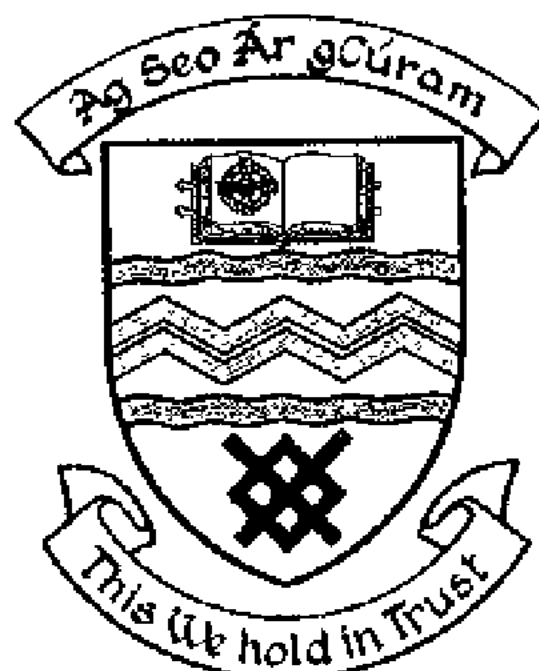


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0817	
1. Location	Block 1/Multi-Storey Carpark, Tallaght Retail Centre, Tallaght, Dublin 24.		
2. Development	Modification, extension and alteration of existing retail units to Block 1 including an additional 670 sq.m. of retail space. Completion and extension of the existing multi-storey carpark to provide an additional 185 no. parking spaces. Extension of the existing Abberley Court Hotel to provide an additional 26 no. bedrooms with lift access. Landscaping works to improve public amenity from Belgard Road through to Old Blessington Road,		
3. Date of Application	03/12/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 01/02/1999 2.	1. 23/03/1999 2.
4. Submitted by	Name: Spain Courtney Doyle Address: SCD House, Waterloo Road, Dublin 4.		
5. Applicant	Name: Docfield Limited Address: 125 Lower Baggot Street, Dublin 2.		
6. Decision	O.C.M. No. 1054 Date 19/05/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1371 Date 01/07/1999	Effect AP GRANT 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



PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

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Fax: 01-414 9104

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Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

Spain Courtney Doyle
SCD House,
Waterloo Road,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1371	Date of Final Grant 01/07/1999
Decision Order Number 1054	Date of Decision 19/05/1999
Register Reference S98A/0817	Date 23/03/99

Applicant Docfield Limited

Development Modification, extension and alteration of existing retail units to Block 1 including an additional 670 sq.m. of retail space. Completion and extension of the existing multi-storey carpark to provide an additional 185 no. parking spaces. Extension of the existing Abberley Court Hotel to provide an additional 26 no. bedrooms with lift access. Landscaping works to improve public amenity from Belgard Road through to Old Blessington Road,

Location Block 1/Multi-Storey Carpark, Tallaght Retail Centre, Tallaght, Dublin 24.

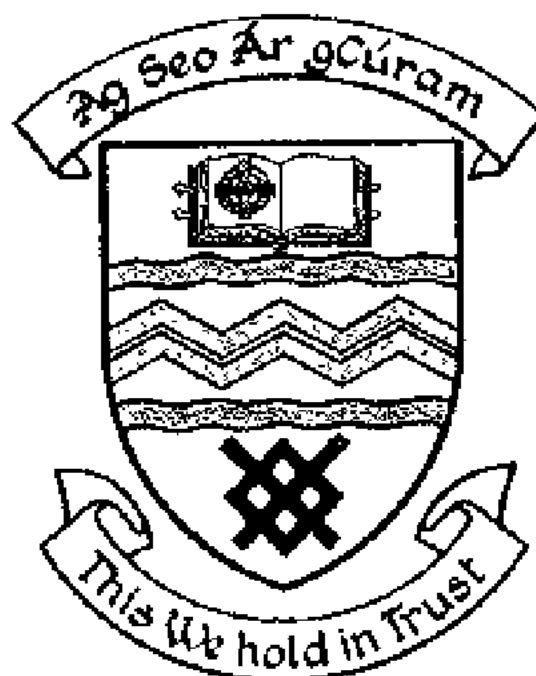
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 01/02/1999 /23/03/1999

A Permission has been granted for the development described above,
subject to the following (10) Conditions.

