non-car modal share of staff travel.
- (c) a parking management plan that will ensure against inappropriate accommodation of office-based parking demand within the retail parking area.

REASON:

In the interest of the proper planning and sustainable development of the area having regard to the objectives of the Dublin Transportation Initiative.

- 17 That a financial contribution in the sum of £230,603 (two hundred and thirty thousand six hundred and three pounds) EUR 292,805 (two hundred and ninety two thousand eight hundred and five euros) 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

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**Housing Welfare Officers**  
 County Hall,  
 Town Centre, Tallaght  
 Dublin 24

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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.

- 18 That a financial contribution in the sum of £599,844 (five hundred and ninety nine thousand eight hundred and forty four pounds) EUR 761,645 (seven hundred and sixty one thousand six hundred and forty five euros) 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.

- 19 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £72,080 (seventy two thousand and eighty pounds) EUR 91,523 (ninety one thousand five hundred and twenty three euros), a bond of an Insurance Company of £72,080 (seventy two thousand and eighty pounds) EUR 91,523 (ninety one thousand five hundred and twenty three euros), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

**REASON:**

To ensure the satisfactory completion of the development.

- 20 That details of the Proposed Management Company for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

**REASON:**

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

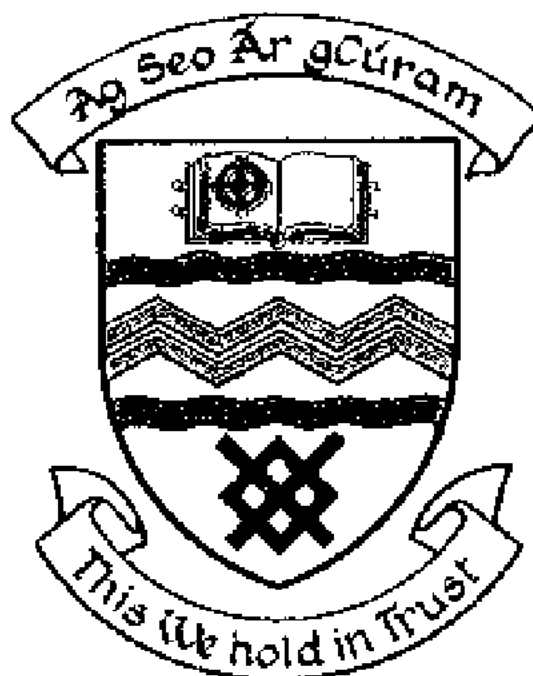
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.



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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.

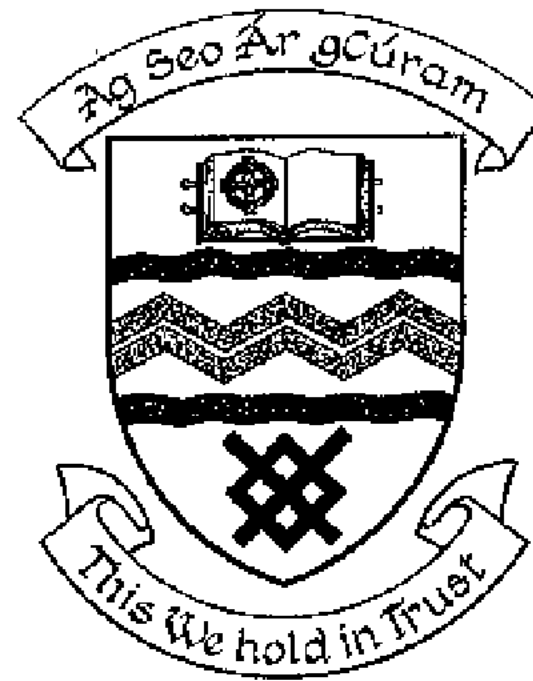
.....*JK*.....21/09/01  
for SENIOR ADMINISTRATIVE OFFICER

C

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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 2632   | Date of Decision 10/08/2001 |
| Register Reference S99A/0961 | Date: 24/12/99              |

**Applicant** Superquinn,

**Development** The amended scheme is for planning permission in an area of 3.647 hectares (9.01 acres) for a mixed use retail and office development at New Nangor Road, Clondalkin, Dublin 22, comprising a Superquinn supermarket (4,477 sq.m. gross floor area and 2,525 sq.m net retail floorspace), a department store (1,677 sq.m.), 37 mall units (3,167 sq.m.) with offices over (7,680 sq.m.), a retail convenience store (479 sq.m.) with restaurant over (850 sq.m.), 3 no. office buildings (10,234 sq.m.), 224 surface and 746 underground car parking spaces are also proposed. The total gross floor area of the development is 28,564 sq.m. Access to the development will be from a proposed roundabout on the New Nangor Road. The application also includes associated external works, landscaping, 3 no. substations and associated switch rooms. An Environmental Impact Statement (EIS) was submitted to the Planning Authority with the Planning Application.

