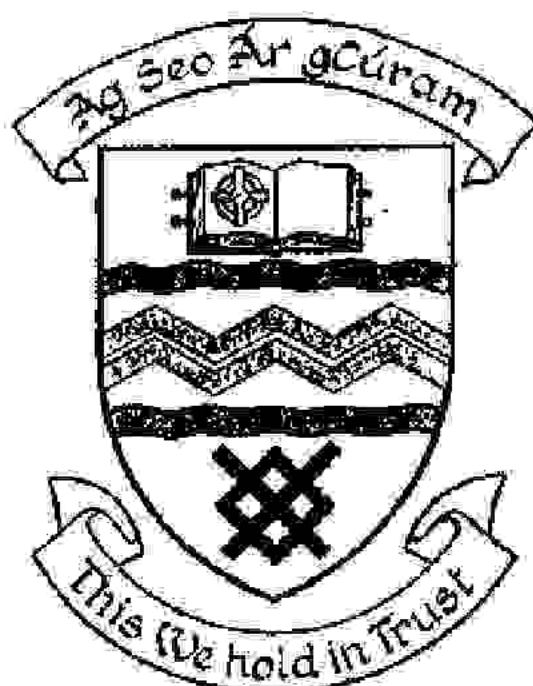


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0786	
1. Location	The Square Towncentre, Tallaght, Old Blessington Road, Dublin 24.		
2. Development	A 28 bedroom hotel containing dining room, bar and function rooms (c. 3085 sq.m) including change of use of existing retail area (c.382 sq.m.) to hotel; 3 level car park containing 883 spaces (573 additional spaces) including the creation of a public space outside the west entrance with the loss of 56 car spaces; 3 storey offices (c. 4063 sq.m) all with associated landscaping.		
3. Date of Application	02/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Lafferty Design and Development Ltd Address: 1 Upper Rathmines Road, Dublin 6.		
5. Applicant	Name: Phase 3 Limited Partnership Address: The Square, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0538  Date 26/03/98	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
7. Grant	O.C.M. No. 0909  Date 13/05/98	Effect AG GRANT PERMISSION & REFUSE 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**

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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Facs: 01-414 9104



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

<b>Decision Order Number</b> 0538	<b>Date of Decision</b> 26/03/98
<b>Register Reference</b> S97A/0786	<b>Date</b> 2nd December 1997

**Applicant** Phase 3 Limited Partnership  
**Development** A 28 bedroom hotel containing dining room, bar and function rooms (c. 3085 sq.m) including change of use of existing retail area (c.382 sq.m.) to hotel; 3 level car park containing 883 spaces (573 additional spaces) including the creation of a public space outside the west entrance with the loss of 56 car spaces; 3 storey offices (c. 4063 sq.m) all with associated landscaping.

**Location** The Square Towncentre, Tallaght, Old Blessington Road,  
Dublin 24.

**Floor Area** Sq Metres

**Time extension(s)** up to and including 27/03/98

**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 & REFUSE PERMISSION** in respect of the above proposal, as detailed on the following page.

Signed on behalf of the South Dublin County Council.

26/03/98

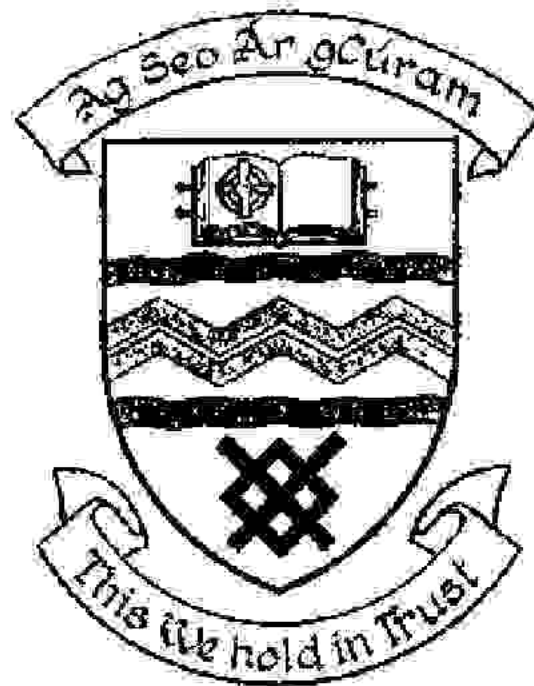
.....  
for SENIOR ADMINISTRATIVE OFFICER

