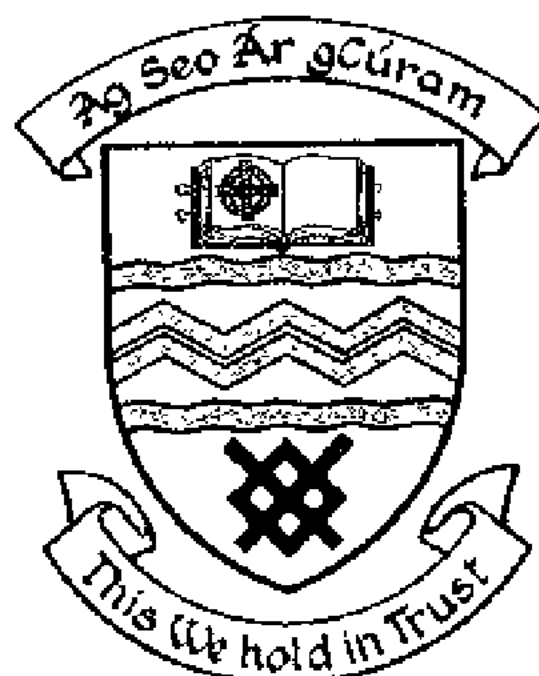


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0788	
1. Location	Lands at the junction of Fonthill Road and Spine Road A leading to Liffey Valley Shopping Centre.		
2. Development	2 storey licensed public house and restaurant to include an entertainment venue, car parking, ESB sub-station and ancillary facilities.		
3. Date of Application	19/11/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/01/1999 2.	1. 27/08/1999 2.
4. Submitted by	Name: Henry J. Lyons & Partners, Address: 104 Lower Baggot Street, Dublin 2.		
5. Applicant	Name: Lackabeg Limited, Address: Unit 10, Tracklands Business Park, Ennis, Co. Clare.		
6. Decision	O.C.M. No. 2316 Date 22/10/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2678 Date 03/12/1999	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.	

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Dublin 24

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Henry J. Lyons & Partners,
104 Lower Baggot Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2678	Date of Final Grant 03/12/1999
Decision Order Number 2316	Date of Decision 22/10/1999
Register Reference S98A/0788	Date 27/08/99

Applicant Lackabeg Limited,

Development 2 storey licensed public house and restaurant to include an entertainment venue, car parking, ESB sub-station and ancillary facilities.

Location Lands at the junction of Fonthill Road and Spine Road A leading to Liffey Valley Shopping Centre.

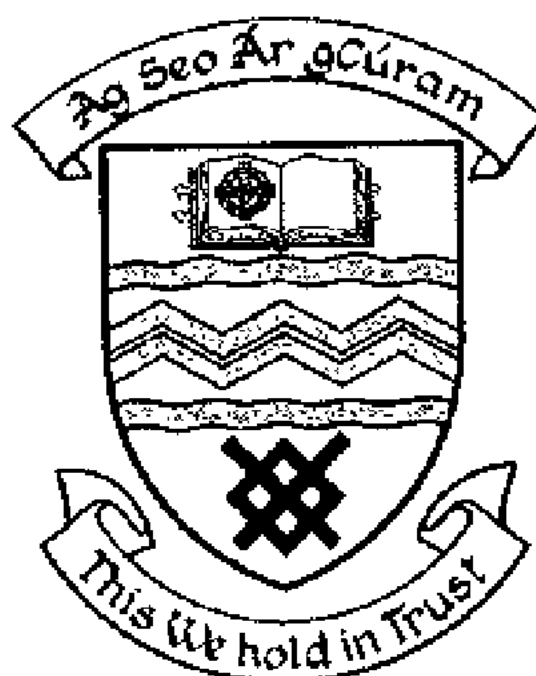
Floor Area 1695.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/01/1999 /27/08/1999

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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Conditions and Reasons