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

**Floor Area** Sq Metres

**Time extension(s) up to and including** 08/03/2000

**Additional Information Requested/Received** 08/03/2000 /11/06/2001

**Clarification of Additional Information Requested/Received** /

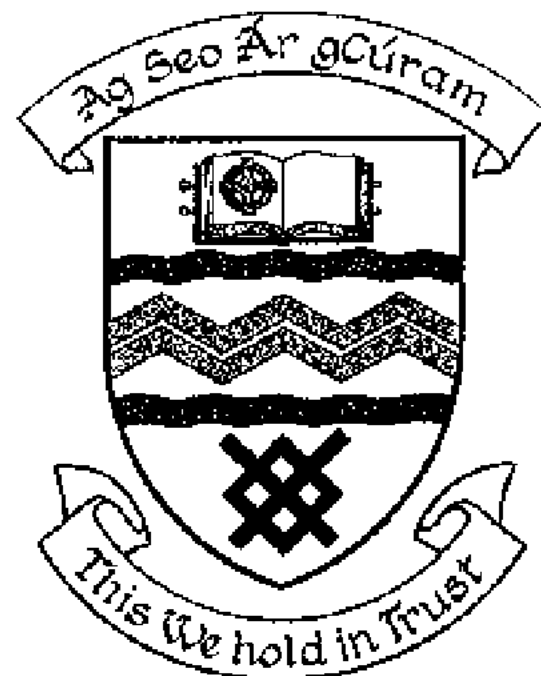
Burke Kennedy Doyle Architects,  
6/7 Harcourt Terrace,  
Dublin 2.



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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 ( 20 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

 ..... 10/08/01  
for SENIOR ADMINISTRATIVE OFFICER

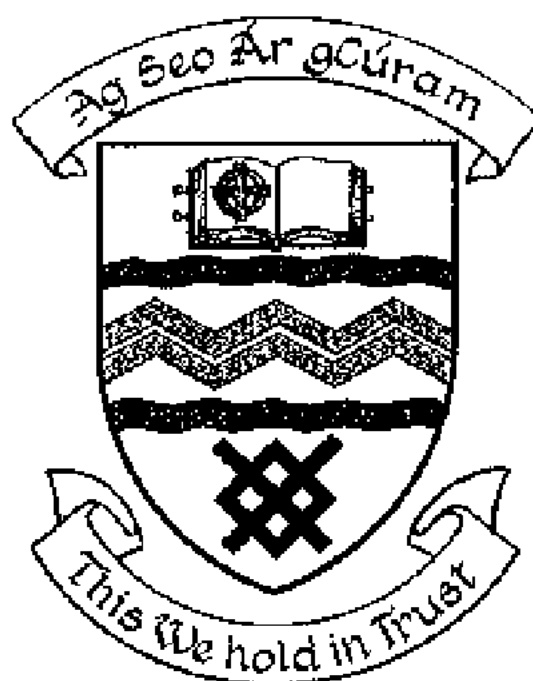
**Conditions and Reasons**

- 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 11.06.2001 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 That the developer shall endeavour to secure agreement for the provision of a pedestrian and vehicular link between the car park of the Mill Centre and the subject site as shown on the drawings submitted 11.06.01, and shall at all times promote and facilitate the provision of such.  
REASON:  
In order to achieve an integrated District Centre development within the central Clondalkin area.

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3 That prior to development commencing the developer shall submit revised drawings for the written agreement of the planning authority providing for the following amendments to the proposed development:

(a) The setback from the 900mm sewer at Nangor Road to be revised to five metres linear distance from the line of the sewer, and blocks E and G and the proposed retail outlet / restaurant building to be relocated forward accordingly. The footprint of block G may be enlarged to retain the proposed rear building line, and a separate planning permission will be required in such event.

(b) The plaza area to the north of the retail outlet and restaurant building to be reduced in size and the resulting area to be used to provide landscaped features within the parking areas to the south of the building.

(c) The internal access road serving the retail outlet and the offices to be relocated northwards to form a right-angled turn, reinforcing the strong edge to the road, and shall be extended to the western boundary of the site. In the event that access is required to off-street car parking within the adjoining residential development via this internal access road, this shall be facilitated and no ransom strip shall be retained. Carparking to the front of the offices to be omitted.

(d) The rear and eastern side elevations to retail block D to be suitably revised to reflect the visual prominence of the building. The east side elevation may be treated in the form of a curved, glazed atrium to provide a significant focal feature adjoining the main link to the Mill Centre site.

REASON:

To provide more satisfactory street frontages in the interest of amenity and the proper planning and development of the area.