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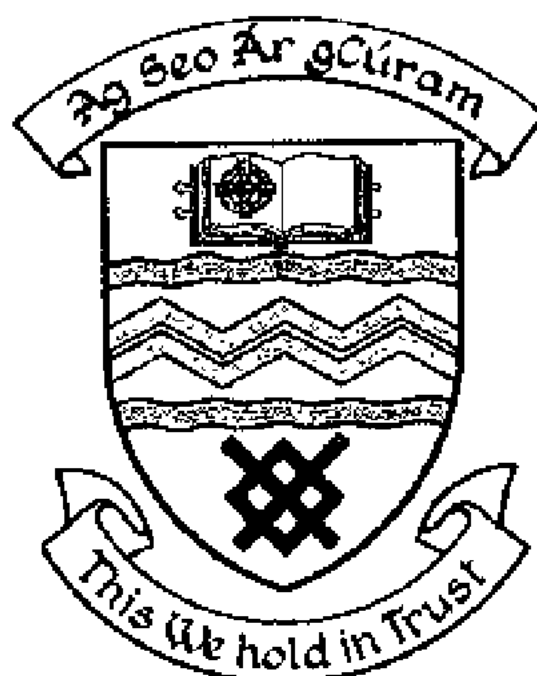
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 23/03/99, 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 prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
 REASON:
 In the interest of health.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
 REASON:
 In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 Details and samples of all external facing and roofing materials shall be submitted to the Planning Authority for agreement before work commences.
 REASON:
 To secure a satisfactory appearance to the development.
- 5 There shall be no vehicular access to or exit from the proposed multi storey car park on the southern side of the building.
 REASON:
 To enable full pedestrianisation of the space to the south of the building.
- 6 The existing pedestrian overbridge to the south of the building shall be removed before the proposed building is first occupied.
 REASON:
 In the interest of visual amenity.
- 7 Full details of the proposed hard and soft landscaping scheme for the public space to the south of the building and the remainder of the High Street between the Belgard Road and Old Blessington Road including samples of paving

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materials, details of the size, position and species of trees to be planted and subsequent maintenance and details of finished levels and street furniture including bollards and lighting shall be submitted to the Planning Authority for agreement prior to commencement of work on the building. The proposals shall include full details of the proposed pedestrianisation of the area between the public space and the Belgard Road taking account of level changes. These proposals shall be implemented before the building is first occupied.

REASON:

In the interest of the visual improvement of the locality and to improve pedestrian circulation in the locality.

- 8 This permission does not authorize any signage indicated on the drawings submitted. Any new signage shall be the subject of separate planning applications.

REASON:

In the interest of visual amenity.

- 9 That a financial contribution in the sum of £75,796 (seventy five thousand seven hundred and ninety six pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 10 That a financial contribution in the sum of £355,467 (three hundred and fifty five thousand four hundred and sixty seven pounds) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

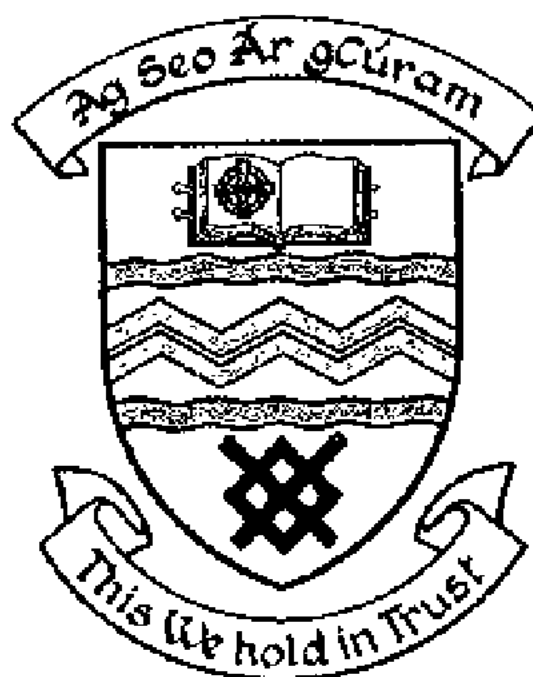
REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