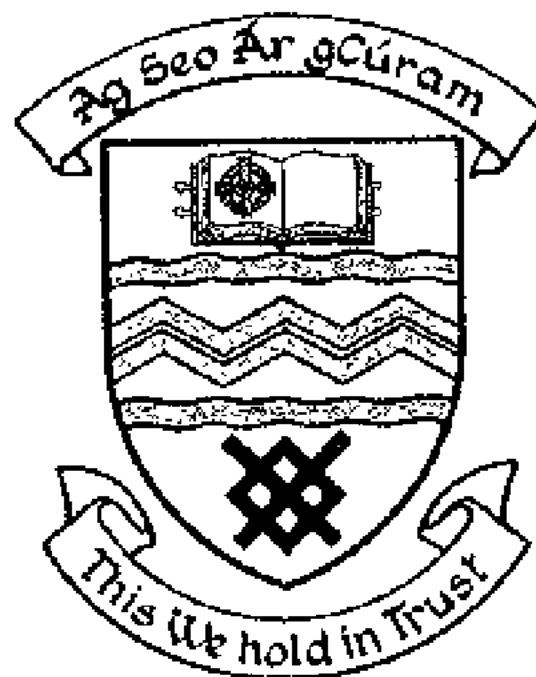
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received 20.04.1999 and 27.08.1999, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That notwithstanding the details shown on drawings submitted prior to development commencing the applicant shall submit full details of all external materials and finishes for the written agreement of the Planning Authority. These shall include colour and material samples and supporting documentation to provide examples of similar treatments actually constructed.
REASON:
In the interest of visual amenity.
- 3 That prior to development commencing the applicant shall submit full details of all external lighting to the proposed building and within the curtilage of the premises for the written agreement of the Planning Authority. All external lighting shall be designed in such a manner as to minimise the extent and intensity of light spillage outside the curtilage of the premises. The above shall include details of proposed lighting specifications and light intensity levels.
REASON:
In the interest of amenity.
- 4 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 5 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.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the

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requirements of the County Council. In this regard the following requirements shall be complied with :

- (a) Applicant to ensure full and complete separation of foul and surface water systems.
- (b) All waste water from commercial, business or institutional kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
- (c) No building shall be within 5m of public sewer or sewer with potential to be taken in charge.
- (d) No part of the building shall be further than 47m from a fire hydrant.
- (e) Watermains shall be laid in public open space.
- (f) No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
- (g) Spurs shall not end with a duckfoot hydrant. To facilitate self-cleaning of watermains, spurs shall terminate with a loop.
- (h) Watermain layout shall be in accordance with Part B of 1997 Building Regulations.
- (i) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense.
- (j) 24hr. storage per unit shall be provided.

REASON:

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

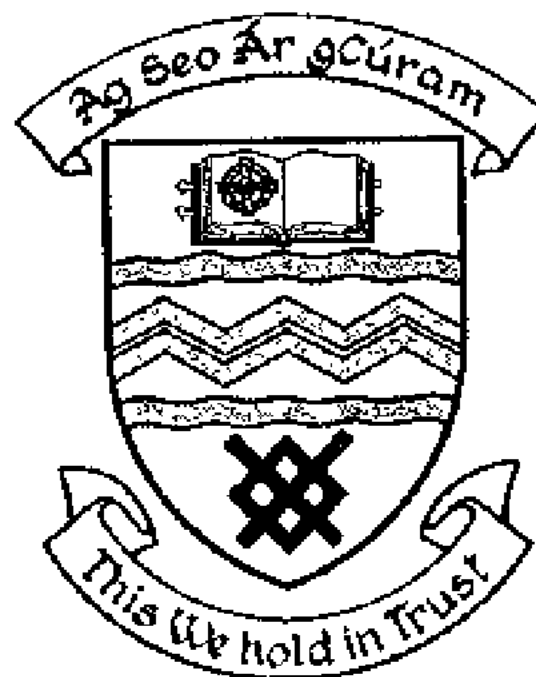
- 7 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.

REASON:

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

- 8 That details of landscaping and boundary treatment to be submitted to and approved by the Planning Authority and work

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thereon completed prior to commencement of trading.

REASON:

In the interest of amenity.

- 9 That no advertising sign or structure shall be erected except those which are exempted development, unless a specific planning permission is granted by the Planning Authority or by An Bord Pleanála on appeal.

REASON:

In the interest of amenity.

- 10 Adequate provision shall be made for ease of access for disabled persons in the design of the proposed development in accordance with the Building Regulations 1997 documents 'Access for the Disabled (No. 1 to 3)'.

REASON:

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

- 11 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No.'s 6, 7, 8, 9, 10 and 11 of Register Reference 93A/1161 (An Bord Pleanála Order No. PL.06S.093483) be strictly adhered to in respect of this development.

