

BYE LAW APPLICATION FEES

REF. NO.: 91A/843      CERTIFICATE NO.: 16454<sup>S</sup>  
 PROPOSAL: fitting out restaurant  
 LOCATION: Unit 10/12 Neighbourhood Centre Adamstown Rd  
 APPLICANT: Superquinn Ltd.

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55					
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M <sup>2</sup> or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater	<u>£70</u>	<u>£70</u>			

Column 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Columns 2,3,4,5,6 & 7 Certified: Signed: M.R. Grade: III Date: 4/10/91

Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0843

Letter No.: 468

Planning Department,  
Block 2, Irish Life Centre,  
Lower Abbey St.,  
Dublin 1.

Tel: (01) 724755  
Fax: (01) 724896

Colm McLoughlin,  
Rusheen House,  
Main Street,  
Lucan,  
Co. Dublin.

22 July 1991


RE: Proposed provision of public toilets, childcare facilities, additional administration and plant area, provision of additional creche and retail unit, enlarged bakery at ground floor level, revised Northern and Eastern elevations, reduced floor level of foodstore and shop units, omission of loading dock, revised layout of staff toilets, lockers and canteen at Adamstown Road (otherwise Newcastle Road), Esker, Lucan being an amendment to previously approved plans of 89A/2258 for Superquinn Ltd.

Date of decision to grant permission 19th July, 1991 subject to 7 conditions.

Dear Sir/Madam,

With reference to your representations/objections, I wish to inform you that a decision has been made on the above planning application. This decision has been entered in the Planning Register which is available for inspection at the Planning Department, Irish Life Centre, Lower Abbey Street, Dublin 1, during office hours (9 a.m. to 12.30 p.m. and 2.15 p.m. to 4.30 p.m.) A certified copy of the entry in the register may be purchased on payment of £5.00.

Yours faithfully,

  
\_\_\_\_\_  
for Principal Officer.

**NOTE:** An appeal against this decision by an aggrieved person must be made within the period of twenty one days beginning on the date of the decision to grant permission, indicated above. The appeal shall be in writing and shall state the subject matter of the appeal and the grounds of appeal and shall be addressed to An Bord Pleanala, Floor 3, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

1. An appeal by an aggrieved person to An Bord Pleanala will be invalid unless accompanied by a fee of £50.00
2. A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to '1' above, pay to An Bord Pleanala, a fee of £50.00
3. A person who is not a party to an appeal must pay a fee of £15.00 to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.
4. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by an applicant.

# COLM McLOUGHLIN

PLANNING & DESIGN SERVICES  
ARCHITECTS & CONTRACT MANAGERS

Rusheen House,  
Main Street,  
Lucan,  
Co. Dublin.  
Telephone: (Office) 6241453, 6281410.  
(Home) 6240873.  
Fax: 6281583.

9/A/0843  
Principal Officer,  
Dublin County Council,  
Planning Department,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

468

25 APR 91

RE: Superquinn Development. Newcastle Road, Lucan,  
Co. Dublin.

Dear Sir,

I am writing in support of the motion and application by the above company to extend the facilities and buildings on their site at Newcastle Road, Lucan, Co. Dublin.

As an architect working within the community I am very much aware of the great needs and shopping facilities required by the local community both private and commercial and the overwhelming requirement is for a district shopping complex within the Lucan area.

The Superquinn development certainly has this potential and while the present building scheme will go part of the way towards this, we feel that a further expansion of this development and site would certainly be of the utmost importance to the local large Lucan area and would be the shopping complex facility so badly needed and richly deserved by Lucan.

A district shopping centre is what we need and both the council and Superquinn can give us this centre now, while the site is available and the initial building is in progress.

As a committee member of Hillcrest Residents Association and assistant secretary of Lucan Community Council and having discussed the Superquinn development at committee level, the district shopping centre building program on Superquinn's site would have 100% approval by all concerned.

We would request that within a proposal for district shopping centre/Superquinn site, that Superquinn make available a site for a library or a unit within the complex and site to Dublin County Council for a Lucan Library facility.

This is an opportunity that must be availed of and we now have a highly reputable company in Superquinn who will, we feel, provide us with first class shopping facilities, a well designed building, a landscaped site and a library locality of great significance to our "young and old" Lucan population.

P.T.O.

I as an individual born and bred locally and as a member of various local committees would have tremendous faith in a Superquinn backed project on the Newcastle Road, Lucan site, having kept a close eye on their development to date. It certainly shows a responsible and professional and courteous attitude to their building program the surrounding houses and the grass roots of peoples needs and concerns.

I would ask the council to give Superquinn their full backing on their motion and buildings.

Yours sincerely,

Colm Mc Loughlin / ARCH. A.M.I.E.D. B.I.E.T. H.E.D.

Colm Mc Loughlin.  
24/4/91.

BYE LAW APPLICATION FEE

REF. NO.: 91A/0843      CERTIFICATE NO.: 15120<sup>B</sup>  
 PROPOSAL: Toilets facilities Creche & Retail  
 LOCATION: Adamsdown Road, Epsom  
 APPLICANT: Subergum

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LOANED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55					
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose <u>1133.5m<sup>2</sup></u>	@ £3.50 per M <sup>2</sup> or £70	<u>3965.50</u>	<u>4133.50</u>		<u>£168</u>	<u>are payable</u>
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: J. Ginn Grade: D/T Date: 29/5/91  
 Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S-2 Date: 28/5/91  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

9/12/0843

CERTIFICATE NO: 25426

PROPOSAL: *Water facilities, Creele + Retail*  
LOCATION: *Adamstown Road, Esker, Lucas*  
APPLICANT: *Suberquinn*

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LOGGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	£E32					
	£E16					
	£E30 per M. in excess of 500M. Min. £20					
1133.0m	£E1.75 per M. of 642					
	£E15 per M. of 1300					
	£E15 per M. of 1300					
	£E15 per M. of 1300					
	£E15 per M. of 1300					
	£E15 per M. of 1300					
	£E15 per M. of 1300					
	£E15 per M. of 1300					
	£E15 per M. of 1300					

*1982.75 + 2000.75 + 84.00 arrears*

*J. Gray D/T*

*29/5/91*

Certified: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Endorsed: Signed: *[Signature]* Grade: \_\_\_\_\_ Date: *28/5/91*

Items 2, 3, 4, 5, 6 & 7 Certified Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Items 2, 3, 4, 5, 6 & 7 Endorsed Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1953 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/843

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 12,196 sqm

MEASURED BY:

CHECKED BY:

J.Y.  
29/5/91

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: F/ /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

Mary Galvin

PLANNING DEPARTMENT

BOOK FOLIO

(1) Date Lodged

23.09.91

LOCATION: Unit 10/11 at Neighbourhood Centre on Adams Road, Baker, Lucan

REG. REF. 91A/0843

APPLICANT: Superquinn Ltd.

91A/0843

PROPOSAL: Fitting out of restaurant

(2) Date referred

Chief Medical Officer, Eastern Health Board

15 OCT 1991  
ENVIRONMENTAL HEALTH OFFICERS

(3) Rec'd San. Services

The proposal is acceptable subject to

1. Compliance with Food Hygiene Regulations 1950/89.
2. Compliance with the Health, Safety & Welfare Act 1989.

(4) Dispatched by San. Ser. to C.M.O.:

(5) Rec'd Planning:

(6) Date to Planner:

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 21.10.91 .....  
Time ..... 12.20 .....

(7) D.P.O. Report to be submitted before:

(9) Decision due:

(8) DPO Report submitted to S.A.O.:

ENDORSED:

for John O'Keilly 8640

DATE: 17-10-91



Mary Galvin

Register Reference : 91A/0843

Date : 29th May 1991

Development : Provision of public toilets, childcare facilities, additional administration and plant area, provision of additional creche and retail unit, enlarged bakery at ground floor level, revised Northern and Eastern elevations, reduced floor level of foodstore and shop units, omission of loading dock, revised layout of staff toilets, lockers and canteen, being an amendment to previously approved plans of 89A/2258

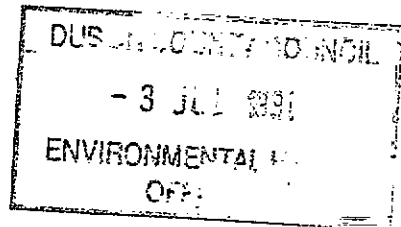
LOCATION : Adamstown Road (otherwise Newcastle Road), Esker, Lucan

Applicant : Superquinn Ltd

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 23rd May 1991



Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

Yours faithfully,

*Paul Galvin*

PRINCIPAL OFFICER

The proposal is acceptable subject to  
① Compliance with Food Hygiene Regulations 1980/8  
② Provision of suitable ventilation to all sanitary accommodation and lobbies leading thereto  
③ Specific user permission being sought for individual units if it is proposed to let out for use as a food business such as coffee shop, restaurant, butcher shop etc  
*John O'Reilly*

SUPER. ENVIRON. HEALTH OFFICER,  
33 GARDINER PLACE,  
DUBLIN 1.

4/7/91

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 11.07.91 .....  
Time ..... 9.35 .....

CN 6538 II

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

CONTRIBUTION:	
Standard:	<i>Paid in full</i>
Roads:	<i>£15000</i>
S. Sers:	
Open Space:	
Other:	
SECURITY:	
Bond / C.A.F.:	
Cash:	

Proposed provision of public toilets, childcare facilities, additional administration and plant area, provision of additional creche and retail unit, enlarged bakery at ground floor level, revised Northern and Eastern elevations, reduced floor level of foodstore and shop units, omission of loading dock, revised layout of staff toilets, lockers and canteen at Adamstown Road (otherwise Newcastle Road), Esker, Lucan being and amendment to previously approved plans of 89A-2258 for Superquinn Ltd.

Keane Murphy Duff Architects,  
4, Princes Street South,  
City Quay,  
Dublin 2.