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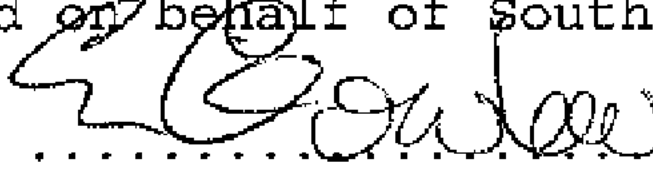
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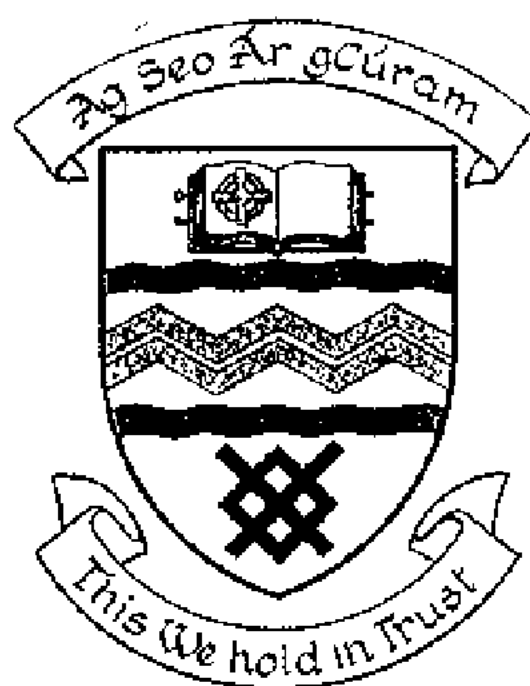
NOTE: The applicant is advised that adequate provision is to be made to facilitate access to, and the use of development, buildings, facilities and services by disabled persons as per current Building Regulations.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.


.....02/07/99
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0183	Date of Decision 01/02/1999
Register Reference S98A/0817	Date: 03/12/1998

Applicant Docfield Limited
Development Modification, extension and alteration of existing retail units to Block 1 including an additional 670 sq.m. of retail space. Completion and extension of the existing multi-storey carpark to provide an additional 185 no. parking spaces. Extension of the existing Abberley Court Hotel to provide an additional 26 no. bedrooms with lift access. Landscaping works to improve public amenity from Belgard Road through to Old Blessington Road,

Location Block 1/Multi-Storey Carpark, Tallaght Retail Centre, Tallaght, Dublin 24.