4 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

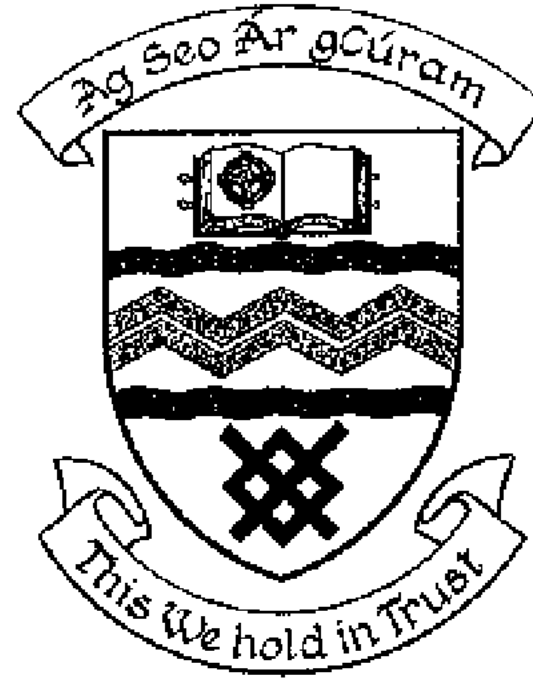
In the interest of safety and amenity.



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- 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 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

In the interest of amenity.

- 7 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.

REASON:

In the interest of amenity and public safety.

- 8 That prior to development commencing the developer shall submit detailed proposals for the landscaping of the site in accordance with the requirements of the Parks and Landscaping Services Department, South Dublin County Council. The proposals shall be designed to ensure a high standard of both hard and soft landscaping treatment of all communal and public areas of the site.

REASON:

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

- 9 That prior to development commencing full details of all external materials and finishes, including material and colour samples, shall be submitted for the written agreement of the planning authority.

REASON:

In the interest of visual amenity.

- 10 That the following shall be complied with:

(a) The proposed internal access road to the south of

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office blocks E, F and G shall be extended to the western boundary of the site to provide for future vehicular and pedestrian access to the adjoining site if required by the Planning Authority. No ransom strip shall be retained.

(b) The proposed main access road shall be extended to the southern site boundary to provide for future vehicular and pedestrian access from the site to the Mill Centre lands. No ransom strip shall be retained.

REASON:

To provide for future convenient access and to ensure the effective integration of the proposed development with adjoining areas in the interest of the proper planning and sustainable development of the area.

- 11 That prior to development commencing the developer shall submit detailed proposals for the provision by the developer of the following;

(a) a public footpath and cycleway to the requirements of the Roads Department adjoining the Nangor Road from the proposed access roundabout to the western site boundary.

(b) suitable treatment to the Nangor Road boundary of the site which shall comprise of a painted railing on a low wall to an overall height of 2 metres, the precise location of the proposed boundary to be agreed.

REASON:

To facilitate pedestrian and cycle access to and from the proposed development and effective integration of the development with the surrounding area, and in the interest of visual amenity.

- 12 That prior to development commencing the developer shall submit for the written agreement of the planning authority proposals for the satisfactory disposal of all excavated material to suitable disposal sites, including details of the precise nature, quantity and destination of the material to be removed, and any special safeguards required in the handling of such material in the interest of health and safety.

REASON:

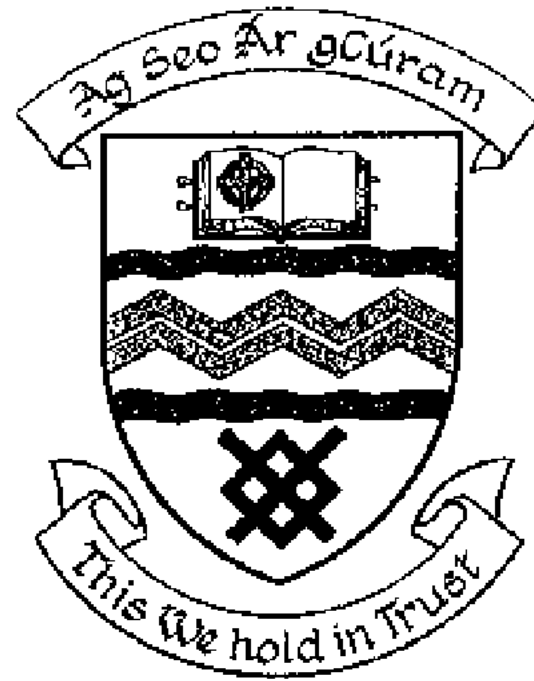
To enable effective control to be maintained in the interest of proper planning and development having regard to the likely volume and potentially hazardous nature of



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material to be removed as the site may have been previously used for the disposal of industrial waste.

- 13 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following requirements of the Environmental Services Department shall be complied with:

**Foul Drainage**

- (a) 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.
- (b) All wastewater from commercial, business or institutional kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Full details of these systems shall be submitted for approval prior to the commencement of development.
- (c) The applicant may be required to install and maintain a suitable flow recorder on the outfalls from the site together with a rain gauge. Details of this to be agreed with Environmental Services Department of South Dublin County Council prior to the commencement of development.
- (d) Applicant to ensure full and complete separation of foul and surface water systems.
- (e) 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.