REASON:

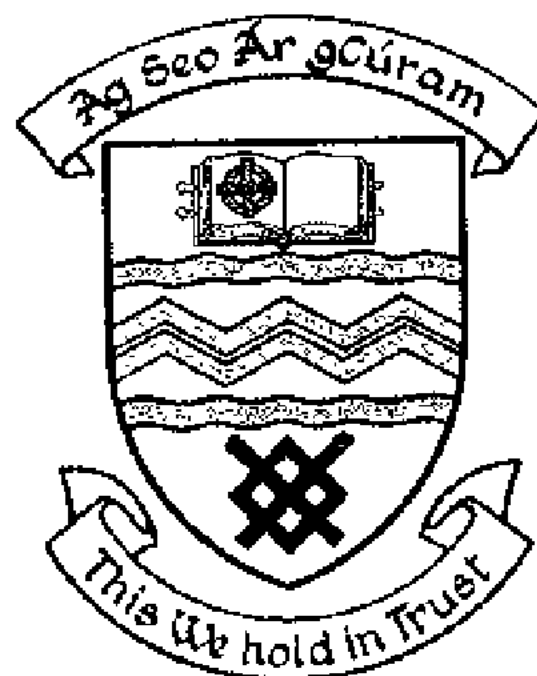
It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

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

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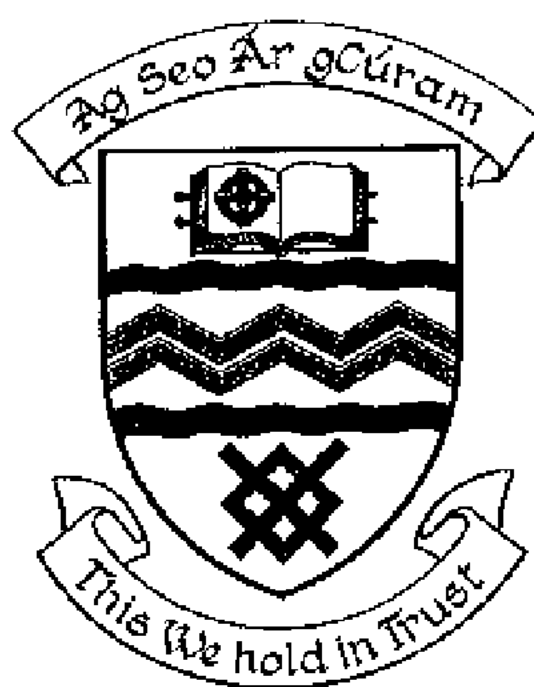
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EC

.....03/12/99
for SENIOR ADMINISTRATIVE OFFICER

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 2316	Date of Decision 22/10/1999
Register Reference S98A/0788	Date: 19/11/98

Applicant Lackabeg Limited,

Development 2 storey licensed public house and restaurant to include an entertainment venue, car parking, ESB sub-station and ancillary facilities.

Location Lands at the junction of Fonthill Road and Spine Road A leading to Liffey Valley Shopping Centre.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/01/1999 /27/08/1999

Clarification of Additional Information Requested/Received /

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

Subject to the conditions (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....*DC*..... 22/10/99
for SENIOR ADMINISTRATIVE OFFICER

Henry J. Lyons & Partners,
104 Lower Baggot Street,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
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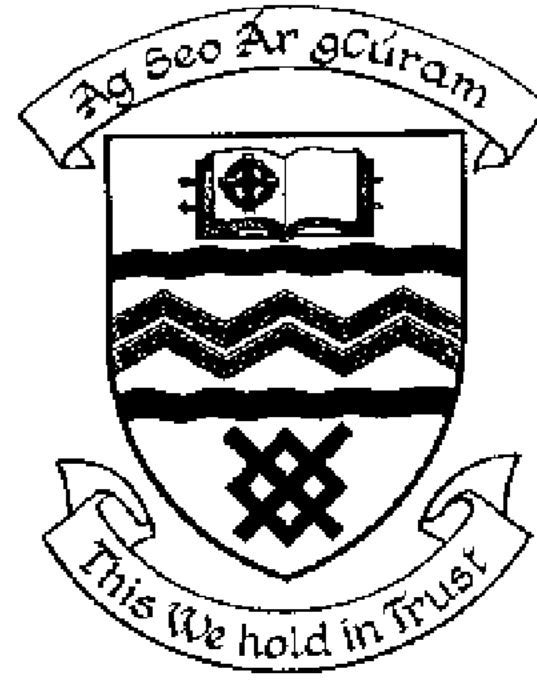
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Conditions and Reasons

