

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0393	
1. Location	Lands bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenfort Housing Est., Quarryvale Park and Fonthill Road.		
2. Development	Permission sought for alterations and additions at first floor to previously approved Shopping Centre (Reg. Ref. PL06S/093483, S95A/0127, S95A/0414, S95A/0639, S96A/0306, S96A/0623) to include additional Restaurant/Food Court, Plant and ancillary areas, and revisions to central circulation space and roof.		
3. Date of Application	18/06/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Project Architects, Address: Flemings Court, Flemings Place,		
5. Applicant	Name: Quarryvale 2 Ltd. & Quarryvale 3 Ltd., Address: c/o O'Callaghan Properties Ltd., 21-24 Lavitts Quay, Cork.		
6. Decision	O.C.M. No. 1639 Date 14/08/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1958 Date 29/09/97	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

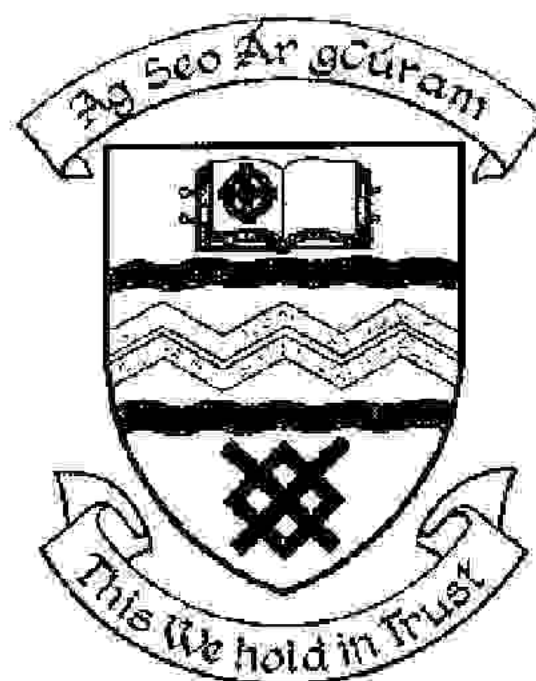
Receipt No.

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REG REF. S97A/0393 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Project Architects,
Flemings Court,
Flemings Place,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1958	Date of Final Grant 29/09/97
Decision Order Number 1639	Date of Decision 14/08/97
Register Reference S97A/0393	Date 18th June 1997

Applicant Quarryvale 2 Ltd. & Quarryvale 3 Ltd.,

Development Permission sought for alterations and additions at first floor to previously approved Shopping Centre (Reg. Ref. PL06S/093483, S95A/0127, S95A/0414, S95A/0639, S96A/0306, S96A/0623) to include additional Restaurant/Food Court, Plant and ancillary areas, and revisions to central circulation space and roof.

Location Lands bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenfort Housing Est., Quarryvale Park and Fonthill Road.

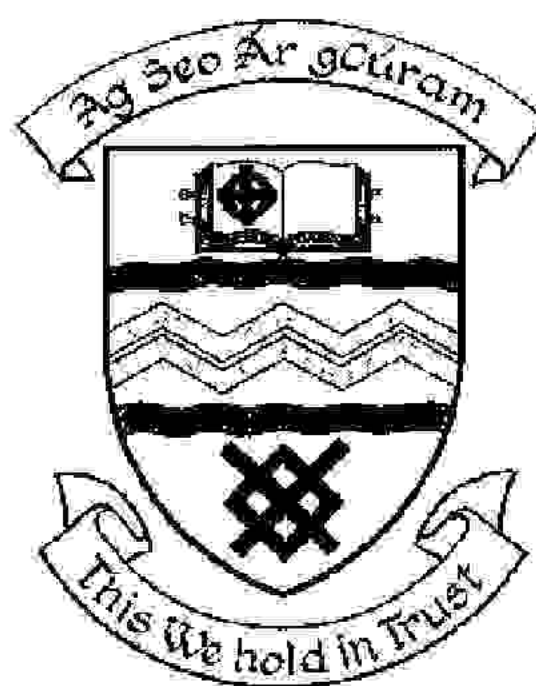
Floor Area 0.000 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (9) conditions.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Conditions and Reasons

- 1 That subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details as amended by the revised plans and details received by the Planning Authority by way of unsolicited additional information on the 24th July 1997 and shall otherwise accord with the terms and conditions of planning permission Ref. PL 06S.093483 as amended by permission Ref.s S96A/0306, S96A/0623 and S97A/0375 including the financial conditions thereof.

