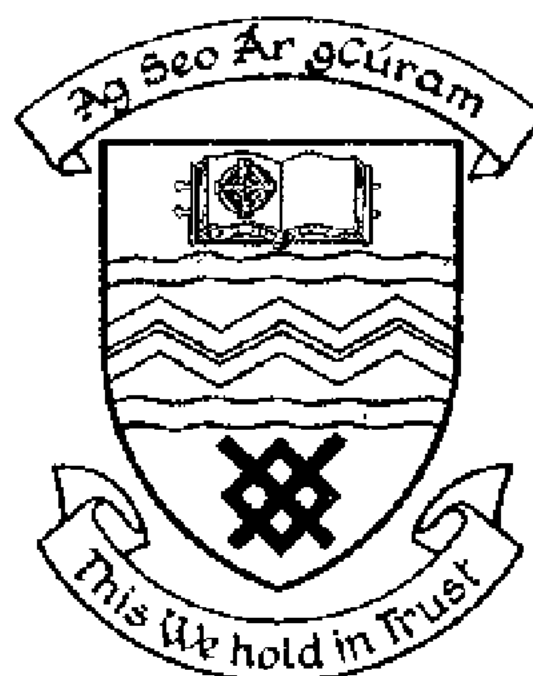


SOUTH DUBLIN COUNTY COUNCIL
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Fax: 01-414 9104

P. A. Lavin Associates,
Architects,
49 Raglan Road,
Ballsbridge,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0064	Date of Final Grant 13/01/99
Decision Order Number 2401	Date of Decision 01/12/98
Register Reference S98A/0683	Date 2nd October 1998

Applicant Lowe Taverns (Tallaght) Limited,

Development A mixed commercial/residential development comprising two blocks, the smaller block being 5 storeys comprising commercial use on all storeys, the larger block being 5/6 storeys over part basement comprising commercial use at basement, ground floor and part first floor with a total of 54 apartments on part first floor and on floors over. A small commercial kiosk is included in the development.

Location site bounded by Blessington Road and Belgard Square East and adjoining The Square Shopping Centre car park, Tallaght, Dublin 24.

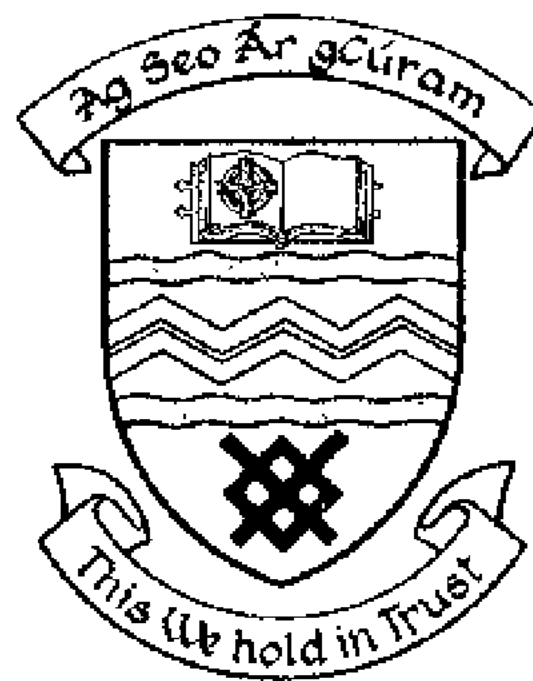
Floor Area 4990.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (18) 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 and in accordance with Unsolicited Additional Information received 12/11/98, 22/10/98, 23/10/98 and 11/11/98 save as may be required by the other conditions attached hereto.

REASON:

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

- 2 That the layout of the proposed development shall be as shown on Drawing No. 1683/403B received 11/11/98.

REASON:

In the interest of clarity.

- 3 That:-

- (a) The distance from the road kerb to the proposed building to be at least 9.2 metres at its widest part, aligned through the centre of the adjacent roundabout.
- (b) The width of the footpath (i.e. distance from kerb to building) along the Northern site frontage to be at least three metres;
- (c) These lines to be set out on site by the developer and agreed in writing with the Planning Authority, prior to any development commencing on site.