App. Type Permission

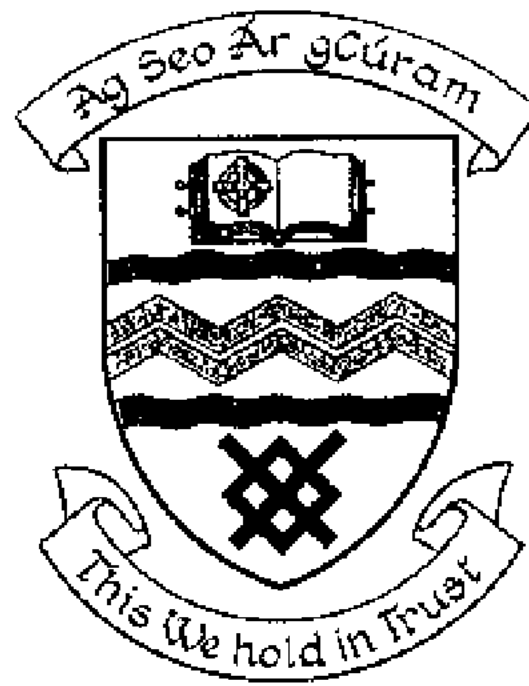
Dear Sir/Madam,

With reference to your planning application, received on 03/12/1998 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 That the applicants be requested to submit scaled elevations of the western elevation.
- 2 That the applicants be requested to submit plans/details of the landscape consultants proposals for the proposed "public space" and soft/hard landscape proposals for the remainder of the High Street between the Belgard Road and Old Blessington Road (including the increasing of pavement widths where practicable).

Spain Courtney Doyle
SCD House,
Waterloo Road,
Dublin 4..

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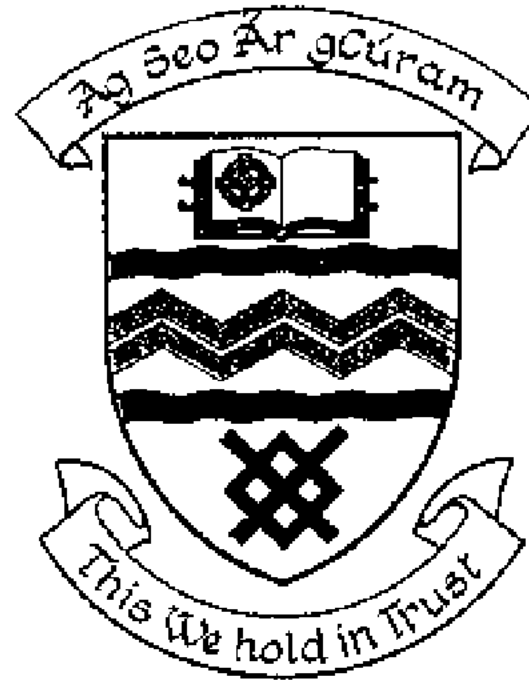
REG REF. S98A/0817

- 3 That the applicants be requested to submit scaled plans of the existing building and car park for reference.
- 4 That the applicants be requested to submit scaled plans showing the height of the proposed structure in relation to the heights of adjoining buildings to the north, east and south.
- 5 That the applicants be requested to submit further and more precise plans/details on the type, colour and finish of external materials proposed (including window frames).
- 6 That the applicant be requested to submit revised proposals, which would provide:
 - (a) an alternative exit from the basement car park which will allow the full pedestrianisation of the space between the Belgard Road level and the High Street level.
 - (b) Revised north and south elevations showing omission of the "louvered aluminium panels" and alternative fire exit stairways which are integrated into the building design.
 - (c) Revised drawings showing proposed fenestration of the hotel bedrooms with a vertical emphasis similar in style to that already present along High Street.
 - (c2) Revised drawings showing the ventilation panels to the multi-storey car park designed with a vertical emphasis to read as continuation of the hotel fenestration.
- 7 That the applicant be requested to submit full plans/details of proposed foul drainage and surface water drainage including pipe sizes, invert, cover and invert levels, up to and including connection to the public sewer.
- 8 That the applicant be requested to submit full plans/details of the proposed watermain layout including watermain size, valve, meter and hydrant layout, and the point of connection to existing watermain(s). (The layout to be in accordance with Part B of 1997 Building Regulations).
- 9 That the applicant be requested to clarify, by reference to drawings where appropriate, how the amount of 670sq.m. additional retail space is calculated. It is noted on the

