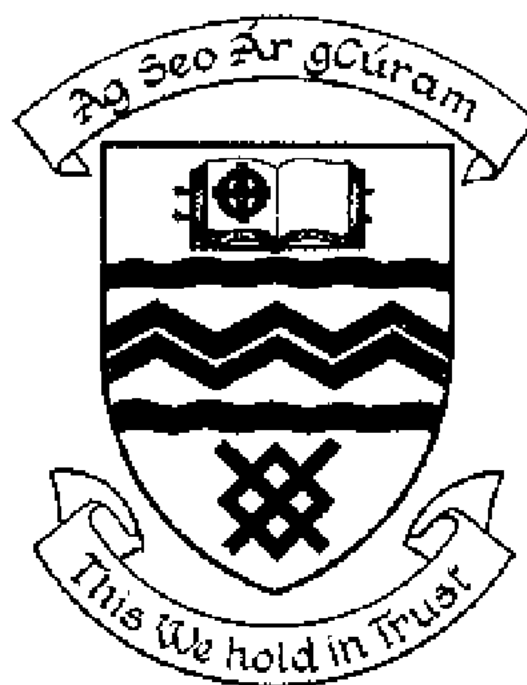


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0356	
1. Location	Castlebaggot Lodge, Baldonnell, Co. Dublin.		
2. Development	Bungalow and bio cycle waste water treatment unit.		
3. Date of Application	27/05/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: P. Watson, Address: 72 Weston Road, Churchtown,		
5. Applicant	Name: W. Kelly, Address: Castlebaggot Lodge, Baldonnell, Co. Dublin.		
6. Decision	O.C.M. No. 1578  Date 23/07/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement Compensation Purchase Notice			
12. Revocation or Amendment			
13. E.I.S. Requested E.I.S. Received E.I.S. Appeal			
14. .... Registrar Date Receipt No.			

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

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

Decision Order Number 1578	Date of Decision 23/07/1999
Register Reference S99A/0356	Date 27/05/99

Applicant            W. Kelly,  
Development        Bungalow and bio cycle waste water treatment unit.  
Location            Castlebaggot Lodge, Baldonnell, Co. Dublin.

Floor Area                                  Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received                                  /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to REFUSE PERMISSION in respect of the above proposal.

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

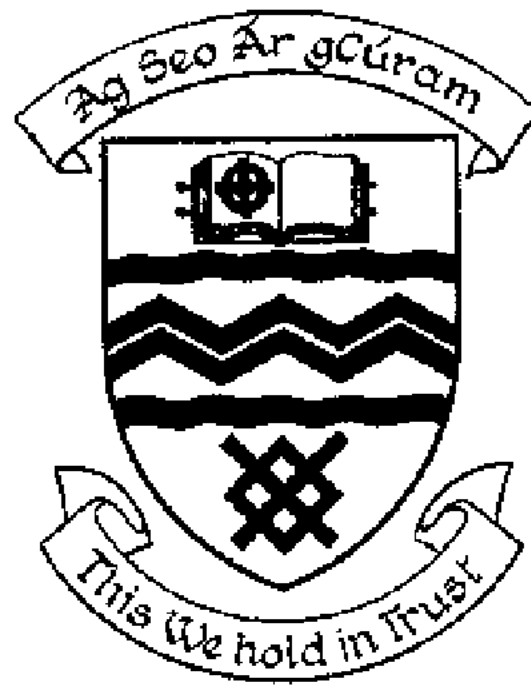
Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