REASON:

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

- 2 That the proposed development shall be utilised for the purposes as described in the drawings and details as submitted with the planning application. In particular, the 4 kiosk units shall be considered as part of the restaurant area and shall not be used as shops (as defined in the Local Government (Planning and Development) Regulations 1994, as amended) without first receiving a separate planning permission from south Dublin County Council or An Bord Pleanála on appeal.

REASON:

In the interests of clarity and to ensure compliance with specific local object no.7 on map 16 of the Dublin County Development Plan 1993.

- 3 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.

- 4 (i) The developer shall pay the sum of £960,000 (nine hundred and sixty thousand pounds) updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office to South Dublin County Council as a contribution towards the expenditure that is

REG REF. S97A/0393 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

proposed to be incurred by the said Council in respect of works (comprising the widening of the N4 to a dual three lane carriageway and hard shoulder between the Palmerstown Interchange on the M50 motorway and the proposed Fonthill Interchange) facilitating the proposed development. The arrangements for payment shall be as agreed upon between the developer and the Council prior to commencement of development. Payment of this contribution is subject to the provision of Section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

- (ii) In lieu of the foregoing the developer may carry out the said roadworks at his own expense and in accordance with the requirements of the Planning Authority.

REASON:

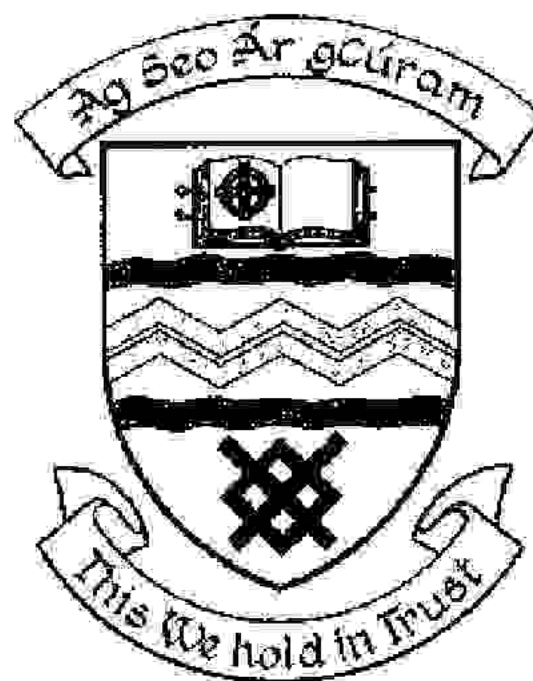
It is considered reasonable that the developer should provide for additional roadworks or contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 5 (i) The developer shall pay the sum of £620,000 (six hundred and twenty thousand pounds) updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office, to South Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the said Council in respect of works (comprising the provision of an additional west-bound lane on the N4 between the Fonthill and Foxhunter Interchange) facilitating the proposed development. The arrangements for payment shall as agreed upon between the developer and the said Council prior to commencement of development. Payment of this contribution is subject to the provision of Section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

- (ii) In lieu of the foregoing the developer may construct the additional west-bound lane at his own expense. Detailed plans for the additional west-bound lane shall be in accordance with the requirements of the Planning Authority.

REASON:

It is considered reasonable that the developer should provide for an additional west-bound lane, or should contribute towards the expenditure proposed to be incurred by the said Council in respect of works facilitating the proposed development.

- 6 The developer shall pay the sum of £330,000 (three hundred and thirty thousand pounds) updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office to South Dublin County Council as contribution towards the expenditure that is proposed to be incurred by the Council in respect of works (comprising the construction of the works (comprising the construction of the Newlands/Fonthill Road) facilitating the proposed development. The arrangements for payment shall be as agreed upon between the developer and the Council prior to commencement of development.

Payment of this contribution is subject to the provisions of Section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 7 The developer shall pay the sum of £100,000 (one hundred thousand pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index -

REG REF. S97A/0393 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Building and Construction (Capital Goods), published by the Central Statistics Office) to South Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the Council in respect of works (comprising improvements to Coldcut Road) facilitating the proposed development. The arrangements for payment shall be as agreed upon between the developer and the council prior to commencement.