REASON:

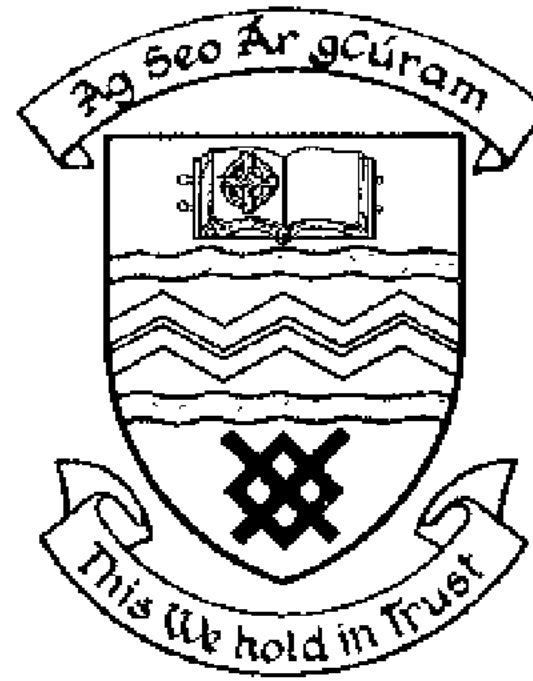
In the interest of the proper planning and development of the area.

- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

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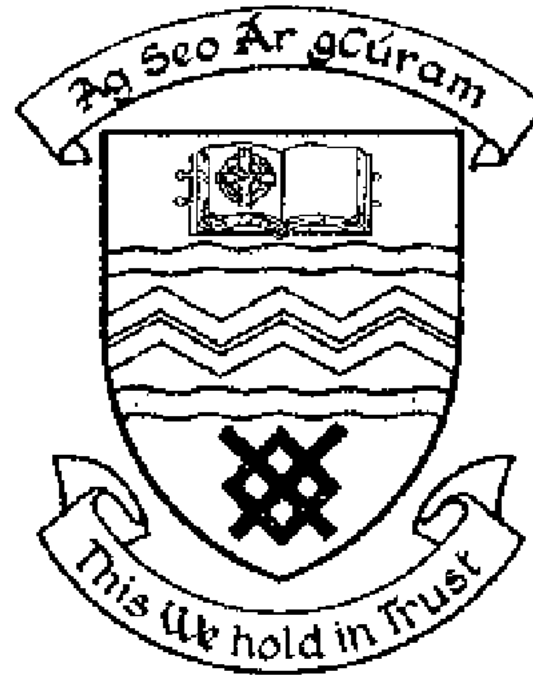
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- 5 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 6 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 7 That prior to any development commencing on site the developer shall submit full details of all the proposed external materials and finishes of the development, including adjoining public pavement areas, for the written approval of the Planning Authority.
REASON:
In the interest of visual amenity.
- 8 That the developer shall comply with the following requirements:-
- (a) Foul and surface water systems to be fully and completely separate;
 - (b) No part of the buildings shall be within five metres of a public sewer or sewer with the potential to be taken in charge;
 - (c) 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;
 - (d) All watermains greater than 150mm diameter shall be of ductile iron;
 - (e) No part of the perimeter of the building shall be greater than 46m from a hydrant;
 - (f) Watermains shall be laid in public areas to ensure accessibility for maintenance and repair;
 - (g) No building shall be within 5 meters of watermains less than 225mm diameter, or within 8 metres of watermains greater than 225mm diameter.
- REASON:
In the interest of the proper planning and development of the area.