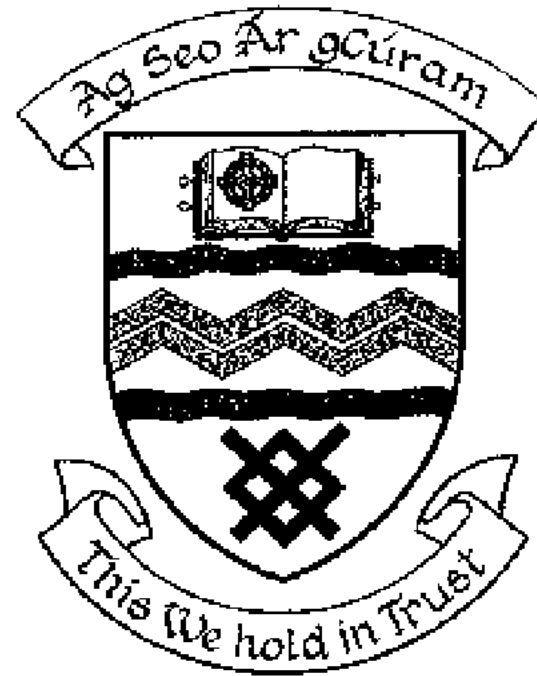
**Surface Water drainage:**

- (f) Surface water discharges from the site shall be limited to a maximum discharge of 21.88 litres per second (6 litres per second per hectare of site area). Prior to the commencement of development the applicant shall submit details indicating surface water attenuation facilities (i.e. storage tanks or other such facility) and flow control mechanism necessary to limit surface water discharges based on a rainfall intensity for a 20 year return period, of 2 hour duration. Details to include discharge calculations,

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pipe sizes, invert levels and gradients, manhole locations, required storm water storage volume, location of storm water storage area together with a cross-section of the storm water storage area showing details of both inlets and outlets. Details of proposed flow control mechanisms to limit surface water discharges to the equivalent of 6 litres per second per hectare shall also be submitted. Full details of maintenance and cleaning provisions for the attenuation facility shall also be included.

(g) Prior to the commencement of development the developer shall submit full details of the proposed basement car park drainage. If adequate falls are not available full details of any proposed surface water pumping system for the basement shall be included. This shall include detailed plans, cross sections and calculations for the design of the pumping system. Information shall be provided on the type, number and configuration of the pumps, as well as on the size, routing and construction of the rising main. Adequate provision shall also be allowed for an overflow storage facility in the event of pump failure. Information shall also show how basement shall be adequately protected from flooding.

(h) All surface water runoff from vehicle parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public surface water sewer.

(i) Applicant to ensure full and complete separation of foul and surface water systems.

(j) 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.

**Water Supply:**

(k) The watermain serving the site shall be fitted with a bulk meter, remote readout and logger, to the satisfaction of the Water Management Section of South Dublin County Council.

(l) Each unit to have a separate metered water supply. Meters to be installed by South Dublin County Council at the applicant's prior expense.

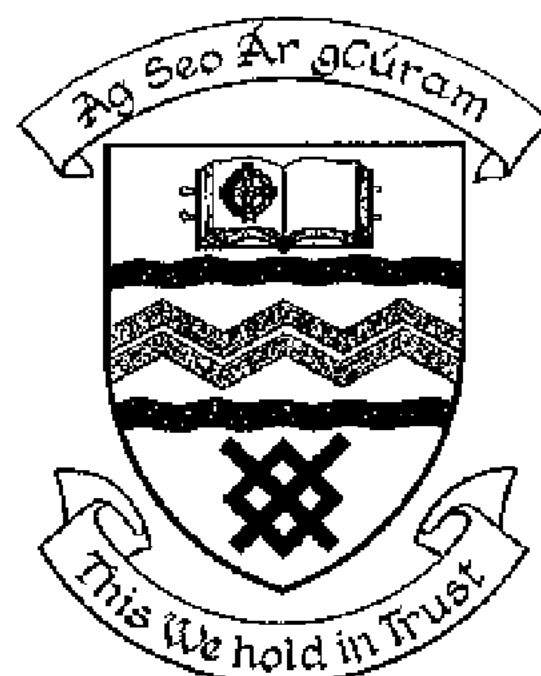
(m) Buildings of 3 storeys or more shall require balancing



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tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units. Full details of these, together with the proposed watermain layout, to be agreed in writing with Water Services Area Engineer (Deansrath Depot, Tel: 457 0784) prior to the commencement of development.

(n) Full 24hour water storage to be provided for each unit.

**REASON:**

In order to comply with the Sanitary Services Acts, 1878-1964.

