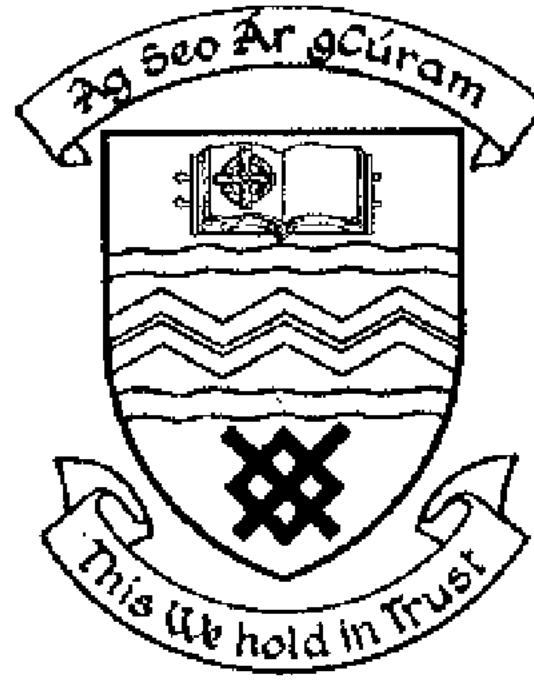


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0595	
1. Location	The Plaza, junction of Belgard Road and Blessington Road (Tallaght bypass), Tallaght, Dublin 24.		
2. Development	Revisions to previously approved hotel, office and multistorey car park development, register reference number S96A/0195. Revisions to include mezzanine floor over existing retail units for office and leisure use, lift and staircase access to same from the ground floor and glazed lantern lights within the existing roof garden area. Total area of proposed development circa 2,300 square metres including existing ground floor lobby and staircase space.		
3. Date of Application	26/08/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/10/1998 2.	1. 23/12/1998 2.
4. Submitted by	Name: Spain Courtney Doyle, Address: S.C.D. House, Waterloo Road,		
5. Applicant	Name: The K.P.L. Partnership, Address: 6 Exchequer Street, Dublin 2.		
6. Decision	O.C.M. No. 0355 Date 18/02/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0658 Date 01/04/1999	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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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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Dublin 24

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Spain Courtney Doyle,
S.C.D. House,
Waterloo Road,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0658	Date of Final Grant 01/04/1999
Decision Order Number 0355	Date of Decision 18/02/1999
Register Reference S98A/0595	Date 23rd December 1998

Applicant The K.P.L. Partnership,

Development Revisions to previously approved hotel, office and multistorey car park development, register reference number S96A/0195. Revisions to include mezzanine floor over existing retail units for office and leisure use, lift and staircase access to same from the ground floor and glazed lantern lights within the existing roof garden area. Total area of proposed development circa 2,300 square metres including existing ground floor lobby and staircase space.

Location The Plaza, junction of Belgard Road and Blessington Road (Tallaght bypass), Tallaght, Dublin 24.

Floor Area 2300.00 Sq Metres

Time extension(s) up to and including

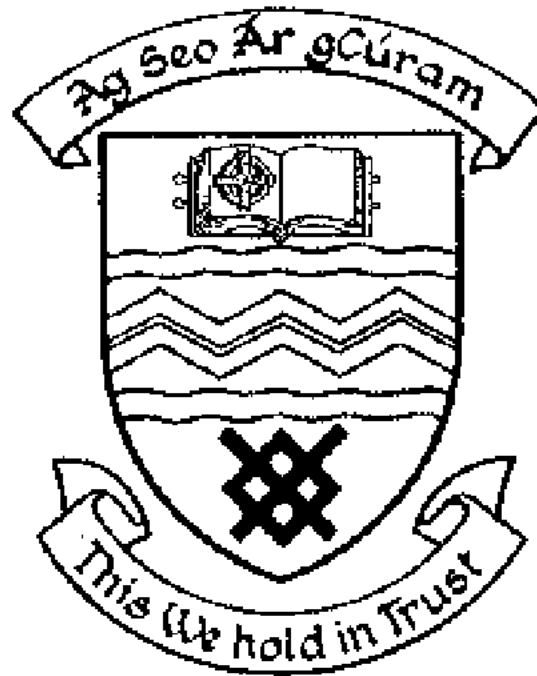
Additional Information Requested/Received 22/10/1998 /23/12/1998

A Permission has been granted for the development described above,

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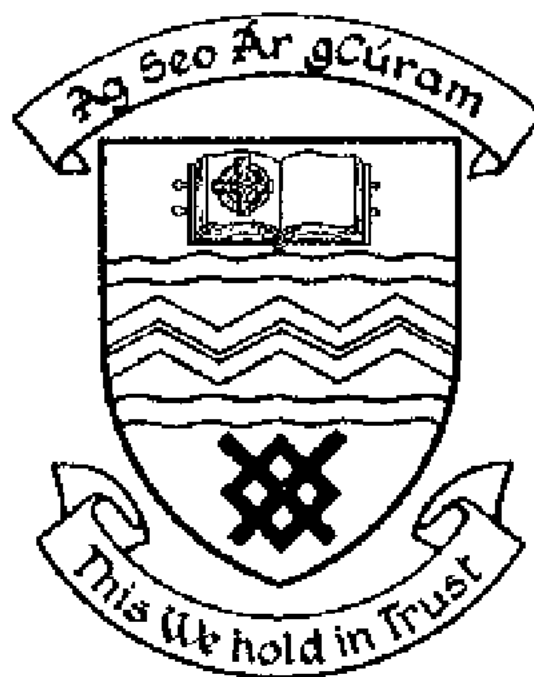
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subject to the following (9) Conditions.