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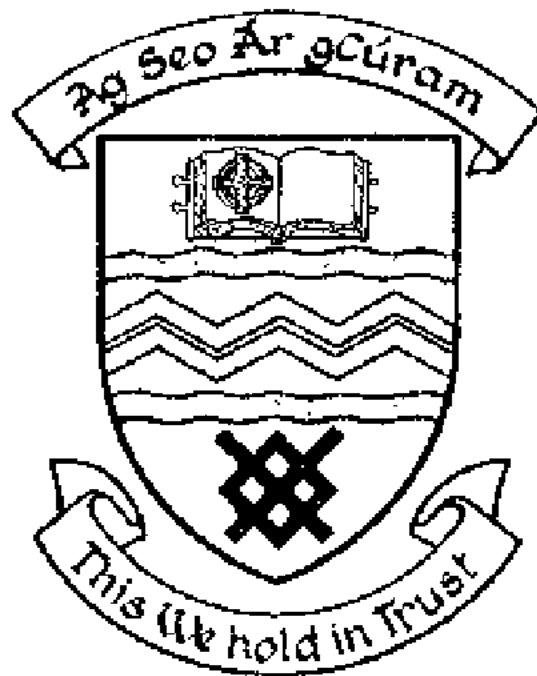
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- 9 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 10 That public lighting be provided in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.
REASON:
In the interest of amenity and public safety.
- 11 That the use of the proposed retail units shall be restricted to use for the purposes of a shop as defined in Article 8(1), part III, Local Government (Planning and Development) Regulations 1994, unless planning permission is granted for alternative use by the Planning Authority or by An Bord Pleanála on appeal.
REASON:
To enable effective control to be maintained in the interest of the proper planning and development of the area.
- 12 That an acceptable apartment numbering and naming scheme be submitted to and approved by South Dublin County Council before any construction works takes place on the proposed development.
REASON:
In the interest of the proper planning and development of the area.
- 13 That the proposed licensed premises and night club shall be operated in such a manner as to ensure that no music or other amplified sound is audible outside the premises at a level likely to cause nuisance or annoyance to residents or other occupiers in the vicinity.
REASON:
In the interest of amenity.

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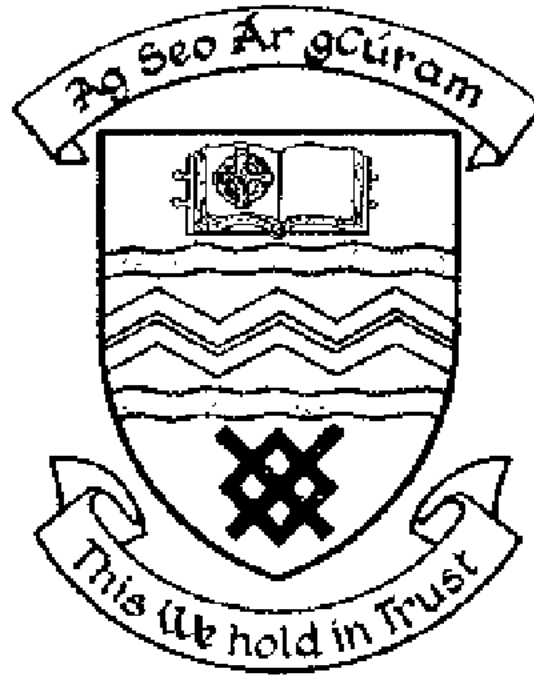
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- 14 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 15 That a financial contribution in the sum of £39,559 (thirty nine thousand, five hundred and fifty nine 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.
- 16 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £30,000 (thirty thousand pounds) or lodgement with the Council of a cash sum of £30,000 (thirty thousand pounds).
REASON:
To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.
- 17 That a financial contribution in the sum of £500 (five hundred pounds) PER APARTMENT be paid by the proposer to South Dublin County Council towards the cost of the provision and development of public open space in Sean Walsh Park and which will facilitate the development; this contribution to be paid before the commencement of development on 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 the

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provision and development of amenity lands in the area which will facilitate the proposed development.

- 18 That a financial contribution in the sum of money equivalent to the value of £42,196 (forty two thousand one hundred and ninety six pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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.

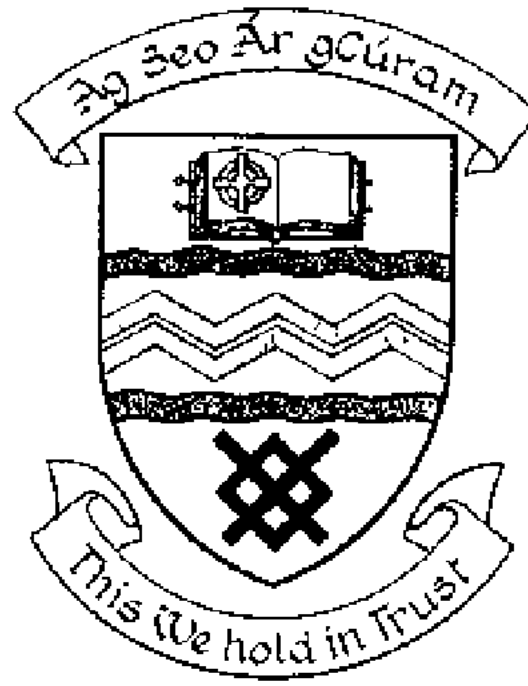
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control 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.