Reg. Ref. 91A-0843  
Appl. Rec'd: 23.05.1991  
Floor Area:  
Site Area:  
Zoning:

Report of the Dublin Planning Officer, dated 16 July 1991

This is an application for PERMISSION for alterations to the previously approved Superquinn Shopping Centre at Newcastle Road, Lucan to include the provision of public toilets, childcare facilities, additional administration and plant area, provision of additional creche, and retail unit, enlarged bakery at ground floor level, revised northern and eastern elevations and the reduced floor level of foodstore and shop, omission of loading dock and revised layout of staff toilets, lockers and canteen.

Reg. Ref. No.: 89A-2258 refers to the grounding permission for 4,087 sq. m. Superquinn Shopping Centre at this location to comprise 3,576 sq. m. shops and 511 sq. m. offices and ancillary parking. Construction work on this development is substantially complete.

The current application provides for:

1. Alterations to elevations. These include, inter alia, the revision of the eastern elevation to incorporate an angular A pitched roof (currently under construction) and revisions to the clock tower to provide for a part brick/part render finish with a vertical Superquinn sign. Other alterations to elevations include additional window opes and alterations to the roof profile.
2. The reduction in floor level of the foodstore, shops and car park from 49.00 to 48.60 to 'minimise intrusion on the locality.'
3. The relocation of the loading dock from the service area to the stores area.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed provision of public toilets, childcare facilities, additional administration and plant area, provision of additional creche and retail unit, enlarged bakery at ground floor level, revised Northern and Eastern elevations, reduced floor level of foodstore and shop units, omission of loading dock, revised layout of staff toilets, lockers and canteen at Adamstown Road (otherwise Newcastle Road), Esker, Lucan being and amendment to previously approved plans of 89A-2258 for Superquinn Ltd.

(Continued)

4. The extension of the ground floor area to incorporate an E. S. B. Switch and Transformer room (44 sq. m.) and an extended bakery (98 sq. m.)
5. The provision of an additional plant area at a mezzanine level in the foodstore (338 sq. m.) *with 5 inches increasing the height of the previously approved building at this location by 0.5m*
6. The inclusion of an administration/management area at first floor level over shops 10 and 11 (140 sq. m.)
7. The provision of toilets and childcare facilities to the rear of shop units 7 and 8 (111 sq. m.) The applicants note that shop unit No. 9 is increased in area by 27 sq. m. as a result of this redesign.
8. The revision of layout and increase in area of the staff facilities, i.e. toilets, locker room and canteen at first floor level (348 sq. m.) ~~which includes an additional area of 600 sq. m.~~
9. The replacement of the 'water feature' in the central courtyard area by an octagonal kiosk to provide child minding playhouse (26 sq. m.) and 2 no. small kiosk shops (44 sq. m. in all).

The proposed development involves significant alterations to the form and appearance of the proposed shopping centre. A number of these alterations have already been included in the current building operation.

The proposed alterations involve <sup>overall</sup> internal alterations and extensions to an area of c. 1,180 sq. m. The floor area of the proposed shopping centre is increased by c. <sup>763m<sup>2</sup></sup>. Much of this increase is accounted for by additional staff and customer facilities and plant room. There is adequate car parking on site to cater for this increase. The original application identified a total of 326 car spaces (plus 362 staff parking spaces) to cater for a development of 4,037 sq. m. which would have generated a need for only c. <sup>200</sup> 199 car spaces.

(Continued)

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed provision of public toilets, childcare facilities, additional administration and plant area, provision of additional creche and retail unit, enlarged bakery at ground floor level, revised Northern and Eastern elevations, reduced floor level of foodstore and shop units, omission of loading dock, revised layout of staff toilets, lockers and canteen at Adamstown Road (otherwise Newcastle Road), Esker, Lucan being and amendment to previously approved plans of 89A-2258 for Superquinn Ltd.

(Continued)

### DEPARTMENTAL REPORTS

Environmental Health Officers report states that the proposal is acceptable subject to conditions.

Sanitary Services report states no objection.

One representation has been received. This has been noted.

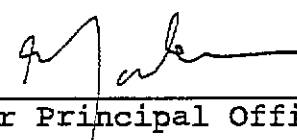
The proposed development is considered acceptable.

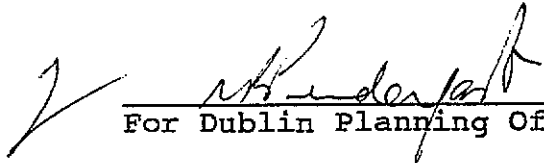
I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (7) conditions:-

MS (MG/DK)

(Conditions attached)

Endorsed:-

  
for Principal Officer.

  
For Dublin Planning Officer

Order:- A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to GRANT PERMISSION for the above proposal subject to the (7) conditions set out above is hereby made.

Dated: 19 July, 1991.

  
Assistant City & County Manager.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 8th July, 1991.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed provision of public toilets, childcare facilities, additional administration and plant area, provision of additional creche and retail unit, enlarged bakery at ground floor level, revised Northern and Eastern elevations, reduced floor level of foodstore and shop units, omission of loading-dock, revised layout of staff toilets, lockers and canteen at Adamstown Road (otherwise Newcastle Road), Esker, Lucan being and amendment to previously approved plans of 89A-2258 for Superquinn Ltd.

CONDITIONS

REASONS FOR CONDITIONS

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.

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.

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

*omit*  
3. That the arrangements made for the payment of the financial contribution in the sum of £40,020 in respect of the overall development required by condition no. 3 of planning permission granted under Reg. Ref. 89A-2208 be strictly adhered to in respect of the above proposal.

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

3 4. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

4. In the interest of safety and the avoidance of fire hazard.

4 5. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.

5. In the interest of health.

5 6. The development shall be carried out in conformity with Conditions Nos. 6 to 10, and 12 to 20 of the decision to grant permission by Order No. P/2868/90, dated 2nd July, 1990, Reg. Ref. 89A-2258, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

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

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed provision of public toilets, childcare facilities, additional administration and plant area, provision of additional creche and retail unit, enlarged bakery at ground floor level, revised Northern and Eastern elevations, reduced floor level of foodstore and shop units, omission of loading dock, revised layout of staff toilets, lockers and canteen at Adamstown Road (otherwise Newcastle Road), Esker, Lucan being and amendment to previously approved plans of 89A-2258 for Superquinn Ltd.

### CONDITIONS

### REASONS FOR CONDITIONS

6 1. That details of landscaping and boundary treatment be submitted to and agreed with the Planning Authority prior to the commencement of development. In this regard, a line of semi-mature trees to be planted at 4 metre intervals along new verge on Newcastle Road, fronting site. Trees to be protected by means of circular steel rails. Planting to take place prior to the opening of the main supermarket premises.

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

7 8. (i) That ~~the~~ <sup>be</sup> arrangements made for the payment of a financial contribution in the sum of £15,000 towards the improvement of the junction of the Newcastle Road and the Lucan by-pass as required by condition No. 21(i) of the planning permission granted under Reg. Ref. No. 89A-2258 ~~be strictly adhered to in respect of the above permission.~~

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

*Prior to commencement of development on site*  
 (ii) That the arrangements made for the widening, reconstruction and improvement of the Newcastle Road from the southern boundary of the site to the existing entrance of the Hillcrest Estate on the north side of the site and the construction of the new roundabout at the main site entrance as required by condition 21(ii) of the planning permission granted under Reg. Ref. No. 89A-2258 be strictly adhered to in respect of the above proposal.

NOTE: All road improvements to be completed prior to the opening of the retail centre/commencement of retail sales.

# COMHAIRLE CHONTAE ÁTHA CLIATH

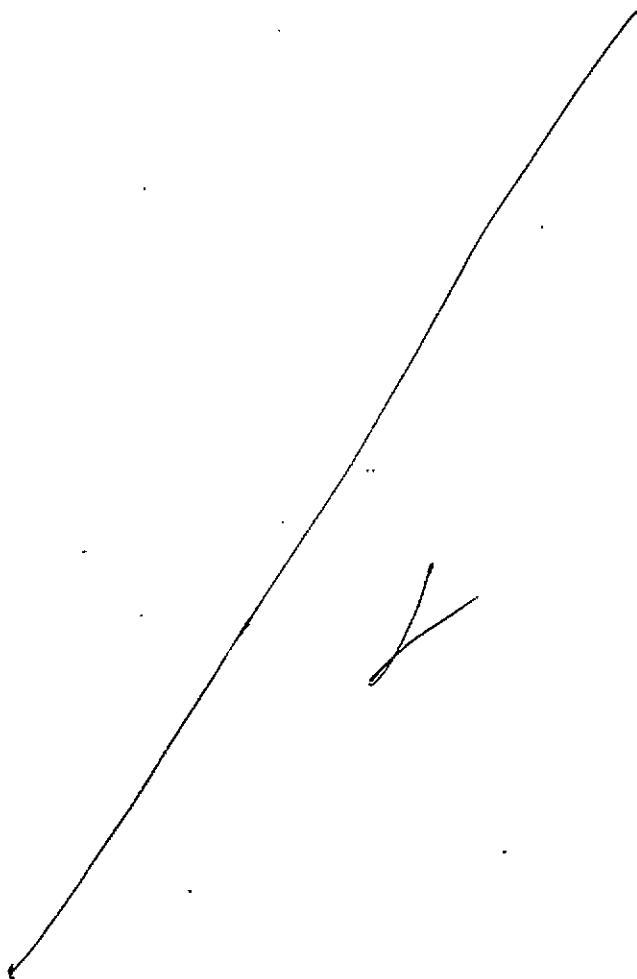
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Proposed provision of public toilets, childcare facilities, additional administration and plant area, provision of additional creche and retail unit, enlarged bakery at ground floor level, revised Northern and Eastern elevations, reduced floor level of foodstore and shop units, omission of loading dock, revised layout of staff toilets, lockers and canteen at Adamstown Road (otherwise Newcastle Road), Esker, Lucan being and amendment to previously approved plans of 89A-2258 for Superquinn Ltd.