Lafferty Design and Development Ltd  
1 Upper Rathmines Road,  
Dublin 6.

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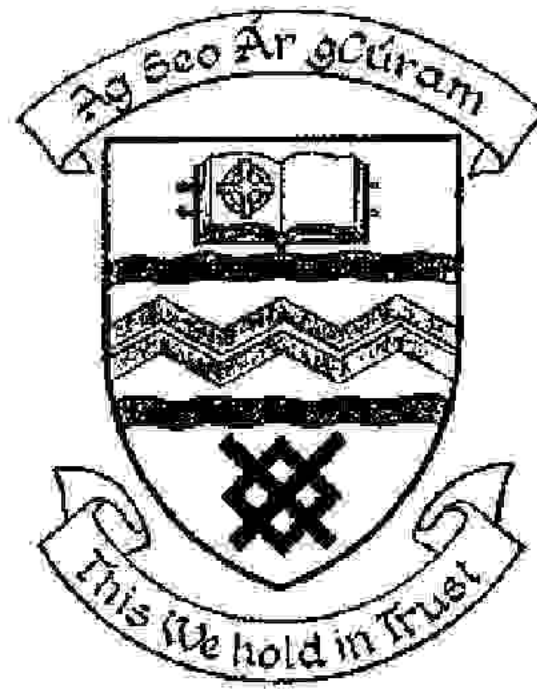
A decision to Grant Permission for hotel subject to the conditions & reasons set out in Schedule 1.

**Schedule 1**

**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, 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 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.

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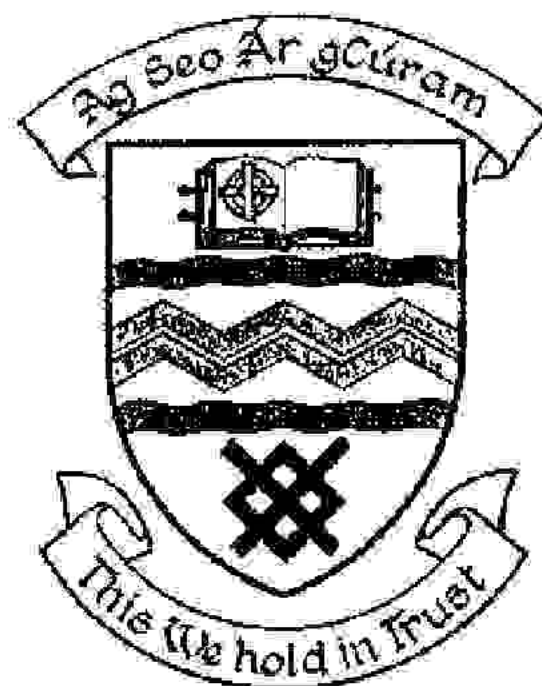
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REG. REF. S97A/0786

- 5 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.
- 6 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 7 The proposed external hotel service area for deliveries and refuse shall be screened from view from the Level 2 and Level 3 surface car-parks through the use of gates, doors roller shutters or finish to internal walls of the yard to match the southern elevation of building.  
REASON:  
In the interest of visual amenity.
- 8 That a financial contribution in the sum of £24,906 (twenty four thousand nine hundred and 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.
- 9 That a financial contribution in the sum of money equivalent to the value of £47,400 (forty seven 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

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REG-REF. S97A/0786

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.