..... January 1999
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0683	
1. Location	site bounded by Blessington Road and Belgard Square East and adjoining The Square Shopping Centre car park, Tallaght, Dublin 24.		
2. Development	A mixed commercial/residential development comprising two blocks, the smaller block being 5 storeys comprising commercial use on all storeys, the larger block being 5/6 storeys over part basement comprising commercial use at basement, ground floor and part first floor with a total of 54 apartments on part first floor and on floors over. A small commercial kiosk is included in the development.		
3. Date of Application	02/10/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: P. A. Lavin Associates, Address: Architects, 49 Raglan Road,		
5. Applicant	Name: Lowe Taverns (Tallaght) Limited, Address: 74 Amien Street, Dublin 1.		
6. Decision	O.C.M. No. 2401 Date 01/12/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0064 Date 13/01/99	Effect AP GRANT PERMISSION	
8. Appeal Notified			
9. Appeal Decision			

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Facs: 01-414 9104

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DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
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Fax: 01-414 9104

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

Decision Order Number 2401	Date of Decision 01/12/98
Register Reference S98A/0683	Date 2nd October 1998

Applicant Lowe Taverns (Tallaght) Limited,

Development A mixed commercial/residential development comprising two blocks, the smaller block being 5 storeys comprising commercial use on all storeys, the larger block being 5/6 storeys over part basement comprising commercial use at basement, ground floor and part first floor with a total of 54 apartments on part first floor and on floors over. A small commercial kiosk is included in the development.

Location site bounded by Blessington Road and Belgard Square East and adjoining The Square Shopping Centre car park, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

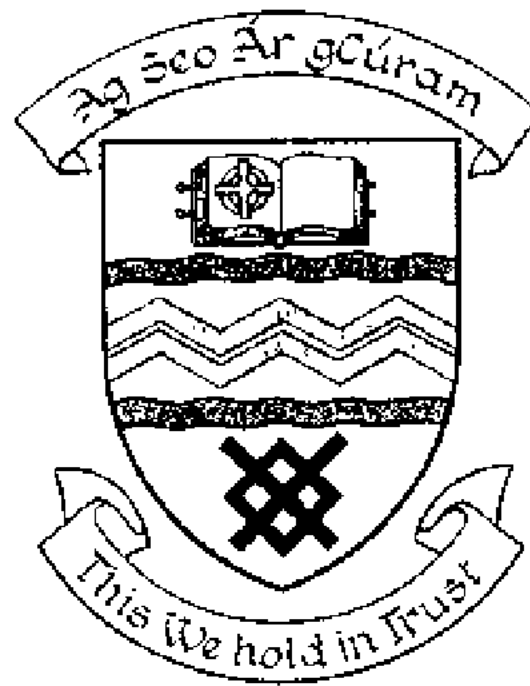
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (18) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....*LB*..... 01/12/98
for SENIOR ADMINISTRATIVE OFFICER