CONDITIONS

REASONS FOR CONDITIONS

NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.



1 Macey G.

SS + EMO

10

Register Reference : 91A/0843

Date : 29th May 1991

Development : Provision of public toilets, childcare facilities, additional administration and plant area, provision of additional creche and retail unit, enlarged bakery at ground floor level, revised Northern and Eastern elevations, reduced floor level of foodstore and shop units, omission of loading dock, revised layout of staff toilets, lockers and canteen, being an amendment to previously approved plans of 89A/2258

LOCATION : Adamstown Road (otherwise Newcastle Road), Esker, Lucan

Applicant : Superquinn Ltd

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 23rd May 1991

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

Yours faithfully,

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 11.07.91 .....  
Time ..... 9.35 .....

Date received in Sanitary Services

DUBLIN Co. COUNCIL  
31 MAY 1991  
SAN SERVICES

DUBLIN Co. COUNCIL  
SANITARY SERVICES  
PRINCIPAL OFFICER  
- 1 JUL 1991  
Returned *GJ*

FOUL SEWER

*No objection, subject to the following:  
The public toilets should be maintained to the requirements of the Medical Officer including the Dublin Sanitary Code*

DUBLIN Co. COUNCIL  
- 3 JUN 1991  
ENVIRONMENTAL HEALTH

SURFACE WATER

SENIOR ENGINEER,  
SANITARY SERVICES DEPARTMENT,  
46/49 UPPER O'CONNELL STREET,  
DUBLIN 1

*The treatment of the Western boundary should include the paving of the existing ditch and a manhole on the boundary to mark the position of the existing system as it leaves the site.*

*Blumhorne*  
18.6.91

*J.R.*  
26/6/91



Register Reference : 91A/0843

Date : 29th May 1991

.....  
ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPPLY.....

Water available.  
See previous report  
Each unit to have separate water meter  
Watermain layout indicating metering arrangements  
to be submitted - Applicant to consult with  
Water Division prior to submission.

DUE .....  
- 3 JUL 1991  
ENVIRONMENTAL HEALTH  
OFFICERS

ENDORSED [Signature] 26/4/91 DATE [Signature]  
12/6/91

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 11.07.91  
Time ..... 9.35

Register Reference : 91A/0843

Date : 29th May 1991

Development : Provision of public toilets, childcare facilities, additional administration and plant area, provision of additional creche and retail unit, enlarged bakery at ground floor level, revised Northern and Eastern elevations, reduced floor level of foodstore and shop units, omission of loading dock, revised layout of staff toilets, lockers and canteen, being an amendment to previously approved plans of 89A/2258

LOCATION : Adamstown Road (otherwise Newcastle Road), Esker, Lucan

Applicant : Superquinn Ltd

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 23rd May 1991

DUBLIN COUNTY COUNCIL  
- 3 JUL 1991  
ENVIRONMENTAL  
OFF.

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

Yours faithfully,

*Paul Galvin*

PRINCIPAL OFFICER

The proposal is acceptable subject to  
① Compliance with Food Hygiene Regulations 1980/2  
② Provision of suitable ventilation to all sanitary accommodation and lobbies leading thereto  
③ Specific user permission being sought for individual units if it is proposed to let out for use as a food business such as coffee shop, restaurant, butcher shop etc  
*Stakeholder for John O'Reilly*

SUPER. ENVIRON. HEALTH OFFICER,  
33 GARDINER PLACE,  
DUBLIN 1.

4/7/91

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 09.07.91 .....  
Time ..... 12.25 .....

1  
Mary G

SS + EMO

12

Register Reference : 91A/0843

Date : 29th May 1991

Development : Provision of public toilets, childcare facilities, additional administration and plant area, provision of additional creche and retail unit, enlarged bakery at ground floor level, revised Northern and Eastern elevations, reduced floor level of foodstore and shop units, omission of loading dock, revised layout of staff toilets, lockers and canteen, being an amendment to previously approved plans of 89A/2258

LOCATION : Adamstown Road (otherwise Newcastle Road), Esker, Lucan

Applicant : Superquinn Ltd

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 23rd May 1991

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

Yours faithfully,

DUBLIN Co. COUNCIL  
31 MAY 1991  
SAN SERVICES

DUBLIN Co. COUNCIL  
SANITARY SERVICES  
PRINCIPAL OFFICER  
- 1 JUL 1991  
Returned *Glynn*

Date received in sanitary services .....

FOUL SEWER *No objection; subject to the following;  
The public toilets should be maintained to the requirements of the Medical Officer including the Disabled Persons toilet.*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ... *02.07.91* ...  
Time ... *4.15* ...

SURFACE WATER

SENIOR ENGINEER,  
SANITARY SERVICES DEPARTMENT,  
46/49 UPPER O'CONNELL STREET,  
DUBLIN 1

*The treatment of the western boundary should include the piping of the existing ditch and a manhole on the boundary to mark the position of the existing system as it leaves the site.*

*W. Brown*  
18.6.91

*J.R.*  
26/6/91

Register Reference : 91A/0843

Date : 29th May 1991

.....  
ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

.....  
WATER SUPPLY.....

Water available  
See previous report  
Each unit to have separate metered supply,  
Watermain layout indicating metering arrangements  
to be submitted - Applicant to consult with  
Water Division prior to submission.

ENDORSED 29/5/91 DATE 26/4/91 B. McKean  
12/6/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date ..... <u>02.07.91</u> .....
Time ..... <u>4.15</u> .....

Mary Galvin.

DUBLIN COUNTY COUNCIL  
PLANNING AND BUILDING CONTROL DEPARTMENT

DUBLIN COUNTY COUNCIL  
4 JUN 1991  
ENVIRONMENTAL HEALTH  
OFFICERS

Senior Environmental Health Officer,  
33 Gardiner Place.

Register Reference : 91A/0843

Date : 24th May 1991

Development : Provision of public toilets, childcare facilities,  
additional administration and plant area, provision of  
additional creche and retail unit, enlarged bakery at  
ground floor level, revised Northern and Eastern  
elevations, reduced floor level of foodstore and shop  
units, omission of loading dock, revised layout of  
staff toilets, lockers and canteen, being an amendment  
to previously approved plans of 89A/2258

LOCATION : Adamstown Road (otherwise Newcastle Road), Esker,  
Lucan

Applicant : Superquinn Ltd

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 23rd May 1991

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date 26.06.91  
Time 4.35

Attached is a copy of the application for the above development .Please  
ensure that your report is received within 5 weeks from 23rd May 1991.

Yours faithfully,

PRINCIPAL OFFICER

The proposal is acceptable.....  
subject to

- ① Compliance with Food Hygiene Regulations 1950/e
- ② Provision of suitable ventilation for all sanitary accommodation and lobbies leading thereto
- ③ Specific user permission being sought for individual units if it is proposed to let out for use as a food business such as coffee shop, restaurant, butcher shop etc.

Ma Devine  
for John O'Reilly SGO  
24/6/91

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

Building Control Department,  
Liffey House,  
Tara Street,  
Dublin 1.

Planning Department,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

Telephone: 773066

Telephone: 724755  
Extension: 231/234

7th October, 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

LOCATION: Unit 10/11 at Neighbourhood Centre on Adamstown Road  
(otherwise Newcastle Road), Esker, Lucan

PROPOSED DEVELOPMENT: Fitting out of restaurant

APPLICANT: Superquinn Ltd.

PLANNING REG. REF.: 91A/0843

DATE OF RECEIPT  
OF SUBMISSION: 23rd September, 1991

A Chara,

With reference to above, I acknowledge receipt of application for:

**Building Bye-Law Approval**

Mise, le meas

A. Smith

PRINCIPAL OFFICER

Keane Murphy Duff, Architects,

4 Prince's Street south,

City Quay,

Dublin 2

# KEANE MURPHY DUFF

Chartered Architects, Designers & Project Managers



4 Prince's Street South, City Quay, Dublin 2. Telephone: 770077 Fax: 771186

Ref:AK/TN

19th September 1991.

Dublin County Council,  
Planning Department,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.

Re: Proposed Restaurant in Unit 10/11 at Neighbourhood Centre on Adamstown Road (otherwise Newcastle Road), Esker, Lucan.

Dear Sirs,

In accordance with condition 5 of Building Bye-Laws Approval Notice, Reg. Nº:91A/843, Order Nº: BBL/2480/91 and our subsequent discussions with Mr. Gerry Kidney, Building Control Surveyor, we apply for approval of proposed Restaurant.

We enclose with this application

1. Two copies of plan and elevations from Philip Rogers Design Group.
2. Two copies of drainage drawing from Keane Murphy Duff.
3. Two copies of Certificate from Structural Engineers, Roughan and O'Donovan.
4. Cheque for £70.00 to cover B.B.L application fee.

The applicant Mr. Richard Macken has had discussions with the Fire Officer, Mr. Tony Kelly and the Health Officer Ms Ita Devine and has incorporated their requirements in the design.

We look forward to receiving an early and favourable decision.

Yours sincerely,

Aidan Kelly,  
KEANE MURPHY DUFF.

91A/843  
2.4.0  
BBL *AK*

**BYE LAW APPLICATION**

REC. NO. N 47374

23 SEPT 91 £70.00

Encls.

# COMHAIRLE CHONTAE ATHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,  
DUBLIN 1.

[Empty box for Receipt Code]

CASH  
CHEQUE  
M.O.  
B.L.  
L.T.