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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 on 23.12.98, 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 a comprehensive hard and soft landscaping plan, with full works specification and bill of quantities, be submitted for the written agreement of the Planning Authority prior to the commencement of the development.
REASON:
In the interest of visual amenity and the proper planning and development of the area.
- 3 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.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

These requirements include, inter alia, the following:-

- (i) Detailed design calculations in relation to foul and surface water drainage to be agreed;
- (ii) Details of the proposed grease trap to be agreed;
- (iii) Details of protection to the existing foul sewer to be agreed.

REASON:

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

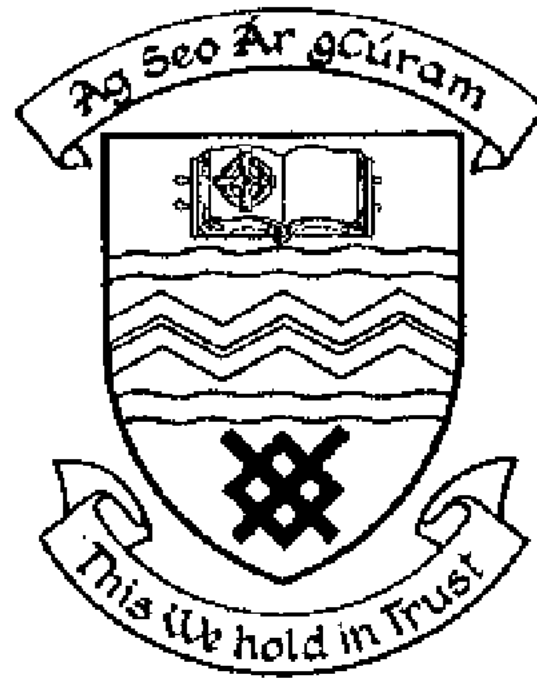
- 5 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of

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these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 6 That a financial contribution in the sum of £17,721 (seventeen thousand seven hundred and twenty one 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.

- 7 That a financial contribution in the sum of money equivalent to the value of £16,400 (sixteen thousand four hundred 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.

- 8 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No. 4 of Register Reference S98A/0068, arrangements to be made prior to commencement of development.

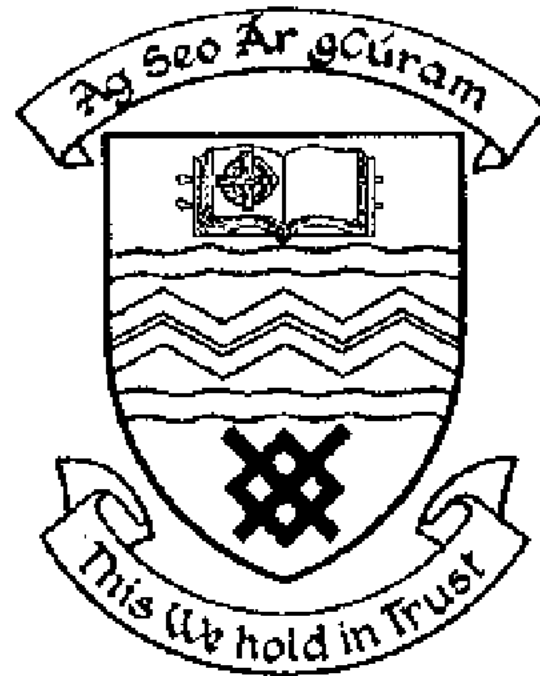
REASON:

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 these services.

- 9 That a financial contribution in the sum of £56,000 (fifty six thousand pounds) be paid by the proposer to South Dublin

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County Council in lieu of the additional 56 no. car parking spaces that the proposed development gives rise to a demand for, in accordance with development plan requirements, towards the cost of provision of car parking in the area of the proposed development and which will facilitate it; this contribution to be paid before the commencement of development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of provision of such car parking in the area which will facilitate 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.