- 10 Before the development is commenced, the developer shall lodge with South Dublin County Council an approved Insurance Company Bond or cash in the sum of £15,000 (fifteen thousand pounds) to secure the provision and satisfactory completion of services.

REASON:

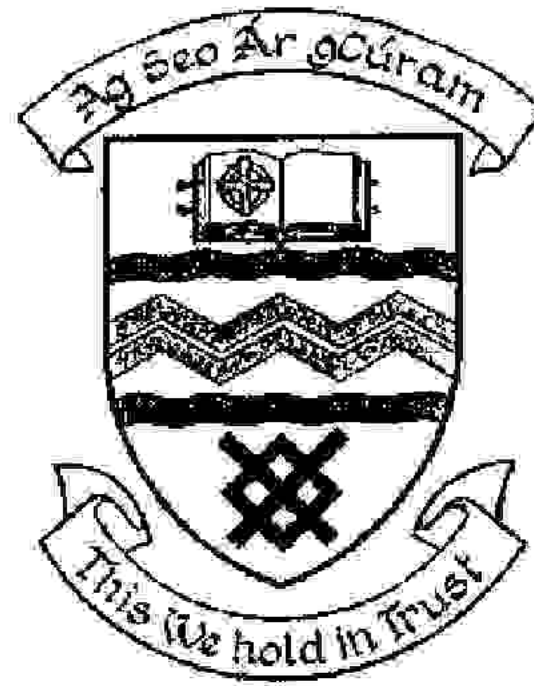
To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

- 11 That in lieu of the loss of existing car parking facilities and the shortfall in the provision of additional car parking spaces that the proposed development gives rise to a demand for, the developer to make a financial contribution, prior to commencement of development, of £237,000 (two hundred and thirty seven thousand pounds) towards the cost of provision of car parking facilities in the area of the proposed development to facilitate the development. Alternatively, the developer to ~~submit and~~ obtain planning permission for alternative proposals for the provision of adequate car parking facilities elsewhere in the vicinity prior to the commencement of development on this proposal.

REASON:

The provision of such car parking in the area is necessary

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to facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing same or alternatively provide same in the vicinity.

A decision to Refuse Permission for office block and 3 level car-park for reasons set out in Schedule 2.

**Schedule 2**

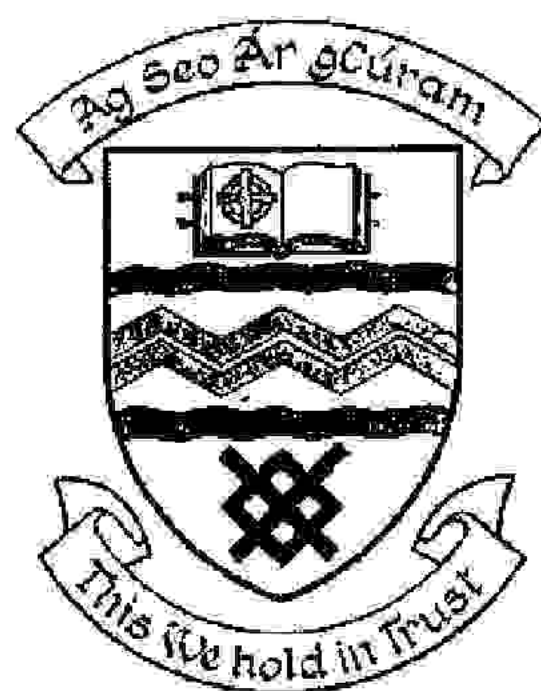
**Reasons**

- 1 The proposed development would be premature pending the determination by South Dublin County Council of a road layout to the west and north-west of the site having regard to the construction of the proposed LUAS line and terminus.
- 2 The proposed development would be premature in the absence of a comprehensive blue-print for the future development of The Square Shopping Centre, regard being had to traffic circulation, parking, public transport access - (buses and LUAS) taxi access, the need to create public squares/plazas and future leisure and commercial developments.
- 3 The proposed development does not accord with the 'Tallaght Town Centre 2000 Plan' or the 'Urban Design Framework' which set out the policies of South Dublin County Council in relation to development in the town centre area referring to