N 47374

£7000

Received this

23rd day of September 1991

from

SCG Holdings Ltd

the sum of

seventy

Pounds

Pence, being

66 6/11

application at Unit 10/11 at Neighbourhood centre, Adamstown road

Michael O'Han

Cashier

S. CAREY  
Principal Officer

Class F

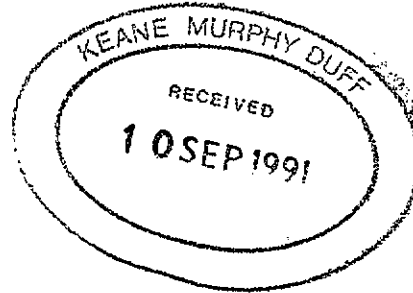


# ROUGHAN AND O'DONOVAN

CONSULTING ENGINEERS

THE GABLES, TORQUAY ROAD,  
FOXROCK, DUBLIN 18.  
TEL. 289 5091/289 3763/289 6565.  
FAX: 01-289 4982

Building Control Section,  
Dublin County Council,  
Liffey House,  
Tara Street,  
Dublin 2.



9 September 1991

**RE: Superquinn Limited - Lucan  
Unit Nos. 10/11**

Dear Sirs,

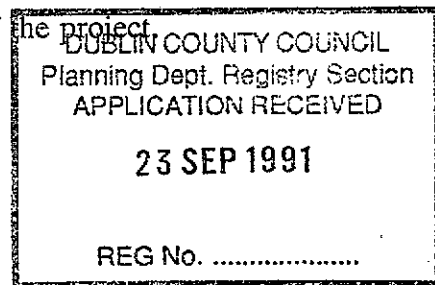
This is to certify that we have been retained to act as Structural Consultants on the above project and as such we have designed the structure in accordance with the latest relevant Codes and Standards.

We have also been retained to supervise the construction of the project

Yours faithfully,

A handwritten signature in cursive script, appearing to read "Dermot F. Roughan".

**Dermot F. Roughan**  
ROUGHAN & O'DONOVAN



DERMOT ROUGHAN, B.E., C.Eng., M.I.E.I., M.Cons.E.I. P. JOSEPH O'DONOVAN, B.E., C.Eng., M.I.C.E., M.I.E.I., M.Cons.E.I.  
JAMES RYAN, B.E., C.Eng., M.I.E.I. GARRY SMYTH, B.E., C.Eng., M.I.E.I.  
CONSULTANT: E.J. GILMARTIN, B.A., B.A.I., C.Eng., M.I.E.I.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

Notification of Decision to Grant Permission/

Local Government (Planning and Development) Acts, 1963-1983

To **Keane Murphy Diff Architects,** Decision Order **1917/91**  
**4, Princes Street South,** Number and Date **P/5297/91** **91A/0843**  
**City Quay,** Register Reference No. **91A/843**  
**Dublin 2.** Planning Control No. \_\_\_\_\_  
 Application Received on **23.05.1991**  
 Applicant **Superquinn Ltd.**

In pursuance of its functions under the above-mentioned Acts, the 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/A. for:-

public toilets, childcare facilities, add. admin. & plant area, provision of add. creche & retail unit, enlarged bakery at ground floor level, revised Northern & Eastern elevations, reduced floor level of foodstore & shop units, omission of loading dock, revised layout of staff toilets, lockers & canteen at Adamstown Rd. (otherwise Newcastle Rd.), Esker, Lucan (amend. to previously approved plans 89A-2258) for Superquinn Ltd.  
 SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
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.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	3. In the interest of safety and the avoidance of fire hazard.
4. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.	4. In the interest of health.

Over .....

Signed on behalf of the Dublin County Council

*Rosa Kennedy*  
 For Principal Officer

Date **19 July 1991**

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. The development shall be carried out in conformity with Conditions Nos. 6 to 10, and 12 to 20 of the decision to grant permission by Order No. P/2868/90, dated 2nd July, 1990, Reg. Ref. 89A-2258, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

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

6. That details of landscaping and boundary treatment be submitted to and agreed, in writing, with the Planning Authority prior to the commencement of development. In this regard, a line of semi-mature trees to be planted at 4 metre intervals along new verge on Newcastle Road, fronting site. Trees to be protected by means of circular steel rails. Planting to take place prior to the opening of the main supermarket premises.

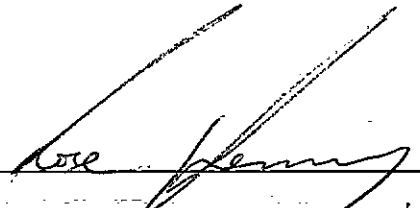
6. In the interest of the proper planning and development of the area.

7. (i) That arrangements be made for the payment of a financial contribution in the sum of £15,000 towards the improvement of the junction of the Newcastle Road and the Lucan by-pass as required by condition No. 21(i) of the planning permission granted under Reg. Ref. No. 89A-2258 prior to commencement of development on site.

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

(ii) That the arrangements made for the widening, reconstruction and improvement of the Newcastle Road from the southern boundary of the site to the existing entrance of the Hillcrest Estate on the north side of the site and the construction of the new roundabout at the main site entrance as required by condition 21(ii) of the planning permission granted under Reg. Ref. No. 89A-2258 be strictly adhered to in respect of the above proposal.

Over .....



NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—  
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

Notification of Decision to Grant Permission/

Local Government (Planning and Development) Acts, 1963-1983

To Keane Murphy Diff Architects,  
4, Princes Street South,  
City Quay,  
Dublin 2.

Decision Order  
Number and Date 1917/91 P/3297/91 91A/0843  
Register Reference No. 91A/843  
Planning Control No. ....  
Application Received on 23.05.1991

Applicant Superquinn Ltd.

In pursuance of its functions under the above-mentioned Acts, the 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/~~approval~~ for:-

public toilets, childcare facilities, add. admin. & plant area, provision of add. creche & retail unit, enlarged bakery at ground floor level, revised Northern & Eastern elevations, reduced floor level of foodstore & shop units, omission of loading dock, revised layout of staff toilets, lockers & canteen at Adamstown Rd. (otherwise Newcastle Rd.), Esker, Lucan (amend. to previously approved plans 89A-2258) for Superquinn Ltd.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS

REASONS FOR CONDITIONS

**NOTE:** All road improvements to be completed prior to the opening of the retail centre/commencement of retail sales.

**NOTE:** Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.

Signed on behalf of the Dublin County Council

*Rose Hanney*  
For Principal Officer

Date 19 July 1991

**IMPORTANT:** Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

**NOTE:**

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

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Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

Building Control Department,  
Liffey House,  
Tara Street,  
Dublin 1.  
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Register Reference : 91A/0843

Date : 24th May 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

---

Dear Sir/Madam,

DEVELOPMENT : Provision of public toilets, childcare facilities, additional administration and plant area, provision of additional creche and retail unit, enlarged bakery at ground floor level, revised Northern and Eastern elevations, reduced floor level of foodstore and shop units, omission of loading dock, revised layout of staff toilets, lockers and canteen, being an amendment to previously approved plans of 89A/2258

LOCATION : Adamstown Road (otherwise Newcastle Road), Esker, Lucan

APPLICANT : Superquinn Ltd

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 23rd May 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Keane Murphy Duff, Architects,  
4 Princes Street South,  
City Quay,  
Dublin 2.

If there is any query with regard to the information contained in this newspaper notice we would be glad if you could advise us immediately to this effect.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission  Outline Permission  Approval  Place  in appropriate box.  
 Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building ... Adamstown Road, (otherwise Newcastle Road), Esker,  
 (If none, give description sufficient to identify) ... Lucan, Co. Dublin.

3. Name of applicant (Principal not Agent) ... Superquinn  
 Address ... Support Office, P.O. Box 99, Sutton Cross, Dublin 13, Tel. No. 325700

4. Name and address of ... Keane Murphy Duff Architects, 4 Princes Street South, City Quay,  
 person or firm responsible for preparation of drawings ... Dublin 2, Tel. No. 770077

5. Name and address to which ... Keane Murphy Duff Architects, 4 Princes Street South,  
 notifications should be sent ... City Quay, Dublin 2.

6. Brief description of ... Amendments to previously approved development.  
 proposed development

7. Method of drainage ... Main sewer  
 8. Source of Water Supply ... Mains water supply

9. In the case of any building or buildings to be retained on site, please state:-  
 (a) Present use of each floor or use when last used ... N/A  
 (b) Proposed use of each floor ... N/A

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? ... No

11. (a) Area of Site ... Area of site outlined in red 27,000m<sup>2</sup> (6.67 acres) Sq. m.  
 Remainder of site also in control of applicant outlined in blue.  
 (b) Floor area of proposed development ... See separate enclosure Sq. m.  
 (c) Floor area of buildings proposed to be retained within site ... N/A Sq. m.

12. State applicant's legal interest or estate in site ... Freehold (i.e. freehold, leasehold, etc.)

13. Are you now applying also for an approval under the Building Bye Laws? Yes  No  Place  in appropriate box.

It is the practice of this office to take account of the Draft Building Regulations as issued by the Minister for the Environment in the design of buildings, but this is not to be interpreted as a guarantee that the provisions of the Draft Building Regulations have been implemented in full or in any particular respect in this proposal.

CO. DUBLIN Superquinn Ltd. are applying for permission for the provision of public toilets, childcare facilities, additional administration and plant area, provision of additional creche and retail unit, enlarged bakery at ground floor level, revised Northern and Eastern elevations, reduced floor level of foodstore and shop units, omission of loading dock, revised layout of staff toilets, lockers and canteen at Adamstown Road (otherwise Newcastle Road), Esker, Lucan, being an amendment to previously approved plans of 89A/2258.

15. List of documents enclosed with application. See separate list of enclosures

16. Gross floor space of proposed development (See back) ... 1181m<sup>2</sup> (see separate enclosure for breakdown of areas) Sq. m.

No of dwellings proposed (if any) ... N/A Class(es) of Development ... 4 & C

Fee Payable £ 6200.25 Basis of Calculation Planning 1181m<sup>2</sup> x 1.75 = £2,066.75  
 If a reduced fee is tendered details of previous relevant payment should be given Bye-Law, 1181m x £3.50 = £4,133.50 = £6200.25

Signature of Applicant (or his Agent) ... [Signature] KMD Date ... 23 8th May 1991

Application Type ... P/BOL

Register Reference ... 91A/0843

Amount Received £ ... 17 - 10

Receipt No ...