23/07/99

P. Watson,  
72 Weston Road,  
Churchtown,  
Dublin 14.

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



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REG REF. S99A/0356

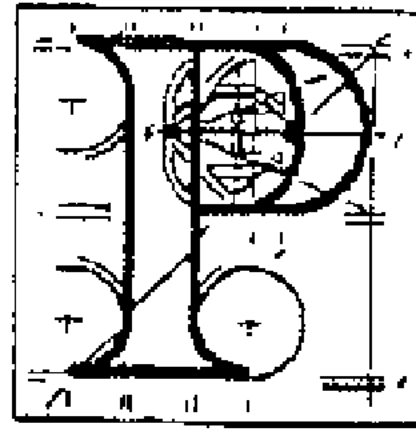
**Reasons**

- 1 The proposed development would contravene materially a development objective indicated in the South Dublin County Development Plan, 1998, for the use solely or primarily of particular areas for particular purposes i.e. zoning objective 'B' - "To protect and improve rural amenity and to provide for the development of agriculture". The proposed development would thus be contrary to the provisions of the South Dublin County Development Plan, 1998, and the proper planning and development of the area.
- 2 The proposed development would contravene the policies of the South Dublin County Development Plan, 1998, regarding dwellings in rural areas as set out in Paragraph 2.3.1(ii) in that the applicant has not established a genuine need to reside in the area due to proximity to employment which is related to the rural community or by reason of close established family ties with the rural community. The proposed development would thus be contrary to the proper planning and development of the area.
- 3 The proposed development, by reason of the generation of additional traffic movements, on a substandard rural road which is inadequate to provide for the free flow of traffic and the safety of pedestrians and which experiences high traffic volumes, would endanger public safety by reasons of traffic hazard and obstruction to road users. The proposed development would therefore be contrary to the proper planning and development of the area.
- 4 The proposed development would constitute undesirable ribbon development on a substandard rural road network which would be likely to lead to uneconomic demands for the provision of services and would set an undesirable precedent for further similar development in the area. The proposed development would thus be contrary to the proper planning and development of the area.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0357	
1. Location	Land bounded by N4 Lucan Road, Western Parkway, Coldcut Road Greenfort housing estate and Quarryvale Park.		
2. Development	Extension and alterations to previously approved development at Liffey Valley Shopping Centre on site of 12.5 hectares bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenford Housing Estate, Quarryvale Park, to include 35 retail units and 2 kiosks, with a gross floor area of 23,631.89 square metres, 1 restaurant units 152.37 square metres gross, community uses (library, one-stop-shop for local services) 544.79 square metres gross, foodstore 5,353 square metres gross, (3000 square metres net selling space), community uses (Fas training academy, post office, restaurant, office suites) 1,195 square metres gross, historical trail, associated car parks, including park and ride facility for 400 cars, access roads, service yards, bus and coach parking, plant areas, substations, landscaping and associated works.		
3. Date of Application	31/05/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Project Architects Address: Fleming Court, Fleming Place		
5. Applicant	Name: Barkhill Ltd Address: 81 South Mall St., Cork		
6. Decision	O.C.M. No. 1582  Date 23/07/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	23/08/1999	Written Representations	
9. Appeal Decision	20/03/2000	Refuse Permission	
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.

# An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S99A/0357

**APPEAL** by the Irish Hardware Association care of O'Neill and Associates of Harbour Road, Howth, County Dublin and by the Retail Grocery Dairy and Allied Trades Association care of Fergal MacCabe of 56 Fitzwilliam Square, Dublin against the decision made on the 23rd day of July, 1999 by the Council of the County of South Dublin to grant subject to conditions a permission to Barkhill Limited care of Project Architects of Fleming Court, Fleming Place, Dublin for development comprising extension and alterations to previously approved development at Liffey Valley Shopping Centre on site of 12.5 hectares bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenford Housing Estate, Quarryvale Park, to include 35 retail units and two kiosks, with a gross floor area of 23,631.89 square metres, one restaurant unit of 152.37 square metres gross, community uses (library, one-stop-shop for local services) 544.79 square metres gross, foodstore 5,353 square metres gross (3,000 square metres net selling space), community uses (FAS training academy, post office, restaurant, office suites) 1,195 square metres gross, historical trail, associated car parks, including park and ride facility for 400 cars, access roads, service yards, bus and coach parking, plant areas, substations, landscaping and associated works:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