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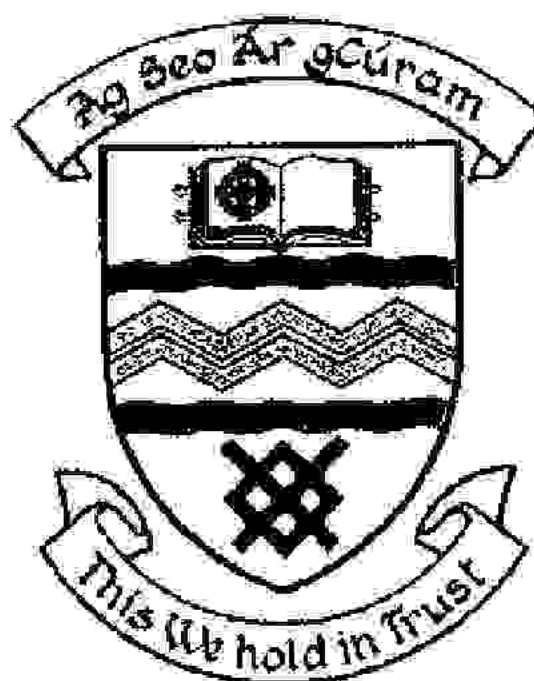
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~~REG REF. S97A/0786~~

building lines, access, public spaces, use mix in buildings  
and parking among others.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0786	
1. Location	The Square Towncentre, Tallaght, Old Blessington Road, Dublin 24.		
2. Development	A 28 bedroom hotel containing dining room, bar and function rooms (c. 3085 sq.m) including change of use of existing retail area (c.382 sq.m.) to hotel; 3 level car park containing 883 spaces (573 additional spaces) including the creation of a public space outside the west entrance with the loss of 56 car spaces; 3 storey offices (c. 4063 sq.m) all with associated landscaping.		
3. Date of Application	02/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Lafferty Design and Development Ltd Address: 1 Upper Rathmines Road, Dublin 6.		
5. Applicant	Name: Phase 3 Limited Partnership Address: The Square, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0538  Date 26/03/98	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
7. Grant	O.C.M. No. 0909  Date 13/05/98	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
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13. E.I.S. Requested E.I.S. Received E.I.S. Appeal			
14. .... Registrar Date Receipt No.			

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Lafferty Design and Development Ltd,  
1 Upper Rathmines Road,  
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**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0909	Date of Final Grant 13/05/98
Decision Order Number 0538	Date of Decision 26/03/98
Register Reference S97A/0786	Date 2nd December 1997

**Applicant** Phase 3 Limited Partnership

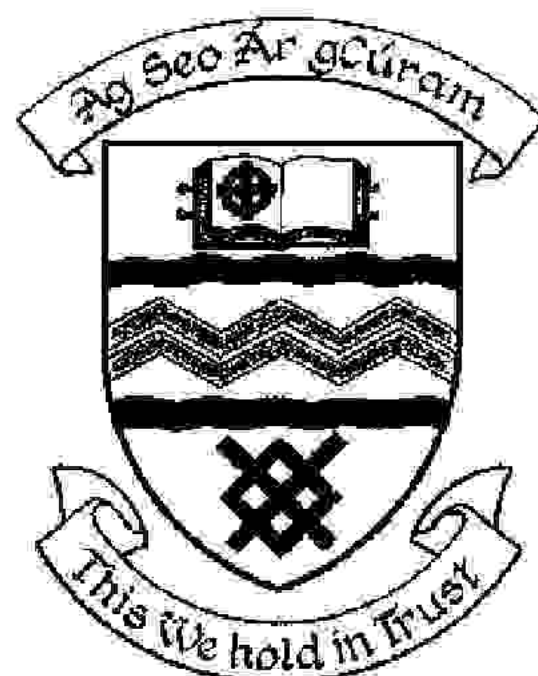
**Development** A 28 bedroom hotel containing dining room, bar and function rooms (c.3085 sq.m) including change of use of existing retail area (c.382 sq.m) to hotel; 3 level car park containing 883 spaces (573 additional spaces) including the creation of a public space outside the west entrance with the loss of 56 car spaces; 3 storey offices (c. 4063 sq.m) all with associated landscaping.

