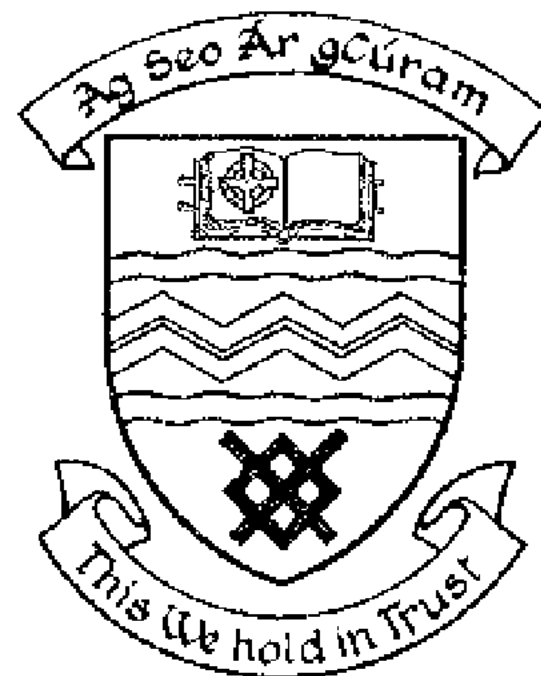


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0122	
1. Location	Unit 7, Ballyowen Castle Shopping Centre, Lucan, Co. Dublin.		
2. Development	Internal alterations to provide non retail, storage and toilet facilities at mezzanine level in a previously approved take-away premises (PL06S. 103471).		
3. Date of Application	03/03/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Aidan Powell & Associates, Address: 27/28 Lower Mount Pleasant Avenue, Rathmines,		
5. Applicant	Name: Aroma Catering Limited, Address: 24 Taney Crescent, Dundrum, Dublin 14.		
6. Decision	O.C.M. No. 0834 Date 30/04/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1163 Date 12/06/98	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



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Baile Átha Cliath 24

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Aidan Powell & Associates,
27/28 Lower Mount Pleasant Avenue,
Rathmines,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1163	Date of Final Grant 12/06/98
Decision Order Number 0834	Date of Decision 30/04/98
Register Reference S98A/0122	Date 3rd March 1998

Applicant Aroma Catering Limited,

Development Internal alterations to provide non retail, storage and toilet facilities at mezzanine level in a previously approved take-away premises (PL06S. 103471).

Location Unit 7, Ballyowen Castle Shopping Centre, Lucan, Co. Dublin.

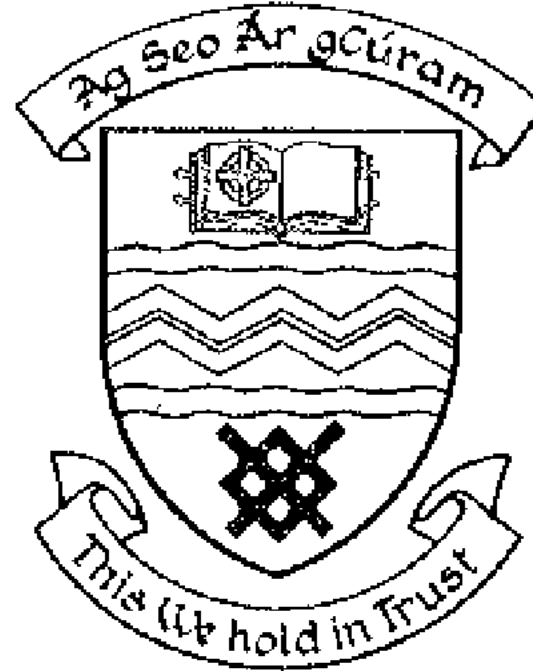
Floor Area 61.100 Sq Metres

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 (10) Conditions.

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Conditions and Reasons

- 1 That the arrangements made be strictly adhered to with regard to the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £125,000 (one hundred and twenty five thousand pounds) or cash lodgement of £77,000 (seventy seven thousand pounds) in respect of the overall development as required by Condition No. 21 of planning permission granted by An Bord Pleanála under Reference PL.06S.096976, Reg. Ref. S94A/0503.
REASON:
To ensure the satisfactory completion of the development.

- 2 That arrangements made be strictly adhered to with regard to the payment of the financial contribution in the sum of £109,340 (one hundred and nine thousand three hundred and forty pounds) in respect of the overall development, as required by Condition No. 22 of planning permission granted by An Bord Pleanála under reference PL.06S.096976, Reg. Ref. S94A/0503.
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.

- 3 That arrangements made be strictly adhered to with regard to the payment of the financial contribution in the sum of £63,013 (sixty three thousand and thirteen pounds) in respect of the overall development, as required by Condition No. 23 of planning permission granted under An Bord Pleanála under reference PL.06S.096976, Reg. Ref. S94A/0503.
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 services facilitating the proposed development.