Estelle Sweeney 7th April 1999
for SENIOR ADMINISTRATIVE OFFICER

Telephone: 01-414 9000
Fax: 01-414 9104

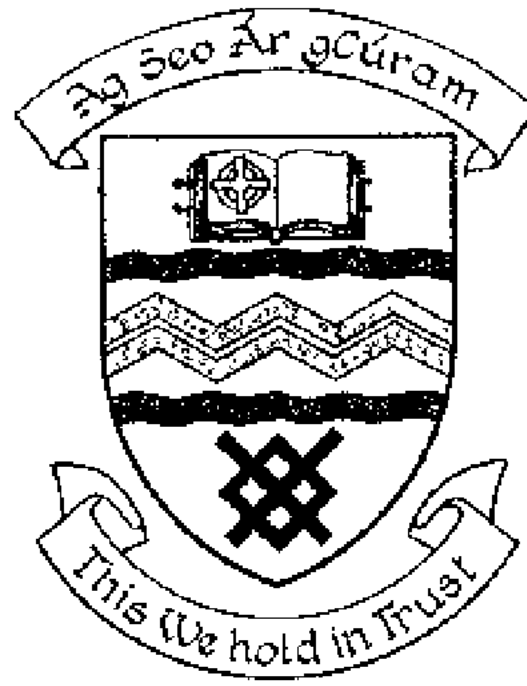
Decision Order Number 0355	Date of Decision 18/02/1999
Register Reference S98A/0595	Date: 26/08/1998

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REG REF. S98A/0595

..... 19/02/1999
for SENIOR ADMINISTRATIVE OFFICER

Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information on 23.12.98, 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 a comprehensive hard and soft landscaping plan, with full works specification and bill of quantities, be submitted for the written agreement of the Planning Authority prior to the commencement of the development.
REASON:
In the interest of visual amenity and the proper planning and development of the area.
- 3 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.

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- (ii) Details of the proposed grease trap to be agreed;
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REASON:

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

- 5 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 6 That a financial contribution in the sum of £17,721 (seventeen thousand seven hundred and twenty one 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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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:

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- 8 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No. 4 of Register Reference S98A/0068, arrangements to be made prior to commencement of development.

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 these services.

- 9 That a financial contribution in the sum of £56,000 (fifty six thousand pounds) be paid by the proposer to South Dublin County Council in lieu of the additional 56 no. car parking spaces that the proposed development gives rise to a demand for, in accordance with development plan requirements, towards the cost of provision of car parking in the area of the proposed development and which will facilitate it; this contribution to be paid before the commencement of development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of provision of such car parking in the area which will facilitate the proposed development.

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

Decision Order Number 2160	Date of Decision 22/10/98
Register Reference S98A/0595	Date 26th August 1998

Applicant The K.P.L. Partnership,
Development Revisions to previously approved hotel, office and
 multistorey car park development, register reference number
 S96A/0195. Revisions to include mezzanine floor over
 existing retail units for office and leisure use, lift and
 staircase access to same from the ground floor and glazed
 lantern lights within the existing roof garden area. Total
 area of proposed development circa 2,300 square metres
 including existing ground floor lobby and staircase space.

Location The Plaza, junction of Belgard Road and Blessington Road
 (Tallaght bypass), Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 26/08/98 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:

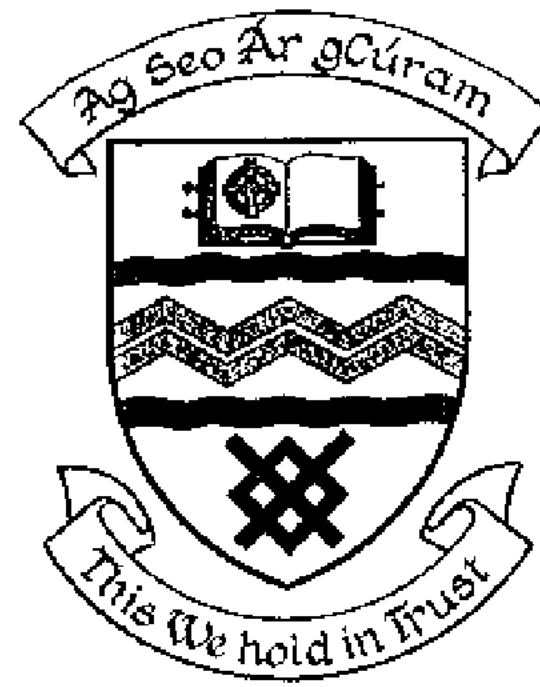
- 1 The applicant is requested to submit a detailed car-parking layout for the entire site to clearly indicate the number of car-parking spaces - each space being numbered. The applicant is further requested to indicate how 64 additional parking spaces (Being 70% of the 92 actually required) over and above the 532 spaces conditioned in permission Ref. S96A/0195 can be provided for the proposed development.

Spain Courtney Doyle,
S.C.D. House,
Waterloo Road,
Dublin 4.

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- 2 The applicant is requested to indicate clearly what floor area is to be used for office space and what floor area is for leisure use. The nature of the proposed leisure use should be clearly specified.
- 3 The applicant is requested to submit a revised site layout plan to scale 1:200 to clearly outline proposals for footpaths on the periphery of the site agreed between Spain Courtney Doyle and the Local Authority and proposed landscaping adjacent areas.

signed on behalf of South Dublin County Council

WJH
.....
for Senior Administrative Officer

22/10/98