P. A. Lavin Associates,
Architects,
49 Raglan Road,
Ballsbridge,
Dublin 4.

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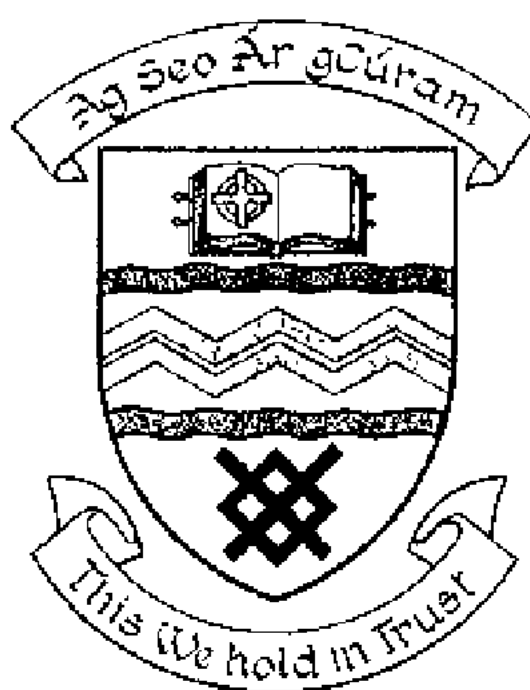
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and in accordance with Unsolicited Additional Information received 12/11/98, 22/10/98, 23/10/98 and 11/11/98 save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the layout of the proposed development shall be as shown on Drawing No. 1683/403B received 11/11/98.
REASON:
In the interest of clarity.
- 3 That:-
 - (a) The distance from the road kerb to the proposed building to be at least 9.2 metres at its widest part, aligned through the centre of the adjacent roundabout.
 - (b) The width of the footpath (i.e. distance from kerb to building) along the Northern site frontage to be at least three metres;
 - (c) These lines to be set out on site by the developer and agreed in writing with the Planning Authority, prior to any development commencing on site.

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REASON:

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

- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

- 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 no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 7 That prior to any development commencing on site the developer shall submit full details of all the proposed external materials and finishes of the development, including adjoining public pavement areas, for the written approval of the Planning Authority.

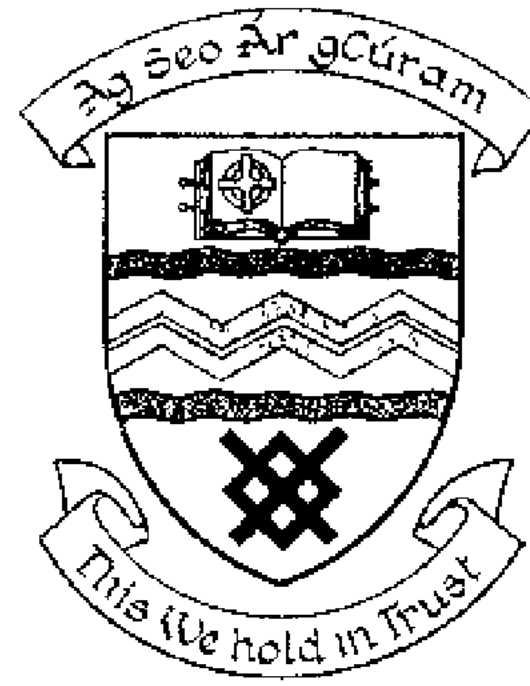
REASON:

In the interest of visual amenity.

- 8 That the developer shall comply with the following requirements:-

- (a) Foul and surface water systems to be fully and completely separate;

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- (b) No part of the buildings shall be within five metres of a public sewer or sewer with the potential to be taken in charge;
- (c) 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;
- (d) All watermains greater than 150mm diameter shall be of ductile iron;
- (e) No part of the perimeter of the building shall be greater than 46m from a hydrant;
- (f) Watermains shall be laid in public areas to ensure accessibility for maintenance and repair;
- (g) No building shall be within 5 meters of watermains less than 225mm diameter, or within 8 metres of watermains greater than 225mm diameter.

REASON:

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

- 9 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

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

REASON:

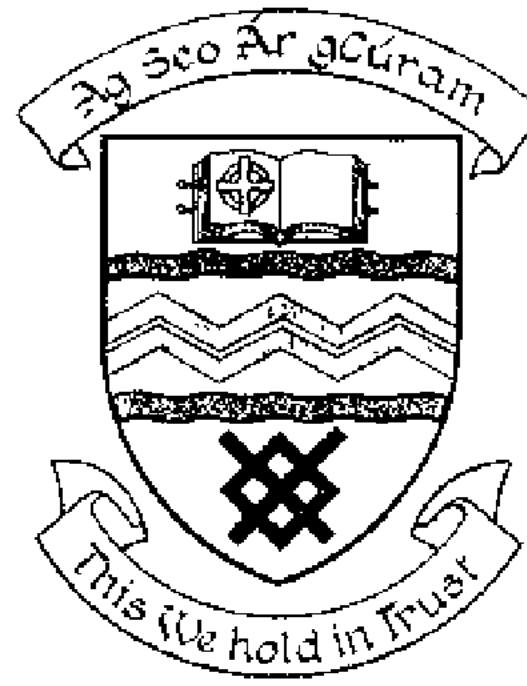
In the interest of amenity and public safety.