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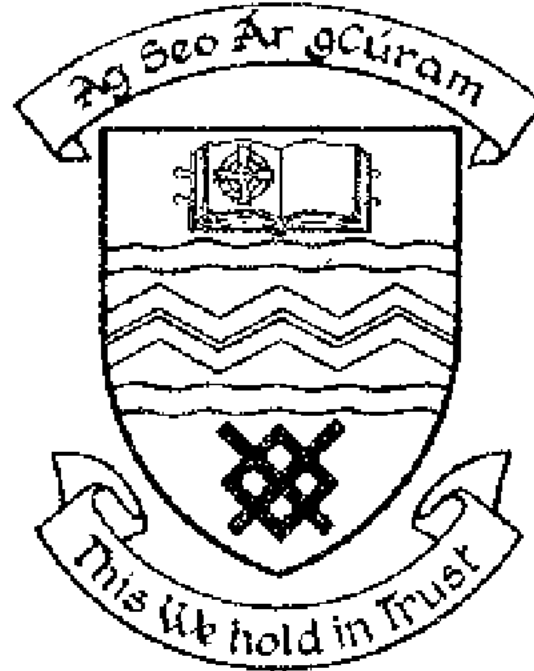
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- 4 Subject to the conditions set out below, the development shall be undertaken in accordance with the submitted plans and details and shall otherwise accord with the terms and conditions of planning permission Ref. PL.06S.096976 (South Dublin County Council Ref. S94A/0503) as amended by planning permission Ref. S96A/0369 and conditions relating to the phasing of the individual elements of the overall development as set down in these permissions.
REASON:
In the interests of the proper planning and development of the area.
- 5 Prior to the commencement of development details for proposed internal layout and design of the proposed development as well as ventilation and odour abatement measures related to the proposed use shall be submitted to and be to the satisfaction of the Planning Authority.
REASON:
In the interest of residential amenity and the proper planning and development of the area.
- 6 Prior to the commencement of development full details of all proposed external advertising signs and devices for the premises and the site shall be submitted to and be to the satisfaction of the Planning Authority. Signage shall not be internally illuminated.
REASON:
In the interest of the control of advertising with respect to the visual amenities of the area having regard to the location of unit 7 in relation to Ballyowen Castle.
- 7 Notwithstanding condition No. 6 above, no additional advertising signs shall be painted or erected on the premises or the site without first receiving a separate planning permission from South Dublin County Council, whether or not such advertising signs or devices might otherwise constitute exempted development.
REASON:
In the interests of the control of advertising with respect to the visual amenities of the area.

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- 8 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.
 - 9 No goods, wastes or other materials relating to the use of the unit shall be left, kept or stored other than within the unit and in particular shall not be left, kept or stored within any service yard area other than within specifically designated areas.
REASON:
In the interest of a proper standard of development and residential amenity.
 - 10 At least two waste paper bins shall be located adjacent to the entrance to the premises. Details, including positioning and design, shall be submitted to and be to the satisfaction of the Planning Authority, prior to the commencement of development.
REASON:
In the interests of the control of litter with respect to the visual and residential amenities of the area.
- (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.

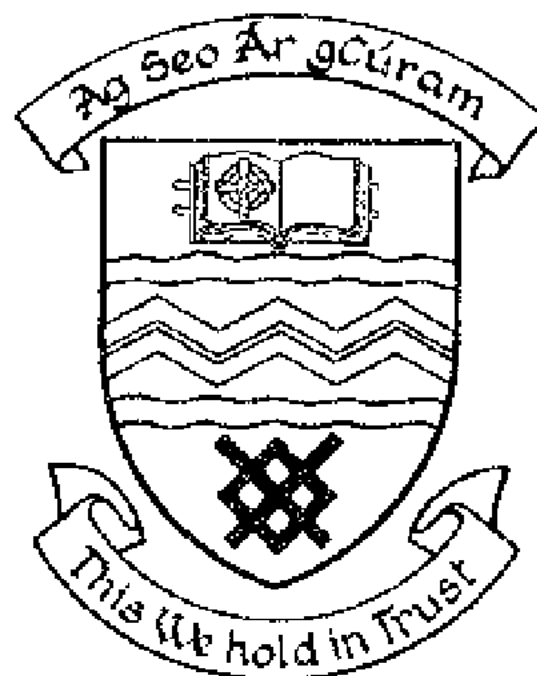
Signed on behalf of South Dublin County Council.

REG. REF. S98A/0122

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.....AK.....JS.....June 1998
for SENIOR ADMINISTRATIVE OFFICER