Date ...

FOR OFFICE USE ONLY

RECEIVED  
 23 MAY 1990  
 REC. SEC.

PAID 2066.75 DATE 23/5  
 1 39722

Shil  
 hen  
 10/5/91

PLANNING APPLICATION  
 4133.50  
 N 39416



**LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.**

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Act 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
  2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
  3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
    - (a) The address of the structure or the location of the land.
    - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
    - (c) The name of the applicant.
- NB. Applications must be received within 2 weeks from date of publication of the notice.**
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
  5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
    - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
    - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
      - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
    - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
  6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

**SEPTIC TANK DRAINAGE:** Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

**INDUSTRIAL DEVELOPMENT:**

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m <sup>2</sup> (min. - £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)	E	Petrol Filling Station Development or	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m <sup>2</sup> (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

RECEIPT CODE

# COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY  DUBLIN COUNTY COUNCIL  
46/49 UPPER O'CONNELL STREET,  
DUBLIN 1.

BYE LAW APPLICATION.

REC. No. N 39416

CASH   
CHEQUE   
M.O.   
B.L.   
I.T.

£ 4133.50

Received this 23rd day of May 1991

from Superquinn Ltd,  
Sutton Cross

the sum of <sup>D. 13</sup> four thousand one hundred & thirty three Pounds  
<sup>fifty</sup> Pence, being fee for

bye-law application at Adamstown Rd.

*Moeloe Doane* Cashier

S. CAREY  
Principal Officer *Class C*

# COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY  
CASH  
CHEQUE  
M.O.  
B.L.  
I.T.

DUBLIN COUNTY COUNCIL  
46/49 UPPER O'CONNELL STREET  
DUBLIN 1.

Issue of this receipt is not an  
acknowledgment that the fee  
tendered is the prescribed application  
fee. N 39722

£ 2066.75

Received this 23rd day of May 1991

from Superquinn Ltd,  
Sutton Cross,  
D.13

the sum of two thousand and sixty six Pounds  
seventy five Pence, being £60 for  
planning application at Adamstown  
Rd.  
Mollie Deane Cashier

S. CAREY  
Principal Officer (Case 4)



**SHOPPING DEVELOPMENT AT LUCAN**

DUBLIN COUNTY COUNCIL  
Planning Department  
APPLICATION FORM  
23 MAY 1991  
REG. NO. 91A/0843  
APPLICATION TYPE: O/P/A/BBL  
HOLDERS

**FOR**  
**SUPERQUINN LIMITED**

**Clarification of items on Planning Application Form:**

**ITEM 11 (b): FLOOR AREA OF PROPOSED AMENDMENTS FOR FEE CALCULATION PURPOSES:**

- 2
- |   |   |
|---|---|
| (1) Public Toilets and Childcare facilities   | : 138m <sup>2</sup> 90 <sup>m<sup>2</sup></sup> |
| (2) Administration/Management Floor<br>(60m <sup>2</sup> of this area has already<br>been approved as part of original Planning<br>Permission)  | : 140m <sup>2</sup> ✓                           |
| (3) Area of Additional Plant Mezzanine Floor  | : 338m <sup>2</sup> ✓                           |
| (4) Area of revised layout to staff toilets,<br>locker rooms and canteen. (228m <sup>2</sup> of this<br>area has already been approved as part of<br>original Planning Permission - therefore<br>there is an increase in area of 60m <sup>2</sup> ) | : 348m <sup>2</sup> ✓                           |
| (5) Area of Bakery production extension<br>area of additional E.S.B. switch and<br>transformer rooms.   | : 98m <sup>2</sup><br>: 49m <sup>2</sup>        |
| (6) Area of kiosk in central courtyard<br>(26m <sup>2</sup> Playschool, 44m <sup>2</sup> retail)  | : 70m <sup>2</sup> ✓                            |

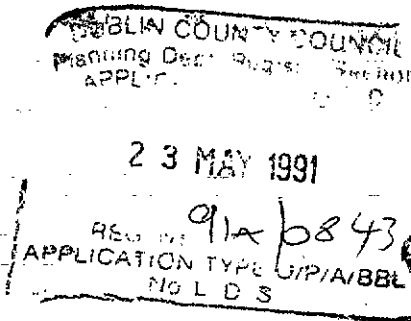
**ITEM 15: LIST OF ENCLOSURES:**

- (1) Completed application form.
- (2) Newspaper notice dated 10th May 1991.
- (3) Cheque for £6,200.25
- (4) Covering letter.
- (5) 4 copies of KMD drawing numbers:  
30, 33d, 45h, 46g, 47m, 48p, 49q, 50s, 51f, 52d,  
53d, 54e, 60c, 61c, 65d, 66b, 68c, 112e, 127c,  
144g, 145d, 158b, 179e, 187a, 189, 146e, 171d.
- (6) 2 copies of Roughan & O' Donovan, Consulting  
Engineers drawing numbers:  
0B/2j, 10o, 11g, 12h, 13i, 14f, 40i, 41k,  
42f, 45h, 47e, 79a, 93, 107, 115a, 116 and  
120.
- (7) 4 copies of specification.

4 Prince's Street South, City Quay, Dublin 2. Telephone: 770077 Fax: 771186

Ref: NP/MQ

The Principal Officer,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.



22nd May, 1991.

**Re: Shopping & Offices At Adamstown Road (Otherwise Newcastle Road), Esker, Lucan, Co. Dublin.**

Dear Sirs,

On behalf of our Client Superquinn we wish to apply for both Planning Permission and Bye-Law Approval for amendments to a previously approved shopping and office development at Adamstown Road (otherwise Newcastle Road), Esker, Lucan.

A Grant of Planning Permission was issued by the Dublin County Council, (Plan Reg. Ref. No. 89A/2258) on the 2nd August 1990 and a Dublin County Council Building Bye-Law Approval Notice (BBL/4212/90) was issued on the 9th January 1991.

The extent of the amendments are outlined below;

1. The provision of Public Toilets and childcare facilities at Ground Floor Level to the rear of shop units 7 and 8. This occupies an area of 111 m<sup>2</sup>. There is a small increase in retail area (27 m<sup>2</sup>) at the rear of shop unit no. 9 as a result of the re-design. The layout of this area is indicated on our drawing no. 8860/179D.
2. Additional administration / management area at First Floor Level over shop unit nos. 10 and 11. The layout of this area is outlined on our drawing no. 8860/50R. While the area of the additional space is 140 m<sup>2</sup> there is an area of 60 m<sup>2</sup> administration / management space previously approved under the original Grant of Planning Permission. This space was then located at First Floor Level of the Foodstore, therefore the additional area of administration / management space is 80 m<sup>2</sup>.

Contd/.....

23 MAR 1991

REG NO. 91A/0843  
APPLICATION TYPE U/P/A/B/L  
No. L D 3.

3. The provision of additional plant area at Mezzanine Level within the Foodstore. The additional plant area amounts to 338 m<sup>2</sup> and is indicated on our drawing no. 8860/49P.
4. The layout of the Staff Toilets, Locker Rooms and Canteen area at First Floor Level within the Foodstore has been revised and increased in area. The total area now occupied by the Canteen, Toilet and Locker Rooms is 348 m<sup>2</sup>. There is an area of 288 m<sup>2</sup> previously approved under the original Grant of Planning Permission. The additional area therefore is 60 m<sup>2</sup>. The layout to this area is indicated on our drawing no. 8860/49P.
5. The Bakery production area has been extended at Ground Floor Level together with the provision of E.S.B. Switch and Transformer Rooms. The area occupied by the extended Bakery is 98 m<sup>2</sup> and the area of the E.S.B. Switch and Transformer Room is 49 m<sup>2</sup>. The extent of the extension at Ground Floor Level is outlined on our drawing no. 8860/47M.
6. The provision of an octagonal kiosk in the central Courtyard area has replaced the previously approved water feature, to provide child minding for the shopper. This kiosk consists of a Playhouse occupying 26 m<sup>2</sup> and 2 no. small kiosk units having a total area of 44 m<sup>2</sup>. Refer to our drawing no. 8860/48P and 127C for details of this area.
7. The northern and eastern elevations have been revised including revision to clock tower. The northern elevation has been mainly revised as a result of the above mentioned amendments. The eastern elevation, which is most visible from the Newcastle Road was revised in order to create a more dramatic entrance; an angular A pitched roof form was adopted which is sympathetic to the originally proposed glazed pitched arcade and reflects the significance of the building type and its' importance within the community. The roofing material proposed is burgandy plain small tile. The revised elevations are indicated on our drawing nos. 8860/45H, 46G, 51F, 53D.
8. We have reduced the floor level to the Foodstore, shop units and Car Park area so as to minimise the intrusion on the locality. The floor level was reduced from 49.00 to 48.60.
9. It is also necessary to omit the Loading Dock to the Stores Area from the Service Area, as our Client has a requirement for the use of forklift trucks to enter the Store from the Service Area with goods on a pallet.

Prior to making this submission for Planning Permission and Bye-Law Approval we have consulted and outlined the amendments in detail with both the Planning and Bye-Law Officer for the area.

Contd/.....

We trust that sufficient information has been provided to enable you to assess this application and look forward to receiving from yourselves an early favourable decision. We would be most grateful if you could give this application your earliest attention as the development is presently under construction.