- 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 20.04.1999 and 27.08.1999, 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 notwithstanding the details shown on drawings submitted prior to development commencing the applicant shall submit full details of all external materials and finishes for the written agreement of the Planning Authority. These shall include colour and material samples and supporting documentation to provide examples of similar treatments actually constructed.
REASON:
In the interest of visual amenity.
- 3 That prior to development commencing the applicant shall submit full details of all external lighting to the proposed building and within the curtilage of the premises for the written agreement of the Planning Authority. All external lighting shall be designed in such a manner as to minimise the extent and intensity of light spillage outside the curtilage of the premises. The above shall include details of proposed lighting specifications and light intensity levels.
REASON:
In the interest of amenity.
- 4 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 5 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained

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and strictly adhered to in the development.

REASON:

In the interest of health.

- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following requirements shall be complied with :
- (a) Applicant to ensure full and complete separation of foul and surface water systems.
 - (b) All waste water from commercial, business or institutional kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
 - (c) No building shall be within 5m of public sewer or sewer with potential to be taken in charge.
 - (d) No part of the building shall be further than 47m from a fire hydrant.
 - (e) Watermains shall be laid in public open space.
 - (f) No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
 - (g) Spurs shall not end with a duckfoot hydrant. To facilitate self-cleaning of watermains, spurs shall terminate with a loop.
 - (h) Watermain layout shall be in accordance with Part B of 1997 Building Regulations.
 - (i) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense.

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(j) 24hr. storage per unit shall be provided.

REASON:

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

- 7 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.

REASON:

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

- 8 That details of landscaping and boundary treatment to be submitted to and approved by the Planning Authority and work thereon completed prior to commencement of trading.

REASON:

In the interest of amenity.

- 9 That no advertising sign or structure shall be erected except those which are exempted development, unless a specific planning permission is granted by the Planning Authority or by An Bord Pleanála on appeal.

REASON:

In the interest of amenity.

- 10 Adequate provision shall be made for ease of access for disabled persons in the design of the proposed development in accordance with the Building Regulations 1997 documents 'Access for the Disabled (No. 1 to 3)'.

REASON:

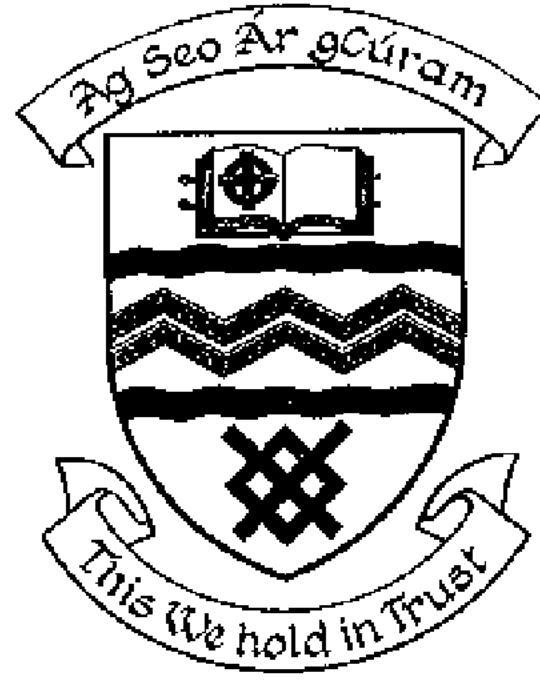
In the interest of the proper planning and development of the area.