- 11 That the use of the proposed retail units shall be restricted to use for the purposes of a shop as defined in Article 8(1), part III, Local Government (Planning and Development) Regulations 1994, unless planning permission is granted for alternative use by the Planning Authority or by An Bord Pleanala on appeal.

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REASON:

To enable effective control to be maintained in the interest of the proper planning and development of the area.

- 12 That an acceptable apartment numbering and naming scheme be submitted to and approved by South Dublin County Council before any construction works takes place on the proposed development.

REASON:

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

- 13 That the proposed licensed premises and night club shall be operated in such a manner as to ensure that no music or other amplified sound is audible outside the premises at a level likely to cause nuisance or annoyance to residents or other occupiers in the vicinity.

REASON:

In the interest of amenity.

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

REASON:

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

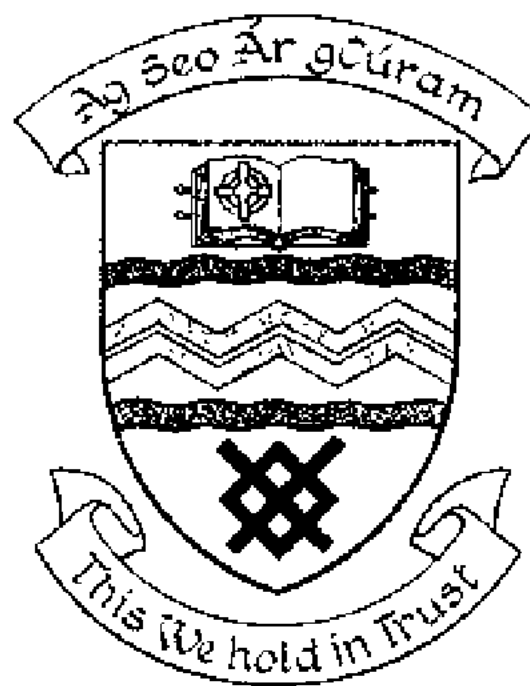
- 15 That a financial contribution in the sum of £39,559 (thirty nine thousand, five hundred and fifty nine pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

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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.

- 16 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £30,000 (thirty thousand pounds) or lodgement with the Council of a cash sum of £30,000 (thirty thousand pounds).

REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

- 17 That a financial contribution in the sum of £500 (five hundred pounds) PER APARTMENT be paid by the proposer to South Dublin County Council towards the cost of the provision and development of public open space in Sean Walsh Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

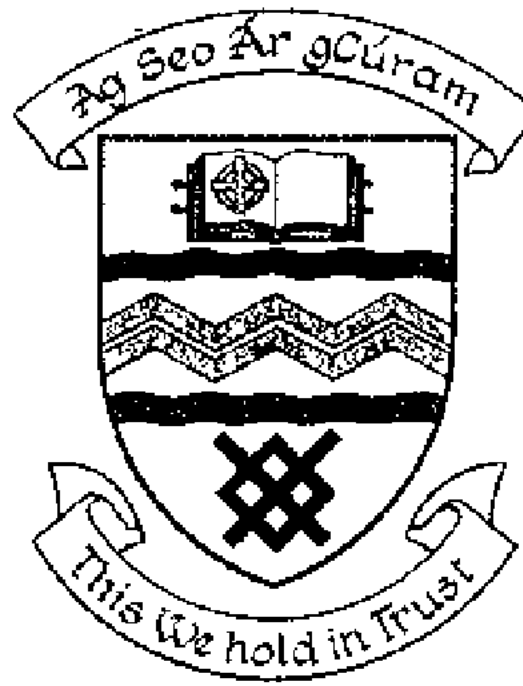
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

- 18 That a financial contribution in the sum of money equivalent to the value of £42,196 (forty two thousand one hundred and ninety six pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and

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Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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.