Yours sincerely,

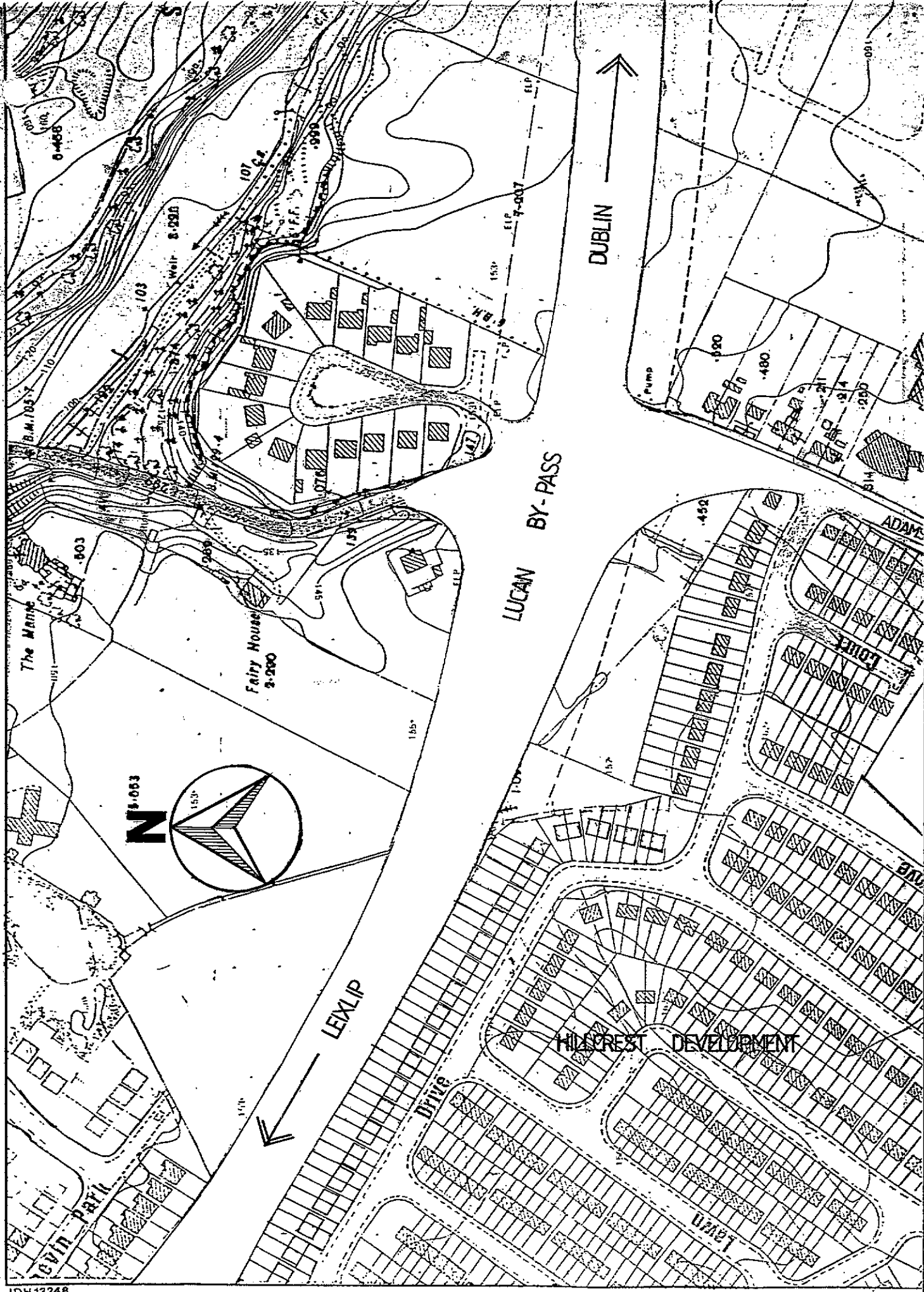


Niall Phelan,  
KEANE MURPHY DUFF.

C.C. Roughan & O' Donovan - Consulting Engineers  
Fergal McCabe - Architect & Planning Consultant  
Superquinn - Mr. Vincent O' Doherty.

DUBLIN COUNTY  
PLANNING DEPARTMENT  
23 MAR 1991  
REL 91A/0843  
APPLICATION TYPE U/P/A/B/B/L  
NO. L D 3





# KMD

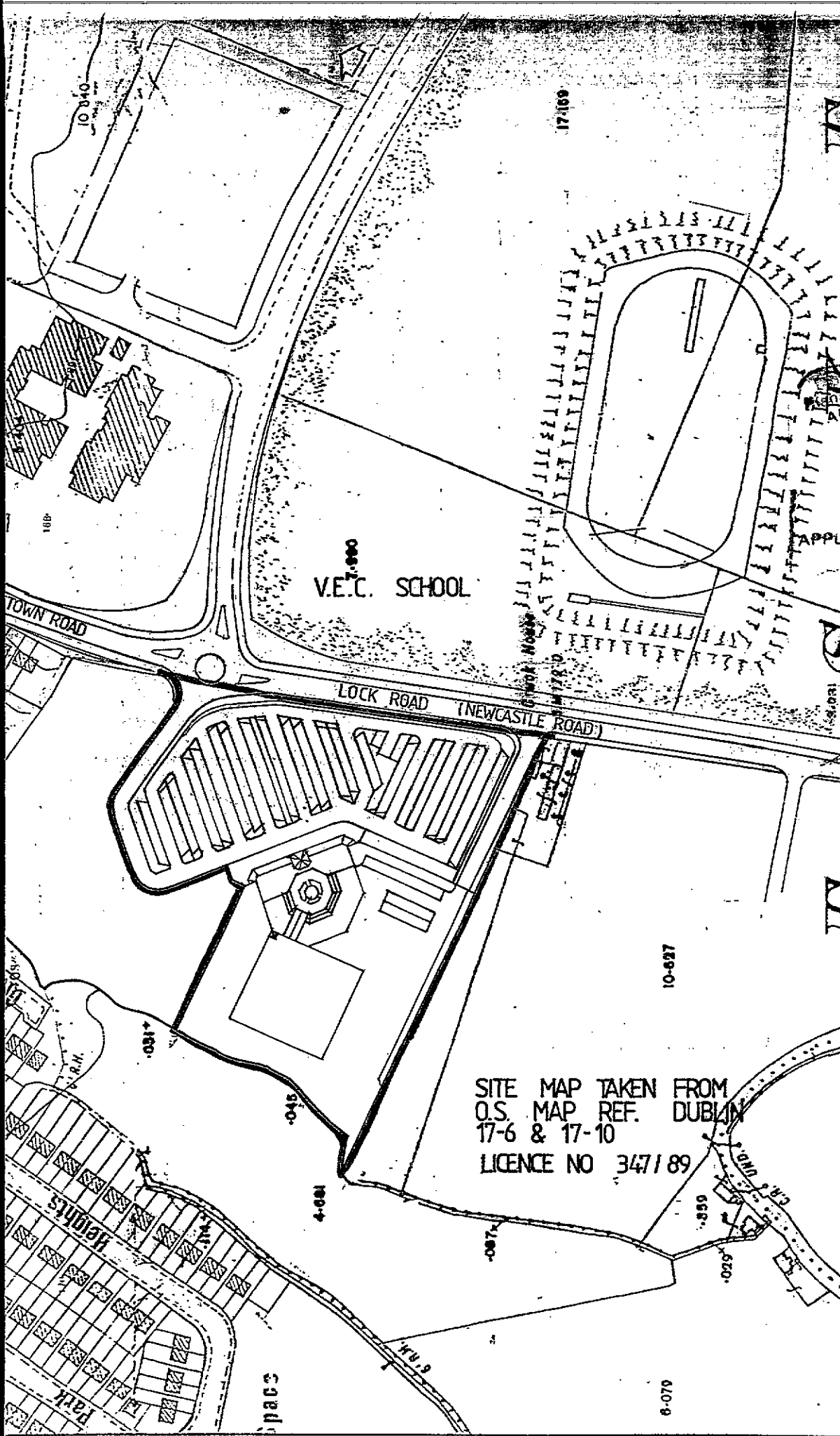
LAND SUBJECT OF  
CURRENT APPLICATION  
OUTLINED IN RED

REMAINDER OF  
LAND IN CONTROL OF  
APPLICANT OUTLINED IN  
BLUE

DUBLIN COUNTY  
Planning Dept.  
APPLICANT

23 MAY 1991

REG. NO. 91A/0043  
APPLICATION TYPE O/P/A/B/S/L  
NO L.D.S.



## KEANE MURPHY DUFF

Chartered  
Architects

36 FENIAN STREET  
DUBLIN 2  
PHONE 611711

PROPOSED NEIGHBOUR-  
HOOD CENTRE AT  
ESKER, LUCAN, CO. DUBLIN  
FOR SUPERQUINN LTD.

SITE LOCATION MAP

scale  
1:2500

date  
NOV 89

ML

8860

30

Document lodged for Bye Law  
Approval on 18<sup>th</sup> Dec 1990  
Sept

DUBLIN COUNTY COUNCIL  
Planning Dept Registry Section  
APPLICATION RECD  
23 MAY 1991  
REG No. 91A/0843  
APPLICATION TYPE O/P/A/BBL  
No L D S

SPECIFICATION FOR WORKS TO BE CARRIED OUT IN THE  
CONSTRUCTION OF A NEIGHBOURHOOD CENTRE AT  
NEWCASTLE ROAD, LUCAN, CO. DUBLIN,  
FOR SUPERQUINN LTD.

B.L

EXCAVATOR

FOUNDATIONS:

Excavate for foundations to depths and widths as shown on drawings or as may be directed by the Architects to ensure a good solid foundation. Trench bottoms to be properly levelled off in horizontal benches to suit gradient of ground.

DRAINS:

Excavate to the required depth, all necessary cuttings for drains, manholes, Armstrong junctions etc., Pipes to be laid to correct falls.

FOUNDATION EXCAVATION:

Excavate to the dimensions, levels, lines, and profiles shown on the drawings, or as directed by the Architect.

BEARING STRATUM:

If, in the Contractor's opinion, a bearing stratum is obtained at a lesser depth than that shown on the drawings, he shall inform the Architect.

EXCAVATION BOTTOMS, EARTH:

Level and consolidate the bottoms of excavations in earth.

EXCAVATION BOTTOMS, ROCK:

Trim bottoms of excavations in rock.

FORMATION:

Excavate the last 75mm of earth above formation level immediately before overlying construction is commenced.