- 11 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No.'s 6, 7, 8, 9, 10 and 11 of Register Reference 93A/1161 (An Bord Pleanála Order No. PL.06S.093483) be strictly adhered to in respect of this development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council

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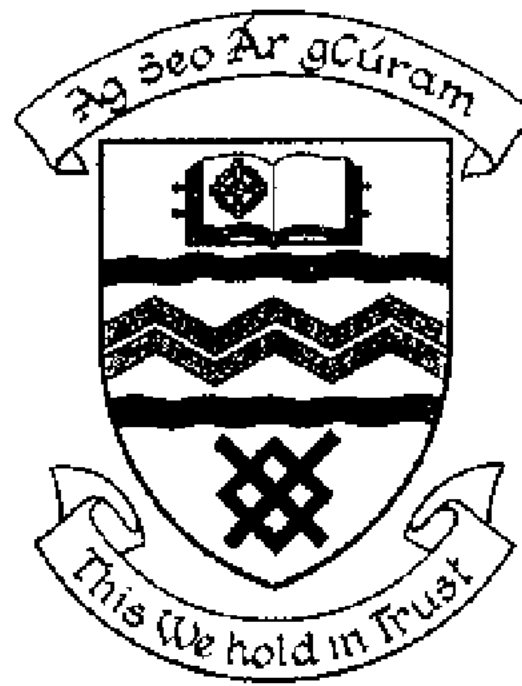
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to induce the provision of services and prevent disamenity
in the development.

DC

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

Decision Order Number 0084	Date of Decision 15/01/99
Register Reference S98A/0788	Date 19th November 1998

Applicant Lackabeg Limited,
Development 2 storey licensed public house and restaurant to include an entertainment venue, car parking, ESB sub-station and ancillary facilities.

Location Lands at the junction of Fonthill Road and Spine Road A leading to Liffey Valley Shopping Centre.

App. Type Permission

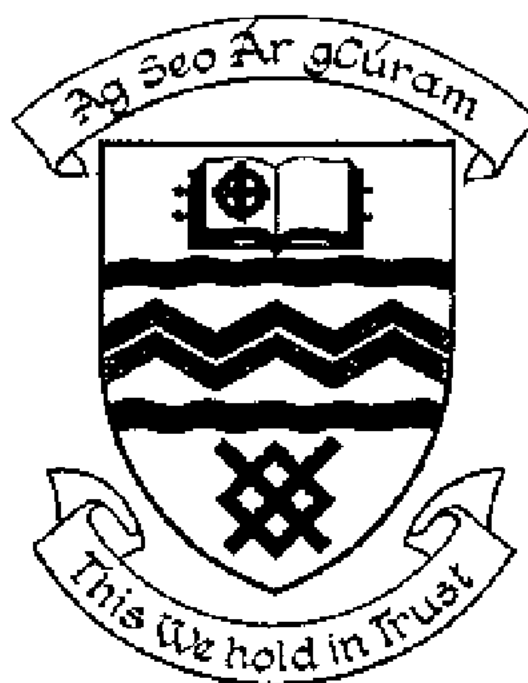
Dear Sir/Madam,
With reference to your planning application, received on 19/11/98 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit a watermain layout taking the following requirements into consideration:
 - No part of the structure to be further than 47 metres from a fire hydrant.
 - Watermains to be laid in open space.
 - No building line to be within 5 metres of watermains less than 225mm diameter and within 8 metres of watermains greater than 225mm diameter.

Building over the watermain is not acceptable.

- 2 The applicant is requested to submit fully dimensioned plans, elevations and cross sections of the proposed ESB sub-station. Details as to why the sub-station is to be positioned along the roadside boundary rather than within
- Henry J. Lyons & Partners,
104 Lower Baggot Street,
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the site in addition to the proposed screening of same from
the road to be submitted.

3 Reference to a tower at the northern boundary of the site is
made on the site plan (Drawing NO. PL002) but no details
have been given. The applicant is requested to submit
information and proposed treatment of same.

4 The applicant is advised that the Planning Authority have
serious reservations with regard to the actual architectural
design of the proposed structure and its suitability within
the context of the existing and permitted development within
the overall complex at Quarryvale. The structure, by virtue
of the multitude of features proposed by way of towers and
atriums and the numerous materials to be used in the
external finish renders the design totally unsuitable.
Complete re-evaluation is necessary.

The applicant is requested to submit revised plans for the
proposed structure which incorporate a suitable
architectural design which takes due cognisance of its
location and the scale and extent of existing and permitted
development in the area. The applicant is advised to
contact the Planning Department on this matter prior to
submission.

Signed on behalf of South Dublin County Council

ltt
.....
for Senior Administrative Officer

15/01/99