**Location** The Square Towncentre, Tallaght, Old Blessington Road, Dublin 24.

**Floor Area** 29514.000 Sq Metres  
**Time extension(s)** up to and including 27/03/98  
**Additional Information Requested/Received** /

A permission has been granted for hotel, subject to the following (11) Conditions.

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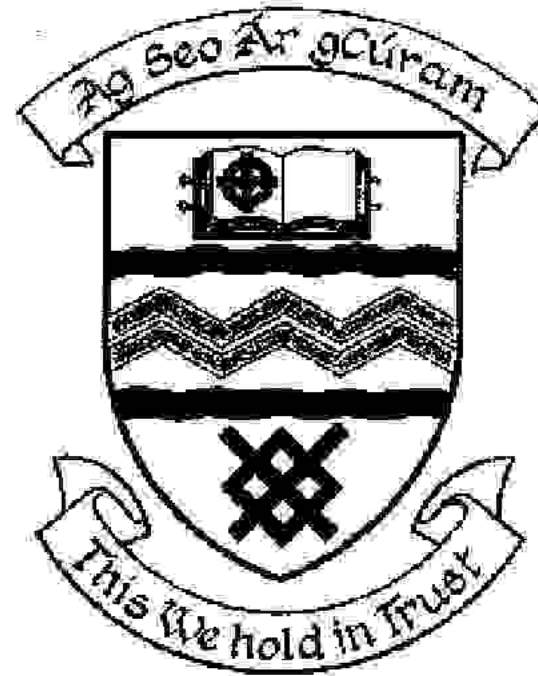
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## Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 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.
- 5 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.
- 6 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 7 The proposed external hotel service area for deliveries and refuse shall be screened from view from the Level 2 and Level 3 surface car-parks through the use of gates, doors roller shutters or finish to internal walls of the yard to match the southern elevation of building.

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**REASON:**

In the interest of visual amenity.

- 8 That a financial contribution in the sum of £24,906 (twenty four thousand nine hundred and 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.

- 9 That a financial contribution in the sum of money equivalent to the value of £47,400 (forty seven 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:**

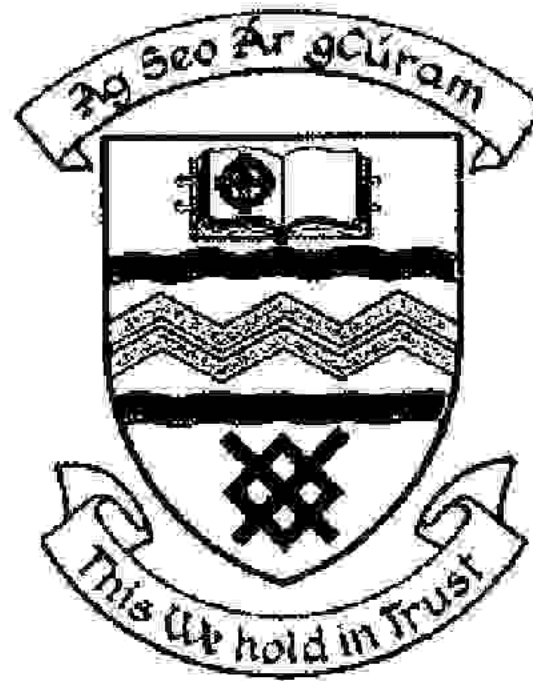
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 10 Before the development is commenced, the developer shall lodge with South Dublin County Council an approved Insurance Company Bond or cash in the sum of £15,000 (fifteen thousand pounds) to secure the provision and satisfactory completion of services.