TIERING:

Tier surface of sloping ground as directed.

REINSTATEMENT OF EXCAVATIONS:

Reinstate to formation level with approved filling surfaces of excavations which have been rendered unsuitable during the progress of the works.

ADDITIONAL EXCAVATION:

Any additional excavation required to accommodate the temporary support of sides of excavations shall be provided and backfilled at the Contractor's expense.

UNAUTHORISED EXCAVATION:

Backfill unauthorised or excess excavations with approved filling at no expense to the Employer.

BLASTING:

The use of explosives is not permitted without the written permission of the Architect.

FREE FROM WATER:

All trenches and excavations shall be kept free from water at all times.

INSPECTION:

The Contractor shall notify the Architect when the trenches and other excavations are ready for inspection. On no account shall any concrete be put in until the Architect has expressed himself satisfied with the bottom of the trenches, in writing.

WALL TILES:

Metal ties for cavity wall construction shall be galvanised mild steel or stainless steel wall ties.

CONCRETE BLOCKS:

Concrete blocks shall comply with I.S. 20.

LAYING BLOCKS:

Ensure the stability of blockwork and brickwork during erection-

Do not lay blocks or bricks while the air temperature is below 2°C on a rising thermometer or below 5°C on a falling thermometer.

Build walling in level lifts. Where walling is racked back no part shall rise more than 1.2m above the general level. In facing work complete the lift in one operation and leave no work racked back at the end of each day.

MORTAR BEDS:

Lay solid blocks and bricks on a full bed of mortar and with bed and vertical joints fully filled to a consistent thickness.

Lay blocks and bricks with cross joints in any course not less than one quarter of the length of the unit from those in the course below. Bats shall be used only where required to obtain bond.

Leave toothing to provide for the bonding of future work. Weather tops of projections with mortar.

DUCTS, CHANNELS AND OPENINGS:

Form ducts, channels and openings in walling as the work proceeds.

- MINIMUM CASTING TEMPERATURE: Do not cast concrete while the air temperature is below 2°C on a rising thermometer or below 5°C on a falling thermometer.
- FROZEN SURFACES: Do not place concrete against frozen or frost covered surfaces.
- MAXIMUM CONCRETE TEMPERATURE: Do not place concrete which has a temperature in excess of 30 C without approval.
- QUALITY CONTROL: Take samples of all concrete used on site as directed by the Architect and test for (i) compressive strength at seven days and twenty-eight days and (ii) slump.
- TRANSPORTING AND DISCHARGING: The discharge of ready mixed concrete transported in a truck mixer or agitating truck shall be completed within two hours from the first introduction of the mixing water to the cement and aggregates or the introduction of cement to the aggregates, unless otherwise approved. The discharge of ready mixed concrete transported in non-agitating equipment shall be completed within one hour from the first introduction of the mixing water to the cement and aggregate or the introduction of cement to the aggregates, unless otherwise approved.

CAVITY WALLS:

Keep cavities and ties free from mortar and debris.

Form weep holes at intervals not exceeding 900mm in vertical joints at the base of the cavity.

Set wall ties in mortar joints to a depth not less than 50mm in each leaf.

Space wall ties in cavity walls at 750mm horizontally and 450mm vertically.



MORTAR:

The proportions of constituents of mortar mixes shall be in accordance with the following schedule. Measure constituents by volume using clean gauge boxes of an appropriate size. The proportions of sand are based on the use of dry sand. Adjust the proportion of sand for bulking due to moisture content. If admixtures are used, the proportions should be further adjusted in accordance with the manufacture's written instructions.

Mortar Mix,	Cement	1
	Lime	2
	Sand	9

Cement shall be ordinary Portland Cement to I.S.I.

Lime shall be Hydrated Lime to I.S.8.

Sand shall be to B.S. 1200.

LAYING D.P.C.

Lay flexible damp proof course in a continuous strip on a full bed of mortar for the full width of the wall or for the full width of each leaf in a cavity wall. Lap 150mm at joinings and the full width at angles and junctions.

Provide a damp proof course at the base of external walls not less than 150mm above the adjacent finished level of external ground or paving.

Provide a flexible damp proof course under sills for the full width of the sill bed and turn up at back and ends of the sills to the full depth.

Provide a flexible damp proof course under sills for the full width of the sill bed and turn up at back and ends of the sills to the full depth.

Provide a damp proof course under copings and cappings.

Provide a damp proof course at the base of parapet walls not less than 150mm above junctions with horizontal and sloping surfaces.

Provide a flexible damp proof course in one piece spanning the cavity over the openings in cavity walls and extending not less than 100mm beyond the ends of the lintel. Slope the damp proof course downwards to the exterior and carry it through to the outer face of the external leaf.

Provide a flexible damp proof course in a continuous strip set vertically in jambs of openings in cavity wall construction.

DRAINAGE:

Excavate for drain trenches to the widths and depths required to even and regular falls and well ram bottoms to receive concrete beds. Lay 100mm thick concrete beds three times the width of the drain pipes and flaunch up to half the height of the pipes each side after testing. Increase size of concrete beds or encasings and properly pack around all gully traps and rising pieces, etc. Cut or leave holes through walls for passage of drainpipes as required and make good.

DRAINS:

All pipes, gullies etc., for soil drains shall be an approved pvc.

Pipes and accessories laid on gravel, all in strict accordance with manufacturer's instructions.

RAINWATER GULLIES:

Rainwater gullies and gratings shall be of an approved pvc.

ARMSTRONG JUNCTIONS:

To be of an approved pvc.

MANHOLES:

Excavate for and build manholes of 225mm concrete sides, 150mm bottom and 150mm r.c. tops to the dimensions shown on the drawings. Provide and set all channels, bends, etc., in first quality glazed stoneware or pvc properly or neatly cut to fit and render and float inside faces of walls and benching with cement compo. 3 and 1 mixed with an approved waterproofer. For cleaning and rodding purposes no manhole shall be more than 90mm apart.

PLASTERING AND RENDERING

SAND:

Sand for rendering shall comply with B.S. 1199.

LIME:

Hydrated lime shall comply with I.S.B.

CEMENT:

Normal Portland Cement shall comply with I.S.I.

GYPSUM PLASTERS:

Use the following lightweight plasters to comply with I.S. 27 part 2.

Undercoating plaster 11,, thick to all internal block walls.

Bonding plaster 2mm thick to concrete ring beam.

Finishing plaster 2mm thick to gypsum plaster undercoats.

Board finishing plaster skim finish to plasterboards.

Use bonding agents for internal work as recommended by gypsum plaster manufacturer.

COLD WEATHER:

Do not work while the air shade temperature is below 2 on a rising thermometer or below 5 C on a falling thermometer. Ensure that the temperature of coatings remains above 4 C for at least 24 hours before setting.

EXTERNAL RENDERING:

Render all external walls with cement. Lime: Sand mixed in the proportions shown

3 - 5mm Scud Coat	:	1:0:2
15mm Undercoat		2:1:8
10mm final coat		1:1:6

The final coat shall be finished to a Kwapp finish to match an approved sample.

WORKMANSHIP:

Keep plant and tools clean and free from contamination by previous mixes.

Do not commence internal plastering in any area until it is protected at all times from the adverse effects of weather.

Avoid premature or localized drying of coatings.

EMBEDDED METAL:

Ensure that all metal items to be embedded in plaster and cement rendering are non-corrosive.

GLASS:

Clean float 4mm - 6mm to B.S. 952 : 1962.

Windows: Anodised to B.S. 1615 : 1961 and B.S. 3987 : 1966 in brown on black anodising on acrylic Polyester powder coat enamel to Din 4012.

PLASTERWORK:

2 coat Gyplite undercoat / Gypweld 7/16" ruled to an even surface and scratched and finished with Gyplite finish 1/16" to C.P. 211 : 1966.

FLOOR FINISHES:

Power floated concrete floor to accept tenants finish. Ceramic or tile slab flooring laid in accordance with C.P. 202 Part 1 and 2 1965 and 1970.

Toilets: Vitrified ceramic laid on  $\frac{1}{2}$  sand / cement on separating membrane to C.P. 212 Part 2 : 1966.

DRAINAGE:

Suspended soil and rainwater pipes to be cast iron drain pipes to B.S. 437 laid to C.P. 301 : 1971. UPVC pipes and fittings for main vent discharge pipework to B.S. 4514 and 4660 and conforming to B.S. 5572 ; 1978 (formerly C.P. 304) for fitting and designing sanitary pipework.

Hot and cold water: To supplement existing as required.

Water storage is provided on the basis of

- (a) 10 gallons for each staff member.
- (b) Estimated customers daily consumption.
- (c) Estimated daily consumption for heating plant / permanently installed machinery.
- (d) Estimated daily consumption for any process carried out by tenants in shops (i.e. dry cleaners).

Incoming cold water main to serve roof storage tanks / first aid hoses and drinking points off existing mains.

Fire hose reels provided and to be automatic non swinging type with 400 ft.  $\frac{3}{4}$ " bore rubber hose and are provided to C.P. 3. Part IV to Part 2 ; 1968.

Precautions against fire Part 2 Shops and department stores.

And C.P. 3: Chapter IV : Part 3: 1968 office buildings

DRY RISER:

Provided with galvanised steel to B.S. 1387 with inlet pumping-in breeching piece located and complying with requirements of local Fire Authority and complete with landing valves single outlet and will run from ground to roof in offices and flats.

SPACE HEATING:

If required in Mall extension.

Air handling units incorporating filters auto roll reheaters. Spray coils and the following major components: Extract fans, mixing sections and supply fans to achieve the following design conditions in mall.

EXTERNAL CONDITIONS:

Winter	10°C	80°RM
Summer	25°C	18 RM WB

INTERNAL CONDITIONS:

Winter	21 ± 2°C	50%RM ± 10%
Summer	22.5 ± 2°C	50%RM ± 10%

HEATING:

Sectional cast iron boilers incorporating a burner suitable for 35 sec oil, boiler control 'stat', with suitable rated output to B.S. 4256. Ancillary equipment including oil storage tank, daily oil storage unit, oil transfer pumps, oil feed and vent pipeworks.