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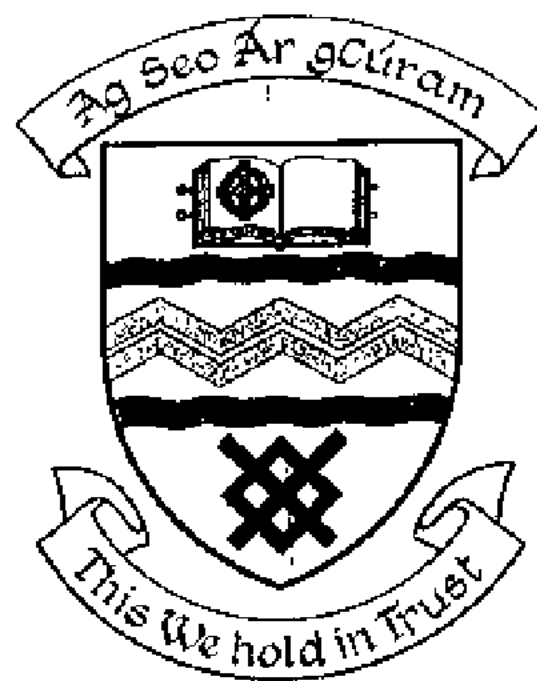
drawings submitted that the three proposed new retail units
have a combined floor area substantially in excess of this
amount.

Signed on behalf of South Dublin County Council

lt
.....
for Senior Administrative Officer

01/02/1999

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

Order Number 2633	Date of Order 23/12/98
Register Reference S98A/0817	Date 3rd December 1998

Applicant Docfield Limited

Development Modification, extension and alteration of existing retail units to Block 1 including and additional 670 sq.m. of retail space. Completion and extension of the existing multi-storey carpark to provide and additional 185 no. parking spaces. Extension of the existing Abberley Court Hotel to provide an additional 26 no. bedrooms with lift access. Landscaping works to improve public amenity from Belgard Road through to Old Blessington Road,

Location Block 1/Multi-storey Carpark, Tallaght Retail Centre, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 21/12/98 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

Spain Courtney Doyle
SCD House,
Waterloo Road,
Dublin 4.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S98A/0817

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.
 - (c) nature and extent of development including number of dwellings (if any)
 - (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

DA
..... 04/01/99
for Senior Administrative Officer.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0817	
1. Location	Block 1/Multi-Storey Carpark, Tallaght Retail Centre, Tallaght, Dublin 24.		
2. Development	Modification, extension and alteration of existing retail units to Block 1 including an additional 670 sq.m. of retail space. Completion and extension of the existing multi-storey carpark to provide an additional 185 no. parking spaces. Extension of the existing Abberley Court Hotel to provide an additional 26 no. bedrooms with lift access. Landscaping works to improve public amenity from Belgard Road through to Old Blessington Road,		
3. Date of Application	03/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 01/02/1999 2.	1. 23/03/1999 2.
4. Submitted by	Name: Spain Courtney Doyle Address: SCD House, Waterloo Road, Dublin 4.		
5. Applicant	Name: Docfield Limited Address: 125 Lower Baggot Street, Dublin 2.		
6. Decision	O.C.M. No. 1054 Date 19/05/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT 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.

Registrar

உதவி

Receipt No.

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

Decision Order Number 1054	Date of Decision 19/05/1999
Register Reference S98A/0817	Date: 03/12/1998

Applicant Docfield Limited

Development Modification, extension and alteration of existing retail units to Block 1 including an additional 670 sq.m. of retail space. Completion and extension of the existing multi-storey carpark to provide an additional 185 no. parking spaces. Extension of the existing Abberley Court Hotel to provide an additional 26 no. bedrooms with lift access. Landscaping works to improve public amenity from Belgard Road through to Old Blessington Road,

Location Block 1/Multi-Storey Carpark, Tallaght Retail Centre, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 01/02/1999 /23/03/1999

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

Subject to the conditions (10) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 20/05/1999
for SENIOR ADMINISTRATIVE OFFICER

Spain Courtney Doyle
SCD House,
Waterloo Road,
Dublin 4.