**REASON:**

To ensure that a ready sanction may be available to induce

**SOUTH DUBLIN COUNTY COUNCIL**  
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the provision of services and prevent disamenity in the development.

- 11 That in lieu of the loss of existing car parking facilities and the shortfall in the provision of additional car parking spaces that the proposed development gives rise to a demand for, the developer to make a financial contribution, prior to commencement of development, of £237,000 (two hundred and thirty seven thousand pounds) towards the cost of provision of car parking facilities in the area of the proposed development to facilitate the development. Alternatively, the developer to submit and obtain planning permission for alternative proposals for the provision of adequate car parking facilities elsewhere in the vicinity prior to the commencement of development on the proposal.

**REASON:**

The provision of such car parking in the area is necessary to facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing same or alternatively provide same in the vicinity.

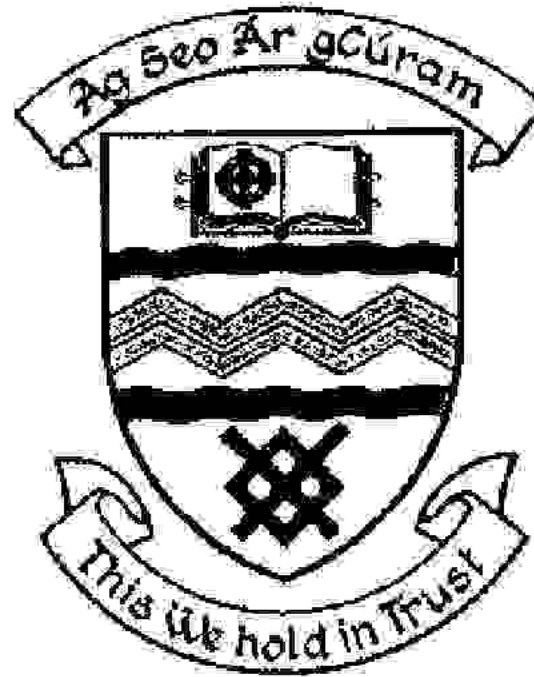
A permission has been refused for office block and 3 level car-park subject to the following reasons.

- 1 The proposed development would be premature pending the determination by South Dublin County Council of a road layout to the west and north-west of the site having regard to the construction of the proposed LUAS line and terminus.
- 2 The proposed development would be premature in the absence of a comprehensive blue-print for the future development of The Square Shopping Centre, regard being had to traffic circulation, parking, public transport access - (buses and LUAS) taxi access, the need to create public squares/plazas and future leisure and commercial developments.
- 3 The proposed development does not accord with the 'Tallaght Town Centre 2000 Plan' or the 'Urban Design Framework' which set out the policies of South Dublin County Council in relation to development in the town centre area referring

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to building lines, access, public spaces, use mix in buildings and parking among others.

- (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.

.....  May 1998  
for SENIOR ADMINISTRATIVE OFFICER

21<sup>ST</sup> May 1998



**Lafferty**  
DESIGN & DEVELOPMENT  
LIMITED

1 Upper Rathmines Road, Dublin 6,  
Tel: +353-1 4965800  
Fax: +353-1 4965858  
E-mail: ldd@iol.ie

Mr. Brian Connolly  
Planning Department,  
P.O. Box 4122  
Town Center,  
Tallaght  
Dublin 24

*Architecture*

**Re: Notification of Grant of Permission Ref. S97A/0786**

Dear Brian,

*Project  
Management*

Further to our telephone conversation, I return original notification of Grant of Permission for the Square Towncentre, Tallaght, Dublin 24, Ref. S97A/0786 as requested.

If you have any further queries please contact the undersigned.

Yours sincerely,

*Quantity  
Surveying*

Patrick Lafferty

*Interior  
Design*

*11 Conditions /*

*Graphic  
Design*