Heating system to be via low pressure hot water system with radiators under window cills to maintain 70°F in offices with boiler operating temperature of 180°F and assuming 2 air changes per hour.

VENTILATION:

Colt automatic fire ventilation or similar fire officer approval. All work to be carried out in accordance with C.P. 352. Supply and extract fans to be Aerofoil variable pitch axial flow complete with anti vibration mountings and capable of handling rated air changes per hour via high and low velocity ductwork. Air distribution system including insulation and sound attenuators.

Fire control dampers to be provided on all branch connections to walls through protected shafts or compartment walls.

POWER:

General service sockets to be installed in lift lobbies malls, plant rooms, and switch rooms for power tools and will be wired to main distribution branch.

A main distribution board for lighting and general service will be provided with sub-distribution board for lighting and general services to be installed within the complex.

LIGHTING:

Landlord and tenants lighting will be on a completely separate installation. Wiring will terminate at main distribution board location.

A complete conduit and cable trunking system shall be installed to facilitate future tenant wiring. Conduit runs to radiate from trunking to outlet boxes.

Emergency Lighting:

An emergency lighting battery shall be supplied and shall connect to emergency light fittings located strategically to clearly indicate fire escape routes in the event of power failure.

FIRE ALARM:

A complete manually and centrally controlled fire alarm system incorporating break glass units and alarm bells will be installed. The wiring will be on a completely separate system. A fire alarm control and indicator panel will be located centrally to activate smoke ventilators via smoke alarms.



Document lodged for Bye Law  
Approval on 18<sup>th</sup> Dec 1990  
Sept

SUPERQUINN : LUCAN

OUTLINE SPECIFICATION

for

MECHANICAL SERVICES INSTALLATION

for

BYE-LAW SUBMISSION

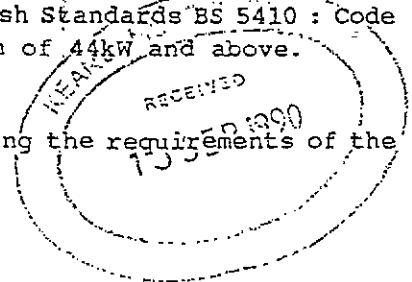
1 SCOPE

1.1 This Outline Specification covers the basic mechanical requirements of the Proposed Supermarket, Offices and Shop Units at Lucan, including the following:-

- 1.1.1 Boiler Plant and Heating System.
- 1.1.2 General Ventilation and Air Conditioning.
- 1.1.3 Domestic Hot, Cold and Drinking Water Services.
- 1.1.4 Internal First-Aid Fire Fighting System.

2 BOILER PLANT AND HEATING SYSTEM

- 2.1 The boiler plant, rated at 1000kW, will be oil-fired using 35 seconds light fuel oil and located in the boiler house at Second Floor Level.
- 2.2 The selection and installation of the boiler plant will be in accordance with the requirements of British Standards BS 5410 : Code for Oil Firing, Part 2, for installation of 44kW and above.
- 2.3 The boiler plant will be capable of meeting the requirements of the Supermarket and Offices.



2 BOILER PLANT AND HEATING SYSTEM contd

- 2.4 The heating system will be low temperature hot water to serve primary heating coils in the Domestic Hot Water Storage Calorifiers, Air Heater Batteries in the Ventilation Air Handling Units, steel panel radiators in the Offices and Ancillary Areas and Warm Air Curtains at the entrance doors.
- 2.5 The heating system will be controlled by means of an automatic controls installation.
- 2.6 The boiler plant will be served from an overground oil storage tank of 20,000 litres nominal capacity with oil pumped to a 450 litre daily service tank fitted at high level in the boilerhouse. Deadweight fire valves and oil dump to main storage tank will be incorporated on the oil pipework arrangement in boilerhouse.
- 2.7 The heating system will be designed in accordance with the requirements of the Chartered Institute of Building Services Engineers.

3 GENERAL VENTILATION AND AIR CONDITIONING

- 3.1 An air handling unit comprising mixing box, panel filter, bag filter, air heater battery, supply and extract fans will be located in the Plant Room, at Mezzanine level, at each end of the Supermarket, to meet the ventilation requirements of the Supermarket.
- 3.2 Air will be distributed via circular galvanised ductwork run at high level in Supermarket, with high level return air grilles adjacent to the plant rooms.
- 3.3 Local wall mounted exhaust fans will be provided in the various departments as required.
- 3.4 The Bakery and Canteen will be provided with exhaust canopies and fans discharging locally at high level to atmosphere.

3

GENERAL VENTILATION AND AIR CONDITIONING contd

- 3.5 Twin extract fans linked to extract grilles and galvanised distribution ductwork will be installed to meet the ventilation requirements of the Toilet Areas.
- 3.6 The Cash Office and Computer Room will be provided with packaged air conditioning units linked to air-cooled condensers.
- 3.7 The ventilation and air conditioning system will be designed in accordance with the requirements of the Chartered Institute of Building Services Engineers.

4

DOMESTIC HOT, COLD AND DRINKING WATER SERVICES

- 4.1 The complete domestic hot, cold and drinking water services will be installed in accordance with the requirements of the Dublin County Council Regulations and designed in accordance with the requirements of the Chartered Institute of Building Services Engineers.
- 4.2 Water storage will be provided in accordance with the requirements of Dublin County Council.
- 4.3 A cold water storage tank will be located in the plant room at second floor level at the end of the Supermarket. The capacity of the tank will be 10,000 litres.
- 4.4 A hot water storage calorifier will be provided in the boilerhouse. The capacity of the calorifier will be 2,500 litres.
- 4.5 A drinking water connection will be provided off the Local Authority main and will be boosted to serve the domestic cold water storage tanks and the drinking water requirements of the Offices, Canteen, Bakery and other departments as required.
- 4.6 As it is not the intention to fit-out the Shop Units at this stage, drinking water mains will be brought to the perimeter of these areas.

5 INTERNAL FIRST-AID AND FIRE FIGHTING SYSTEM

- 5.1 A fire fighting connection will be provided off the Local Authority mains and will be boosted to provide a water supply equivalent to at least 23 litres per minute at a flow pressure of 1.76 Kg/cm<sup>2</sup>.
- 5.2 Hydraulic hose reels conforming in design with the requirements of BS 5274 : Code 1976 will be installed supplied with water and tested in accordance with BS 5306 : Part 1 : 1976.
- 5.3 Portable fire extinguishers conforming to BS 5423 : 1977 and of appropriate type and capacity will be distributed throughout the areas in accordance with the Fire Officer's Committee Scale of Allowances of Ordinary Fire Extinguishing Appliances.

6 GENERAL

- 6.1 All mechanical equipment will be selected or acoustically screened where necessary to ensure that the noise generated meets the requirements of the Eastern Health Board.
- 6.2 All pipework, valves and fittings will be insulated to meet the latest standards for energy conservation.

s/CM/JB/dek  
September 5, 1990

SUPERQUINN LUCAN  
OUTLINE SPECIFICATION  
for  
ELECTRICAL SERVICES INSTALLATION  
for  
BYE-LAW SUBMISSION

1 SCOPE

This outline specification covers the basic electrical requirements of the proposed supermarket, offices and shop units at Lucan, including the following:-

- 1.1 General Electrical Installation.
- 1.2 Electricity Centre and Main Distribution.
- 1.3 Standby Electrical Services.
- 1.4 Power Distribution Services
- 1.5 Artificial Lighting - Normal
- 1.6 Artificial Lighting - Standby
- 1.7 Protective Services
- 1.8 Communications Services

2 GENERAL ELECTRICAL INSTALLATION

The general electrical installation shall comply with the following:-

- 2.1 Electro Technical Council of Ireland National Rules for Electrical Installations.
- 2.2 Electricity Supply Board requirements for connection to Low Voltage Networks.
- 2.3 Building Regulations.

3 ELECTRICITY CENTRE AND MAIN DISTRIBUTION

the development shall be fed from a new ESB 10 kV sub-station located on the site. The ESB shall supply electricity to the client at 220/380 volts, 50 HZ. The main LV switchboard will be located in the Car Park Level 0. A network of steel-wire armoured cables shall be used to distribute the electricity supply to local distribution centres and control panels.

4 STANDBY ELECTRICAL SUPPLY

Standby electrical supply shall be provided through a diesel engine driven electrical alternator. This unit shall be rated to supply the full electrical load of the offices, Superquinn Store and site lighting. The generator shall be housed in an acoustically treated room. The room shall be designed such that the noise produced by the generator shall not exceed 35 db (A) rated sound level along the boundary of the development at all times when in operation.

5 POWER DISTRIBUTION SERVICES

This installation shall provide for electrical power to socket outlets, cash registers, weighing scales and small power equipment. All 13 amp general purpose sockets outlets shall be protected by earth leakage circuit breakers operating at 30 mA.

6 ARTIFICIAL LIGHTING - NORMAL

A system of artificial lighting shall be provided in accordance with the Chartered Institute of Building Services Lighting Guide. The luminaries proposed will mainly be of the linear fluorescent type internally and high pressure sodium type externally.

7 ARTIFICIAL LIGHTING - STANDBY BATTERY

A system of standby emergency lighting shall be provided in accordance with the Fire Officer's Requirements and in compliance with current Irish Standards.

8 PROTECTIVE SERVICES

A fire alarm system shall be provided in accordance with the Fire Officer's requirements and in compliance with current Irish standards. In addition, a plant alarm system shall be provided for checking the critical elements of the heating, ventilation, refrigeration, smoke and security alarms.

9 COMMUNICATION SERVICES

A Public Address System shall be provided for the transmission of voice announcements and pre-recorded music. A private automatic branch exchange type telephone system shall be provided.

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