## SCHEDULE

1. Having regard to:
  - (a) the zoning provision for the area (DC - to protect, provide for and/or improve District Centre Facilities), as set out in the 1998 South Dublin County Development Plan (which objective is considered to be reasonable),
  - (b) the recommendations in the Dublin Transport Initiative Final Report, published in May 1994, relating particularly to "control of the speculative development of commercial, retail and leisure development adjoining the C-Ring" and to "avoiding the C-Ring becoming a focus for retail and leisure development" (paragraphs 9.2.6 and 10.4.5, respectively),

- (c) the observations of the Dublin Transportation Office received by An Bord Pleanála on the 8th day of December, 1999,
- (d) the nature and scale of the proposed development, taking into account existing and permitted development on the site, and
- (e) the existing traffic congestion at the N4/M50 interchange,

it is considered that the traffic generated by the development would tend to create serious traffic congestion. The proposed development would, therefore, be contrary to the proper planning and development of the area.

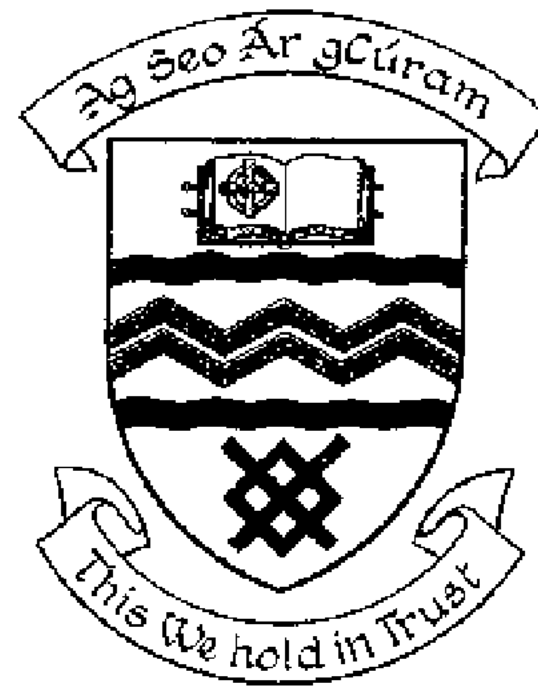
2. It is considered that the proposed development does not take sufficient account of the provisions of paragraph 3 of the Local Government (Planning and Development) General Policy Directive (Shopping), 1998, having regard in particular to (a) the nature and scale of existing and permitted development on the site, (b) the fact that the proposed development would attract a significant number of customers on a regional basis and (c) the fact that the proposed development would have an adverse effect on established retail shopping outlets in Lucan/Clondalkin. The proposed development would, therefore, be contrary to the proper planning and development of the area.



Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 20th day of March 2000.

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



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

Decision Order Number 1582	Date of Decision 23/07/1999
Register Reference S99A/0357	Date: 31/05/99

Applicant                      Barkhill Ltd

Development                      Extension and alterations to previously approved development at Liffey Valley Shopping Centre on site of 12.5 hectares bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenford Housing Estate, Quarryvale Park, to include 35 retail units and 2 kiosks, with a gross floor area of 23,631.89 square metres, 1 restaurant units 152.37 square metres gross, community uses (library, one-stop-shop for local services) 544.79 square metres gross, foodstore 5,353 square metres gross, (3000 square metres net selling space), community uses (Fas training academy, post office, restaurant, office suites) 1,195 square metres gross, historical trail, associated car parks, including park and ride facility for 400 cars, access roads, service yards, bus and coach parking, plant areas, substations, landscaping and associated works.

Location                      Land bounded by N4 Lucan Road, Western Parkway, Coldcut Road Greenfort housing estate and Quarryvale Park.

Floor Area                      Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received                      /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Project Architects  
Fleming Court ,  
Fleming Place ,  
Dublin 4 .