- 14 That the proposed Mobility Management Plan shall be implemented in accordance with the stated objectives. At the end of two years from the first occupation of the proposed office development, and thereafter biannually for a further period of four years, the operation of the Plan shall be reviewed and a report of the review shall be submitted to the planning authority. This shall be the responsibility of the proposed management company to be agreed in accordance with condition No. 20 of this permission. The review to be based on an assessment of the trip demand and trip distribution data derived from employee travel surveys.

**REASON:**

To ensure satisfactory implementation of the plan.

- 15 Prior to development commencing the developer shall submit full details of the design of access arrangements to the proposed development which shall take into account an assessment of traffic impact including the provision of bus priority measures and the necessary pedestrian and cycle measures on the New Nangor Road.

**REASON:**

In order to facilitate non-car accessibility within the local catchment area.

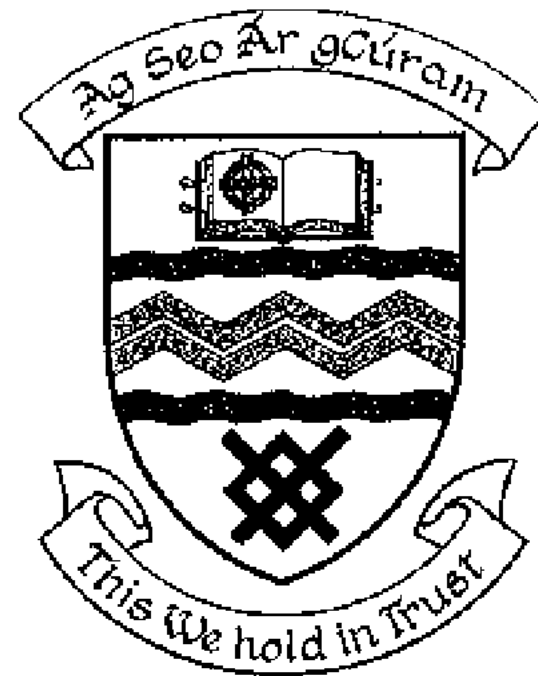
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inappropriate accommodation of office-based parking  
demand within the retail parking area.

**REASON:**

In the interest of the proper planning and  
sustainable development of the area having regard to the  
objectives of the Dublin Transportation Initiative.

- 17 That a financial contribution in the sum of £230,603 (two hundred and thirty thousand six hundred and three pounds) EUR 292,805 (two hundred and ninety two thousand eight hundred and five euros) 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.

- 18 That a financial contribution in the sum of £599,844 (five hundred and ninety nine thousand eight hundred and forty four pounds) EUR 761,645 (seven hundred and sixty one thousand six hundred and forty five euros) 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.

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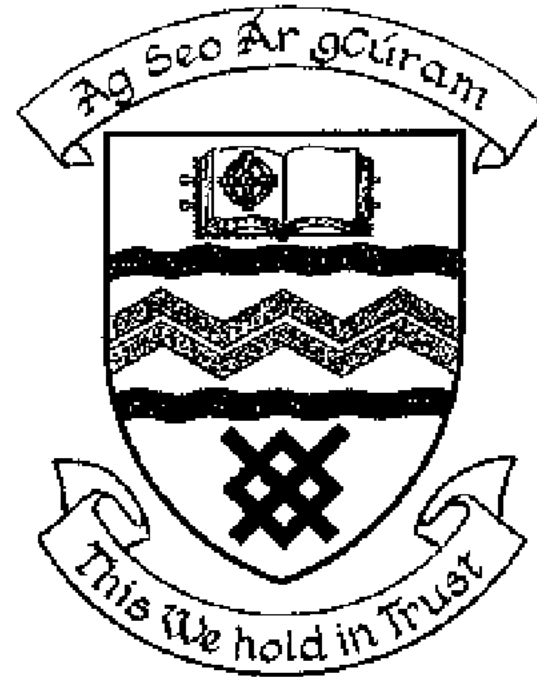
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five hundred and twenty three euros), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

REASON:

To ensure the satisfactory completion of the development.

- 20 That details of the Proposed Management Company for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

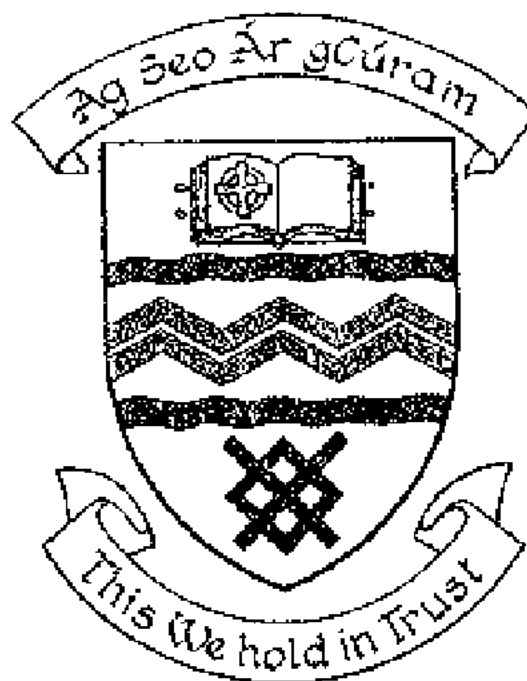
In the interest of the proper planning and development of the area.