SOUTH DUBLIN COUNTY COUNCIL
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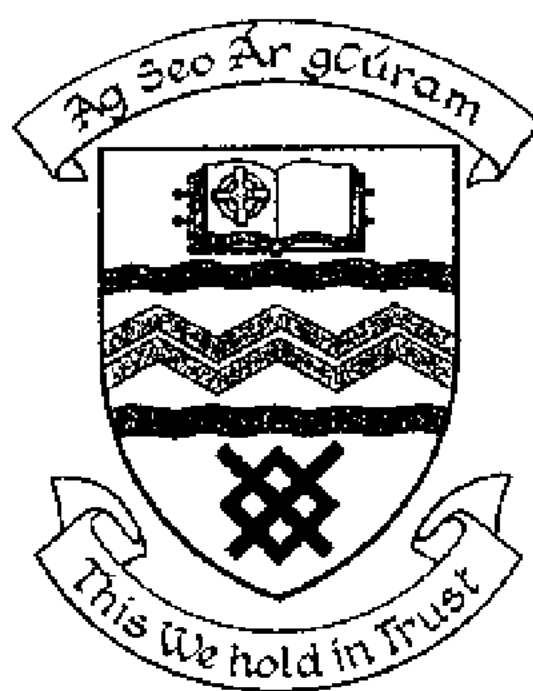
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 23/03/99, 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 prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 Details and samples of all external facing and roofing materials shall be submitted to the Planning Authority for agreement before work commences.
REASON:
To secure a satisfactory appearance to the development.
- 5 There shall be no vehicular access to or exit from the proposed multi storey car park on the southern side of the building.
REASON:
To enable full pedestrianisation of the space to the south of the building.
- 6 The existing pedestrian overbridge to the south of the building shall be removed before the proposed building is first occupied.

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REASON:

In the interest of visual amenity.

- 7 Full details of the proposed hard and soft landscaping scheme for the public space to the south of the building and the remainder of the High Street between the Belgard Road and Old Blessington Road including samples of paving materials, details of the size, position and species of trees to be planted and subsequent maintenance and details of finished levels and street furniture including bollards and lighting shall be submitted to the Planning Authority for agreement prior to commencement of work on the building. The proposals shall include full details of the proposed pedestrianisation of the area between the public space and the Belgard Road taking account of level changes. These proposals shall be implemented before the building is first occupied.

REASON:

In the interest of the visual improvement of the locality and to improve pedestrian circulation in the locality.

- 8 This permission does not authorize any signage indicated on the drawings submitted. Any new signage shall be the subject of separate planning applications.

REASON:

In the interest of visual amenity.

- 9 That a financial contribution in the sum of £75,796 (seventy five thousand seven hundred and ninety six pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

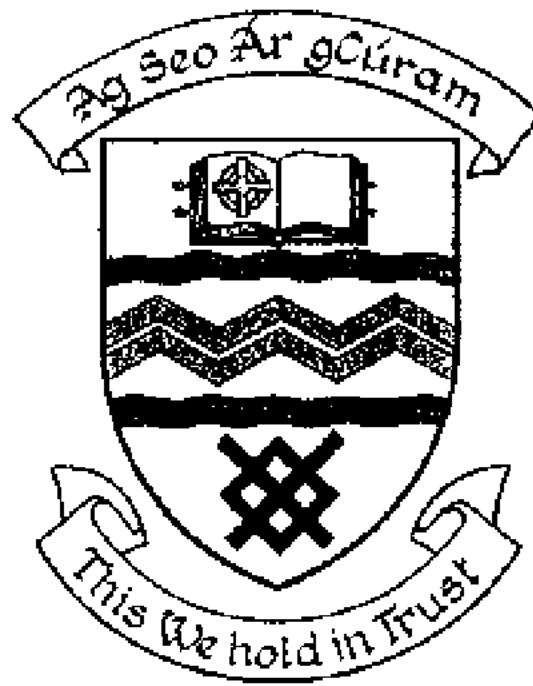
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 10 That a financial contribution in the sum of £355,467 (three hundred and fifty five thousand four hundred and sixty seven pounds) shall be paid by the proposer to South Dublin County

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REG REF. S98A/0817

Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

NOTE: The applicant is advised that adequate provision is to be made to facilitate access to, and the use of development, buildings, facilities and services by disabled persons as per current Building Regulations.