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Subject to the conditions ( 8 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

/s/ ..... 26/07/99  
for SENIOR ADMINISTRATIVE OFFICER

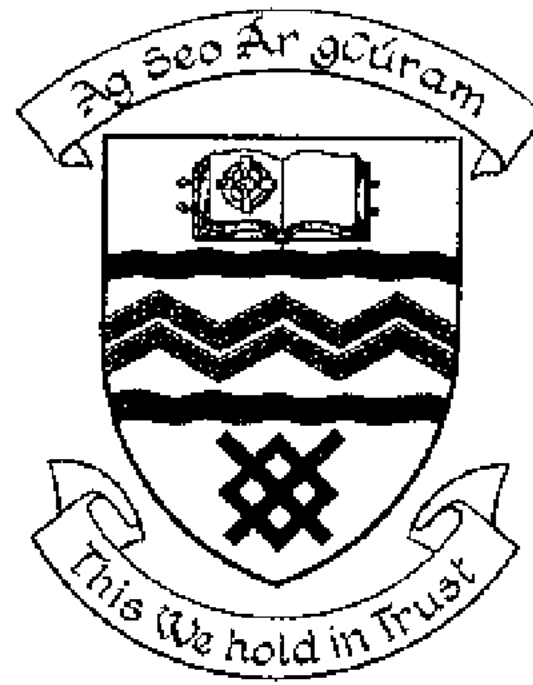
**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 requirements of the Councils Environmental Services Department be adhered to in the development.  
REASON:  
In the interest of the proper planning and development of the area.
- 3 That detailed landscaping plans be submitted to the Council for agreement prior to commencement of development.  
REASON:  
In the interest of the proper planning and development of the area.
- 4 Prior to commencement of development proposals for the provision and bringing into public usage of the areas

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REG. REF. S99A/0357

proposed for community and public uses (library, one-stop-shop for local services, historic trail, landscaped civic space and Park and Ride facility) be submitted for the agreement of the Planning Authority.

**REASON:**

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

- 5 That a VMS system be installed to inform the public using the shopping centre regarding the availability of parking spaces. Details of the system to be submitted to and agreed with the Councils Roads Department before work is commenced on site.

**REASON:**

In the interest of traffic circulation and maximisation of packing spaces.

- 6 That a special contribution of £400,000 (four hundred thousand pounds) (being 20% of the estimated cost) be made by the applicant to South Dublin County Council towards the provision of public transport priority measures on the Fonthill road; this contribution to be paid before the commencement of development on site.

**REASON:**

The proposed measures will facilitate this proposal. It is considered reasonable that the developer makes a contribution towards the cost of the facilities.

- 7 That a special contribution of £60,000 (sixty thousand pounds) towards the cost of installing three CCTV cameras connected to the South Dublin Traffic Management Centre be made by the applicant to South Dublin County Council; this contribution to be paid before the commencement of development on site.

**REASON:**

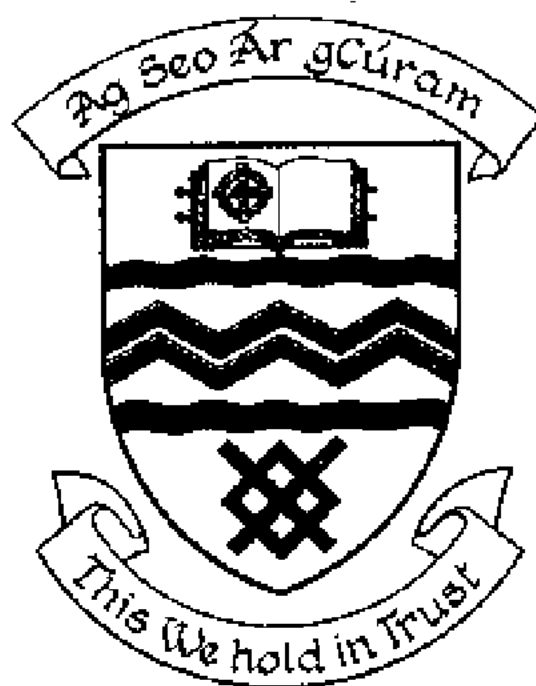
The proposed measures will facilitate the operation of this proposal. It is considered reasonable that the developer makes a contribution towards the costs involved.

- 8 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 6, 7, 8, 9, 10 and 11 of Register Reference 93A/1161 (An

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Bord Pleanála Order No. PL.06S.093483) be strictly adhered to in respect of this development.

**REASON:**

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.