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                        |          |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|----------|
|                         | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Plan Register No.<br><br>S99A/0961                     |          |
| 1. Location             | New Nangor Road, Clondalkin, Dublin 22.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                        |          |
| 2. Development          | Mixed use retail and office development on an area of 3.647 hectares (9.01 acres) providing for a Superquinn store (4375 sq.m, 2380 sq.m retail area), a department store (1663 sq.m), 25 retail units (1732 sq.m.) with offices over (5215 sq.m), retail/convenience store (484 sq.m.) with restaurant (798 sq.m.) over, and 3 no. office buildings (9722 sq.m.), 409 surface and 400 underground car parking spaces are also proposed. The application includes associated external works, landscaping, 3 no. substations and associated switch rooms. The development will be in single 2, 3, 4 and 5 storey buildings laid out to form an urban square and frontage to the New Nangor Road. The total floor area of the development is 23,989 sq.m. Access to the development will be from a proposed roundabout on the New Nangor Road and a proposed mini roundabout located in the centre of the development. An Environmental Impact Statement was submitted. 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<br>(a) Requested (b) Received |          |
| 3a. Type of Application | Permission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1. 08/03/2000<br>2.                                    | 1.<br>2. |
| 4. Submitted by         | Name: Burke Kennedy Doyle Architects,<br>Address: 6/7 Harcourt Terrace, Dublin 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                        |          |
| 5. Applicant            | Name: Superquinn,<br>Address: Superquinn Support Office, Sutton Cross, Sutton, Dublin 13.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                        |          |
| 6. Decision             | O.C.M. No. 0475<br><br>Date 08/03/2000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Effect<br>FI REQUEST ADDITIONAL INFORMATION            |          |
| 7. Grant                | O.C.M. No.<br>Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Effect<br>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. ....<br>Registrar       | .....<br>Date   | .....<br>Receipt No. |

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

|                              |                             |
|------------------------------|-----------------------------|
| Decision Order Number 0475   | Date of Decision 08/03/2000 |
| Register Reference S99A/0961 | Date: 24/12/99              |

Applicant  
Development

Superquinn,  
Mixed use retail and office development on an area of 3.647 hectares (9.01 acres) providing for a Superquinn store (4375 sq.m, 2380 sq.m retail area), a department store (1663 sq.m), 25 retail units (1732 sq.m.) with offices over (5215 sq.m), retail/convenience store (484 sq.m.) with restaurant (798 sq.m.) over, and 3 no. office buildings (9722 sq.m.), 409 surface and 400 underground car parking spaces are also proposed. The application includes associated external works, landscaping, 3 no. substations and associated switch rooms. The development will be in single 2, 3, 4 and 5 storey buildings laid out to form an urban square and frontage to the New Nangor Road. The total floor area of the development is 23,989 sq.m. Access to the development will be from a proposed roundabout on the New Nangor Road and a proposed mini roundabout located in the centre of the development. An Environmental Impact Statement was submitted. 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

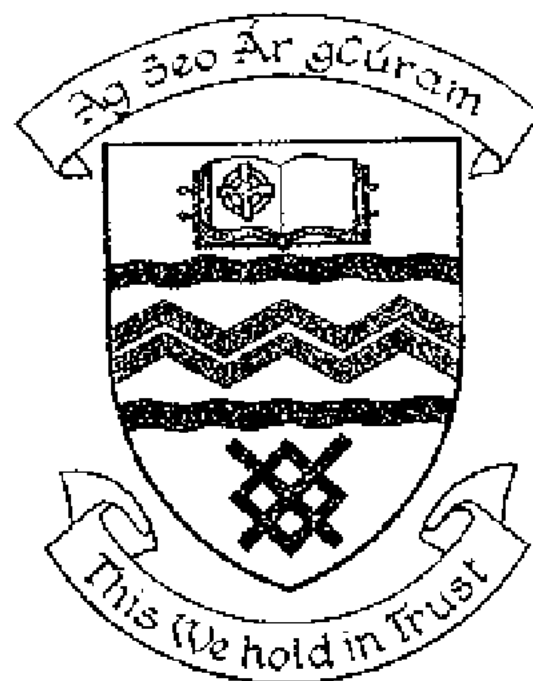
Burke Kennedy Doyle Architects,  
6/7 Harcourt Terrace,  
Dublin 2.



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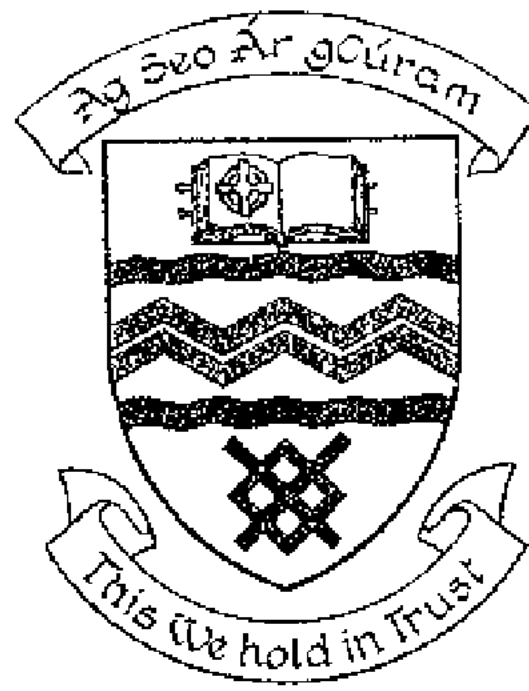
arise following this request for additional information, fully integrates both with current proposals on adjoining land and the Council's overall zoning objective for the area of Clondalkin Village.

- 2 The Planning Authority consider that the proposed residential development on the adjoining land to the west of the application site (Area C) could in part be served by an access from the proposed east-west internal road to the north of the proposed supermarket. The applicant is requested to discuss with the Planning Authority the feasibility of providing such an access.
- 3 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/junctions 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 of the R113, 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 20,605 sq.m. of offices are to be

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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 significant public transport modal split share. The developer should address this. Consideration should be given to providing shuttle bus services connecting the development with available 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.

4 Clarification is required in relation to the submitted retail impact assessment as follows:-

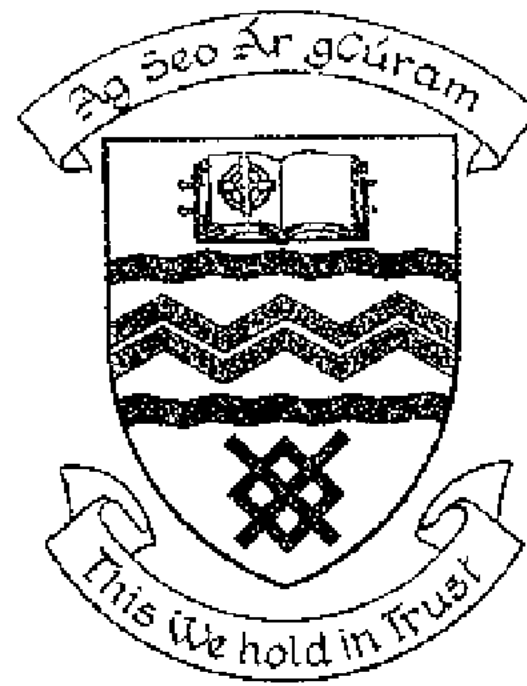
(a) A retail impact assessment is required in accordance with the Local Government (Planning and Development) General Policy Directive (Shopping) 1998.

(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



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- (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)

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 if determined. If not determined, the assessment should include a scenario whereby this centre is approved and provided.

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%. The applicant is 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. The applicant is 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.

- 5      (a) The applicant is requested to clarify the status of the proposed pedestrian route between the application site and 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

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connection to Mill Centre' indicated on the site layout plan submitted should be clarified.

- (b) The applicant is requested to revise the application site boundary to include the proposed pedestrian route between the application site and the Ninth Lock Road and to submit new site and newspaper notices as appropriate.
- (c) The applicant is requested to submit detailed proposals for the design and layout of the proposed pedestrian route between the application site and the Ninth Lock Road, to include details of surface and roofing materials, pedestrian priority crossovers, lighting and signage.

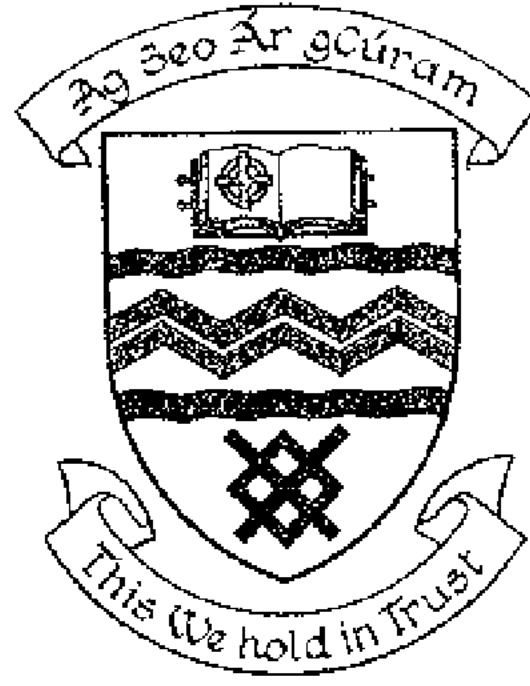
- 6 The applicant is advised that the Planning Authority considers that the re-zoning of the subject lands in the 1998 Development Plan effectively provides for the extension, augmentation, enhancement and further development of Clondalkin Village. To achieve this objective the extended area should be 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



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dependent on comprehensive integration of the extended zoned area 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 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.

- 7 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 1,000 sq.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".
- 8 Details are required of ventilation and other plant with the potential to generate noise or other nuisance effects, and measures proposed to control such effects in relation to existing and proposed residential development in the vicinity.
- 9 A revised site location map is required showing the proposed development in relation to existing development in the surrounding area.
- 10 (a) A revised site layout plan is required to show no development within 10 metres of the existing 900mm diameter foul sewer crossing the site adjacent to the New Nangor Road.  
(b) Full details of proposed foul and surface water drainage arrangements are required, providing full

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and complete separation of foul and surface water  
systems. Connection of surface water gullies to the  
900mm diameter foul sewer is not acceptable.

- 11 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, details of ownership 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.

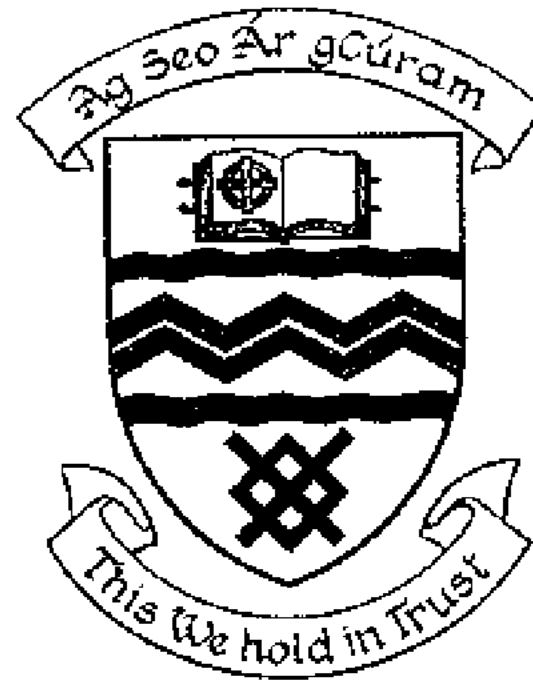
Signed on behalf of South Dublin County Council

*MA*  
.....  
for Senior Administrative Officer

09/03/00



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

|                              |                                          |
|------------------------------|------------------------------------------|
| Decision Order Number 0392   | Date of Decision 23/02/2000<br><i>MM</i> |
| Register Reference S99A/0961 | Date 24/12/99                            |

Applicant  
App. Type  
Development

Superquinn,  
Permission  
Mixed use retail and office development on an area of 3.647 hectares (9.01 acres) providing for a Superquinn store (4375 sq.m, 2380 sq.m retail area), a department store (1663 sq.m), 25 retail units (1732 sq.m.) with offices over (5215 sq.m), retail/convenience store (484 sq.m.) with restaurant (798 sq.m.) over, and 3 no. office buildings (9722 sq.m.), 409 surface and 400 underground car parking spaces are also proposed. The application includes associated external works, landscaping, 3 no. substations and associated switch rooms. The development will be in single 2, 3, 4 and 5 storey buildings laid out to form an urban square and frontage to the New Nangor Road. The total floor area of the development is 23,989 sq.m. Access to the development will be from a proposed roundabout on the New Nangor Road and a proposed mini roundabout located in the centre of the development. An Environmental Impact Statement was submitted. 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.

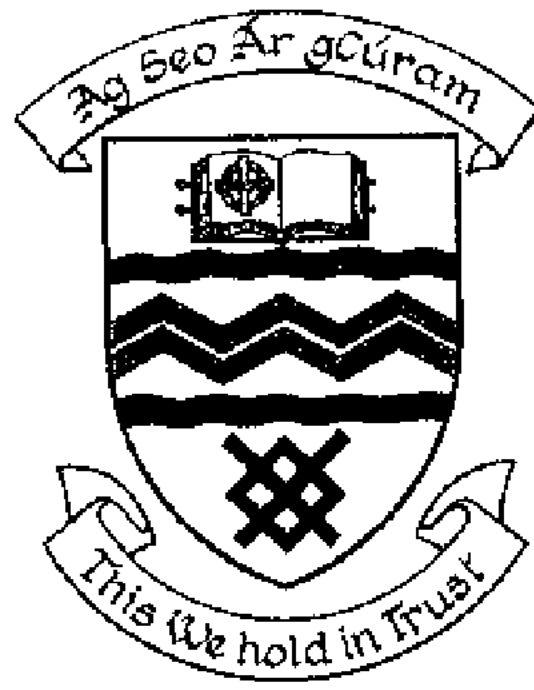
Location

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

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Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

Burke Kennedy Doyle Architects,  
6/7 Harcourt Terrace,  
Dublin 2.