Payment of this contribution is subject to the provision of section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

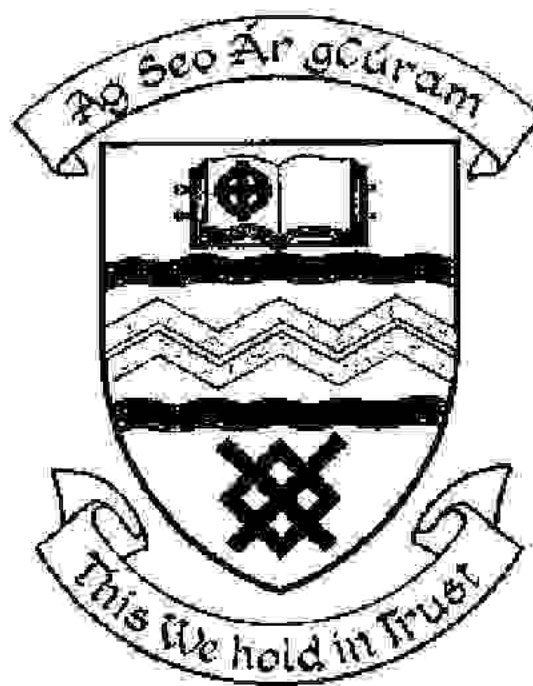
- 8 Prior to the commencement of development, the developer shall lodge with South Dublin County Council a bond of an insurance company, a cash deposit, or other security to secure the provision and satisfactory completion of roads, sewers, watermains, drains, car parks, open spaces and other services required in connection with the development, coupled with an agreement empowering the Council to apply such security or part thereof to the satisfactory completion of any part of the development. The security to be lodged shall be, as follows:-

- (a) as approved insurance company bond in the sum of £1,250,000 (one million, two hundred and fifty thousand pounds),
- (b) a cash sum of £750,000 (seven hundred and fifty thousand pounds) to be applied by the Council at its absolute discretion if such services are not provided to its satisfaction, or
- (c) a letter of guarantee by any body approved by the Council for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Council and such lodgement in any case has been acknowledged in writing by the Council.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

REASON:

To ensure the satisfactory completion of the development.

9

That a financial contribution in the sum of £1,067,931 (one million and sixty seven thousand, nine hundred and thirty 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. The arrangements for payment shall be as agreed upon between the developer and the council prior to commencement of development.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure incurred by the Council in respect of works that 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.

.....September 1997
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-462 0000
Facs: 01-462 0104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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

Decision Order Number 1639	Date of Decision 14/08/97
Register Reference S97A/0393	Date 18th June 1997

Applicant Quarryvale 2 Ltd. & Quarryvale 3 Ltd.,

Development Permission sought for alterations and additions at first floor to previously approved Shopping Centre (Reg. Ref. PL06S/093483, S95A/0127, S95A/0414, S95A/0639, S96A/0306, S96A/0623) to include additional Restaurant/Food Court, Plant and ancillary areas, and revisions to central circulation space and roof.

Location Lands bounded by N4 Lucan Road, Western Parkway, Coldcut Road, GreenFort Housing Est., Quarryvale Park and Fonthill Road.

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 (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for **SENIOR ADMINISTRATIVE OFFICER**

14/08/97

Project Architects,
Flemings Court,
Flemings Place,
Dublin 4.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
Facs: 01-462 0104

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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Conditions and Reasons

- 1 That subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details as amended by the revised plans and details received by the Planning Authority by way of unsolicited additional information on the 24th July 1997 and shall otherwise accord with the terms and conditions of planning permission Ref. PL 06S.093483 as amended by permission Ref.s S96A/0306, S96A/0623 and S97A/0375 including the financial conditions thereof.

REASON:

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

- 2 That the proposed development shall be utilised for the purposes as described in the drawings and details as submitted with the planning application. In particular, the 4 kiosk units shall be considered as part of the restaurant area and shall not be used as shops (as defined in the Local Government (Planning and Development) Regulations 1994, as amended) without first receiving a separate planning permission from south Dublin County Council or An Bord Pleanála on appeal.

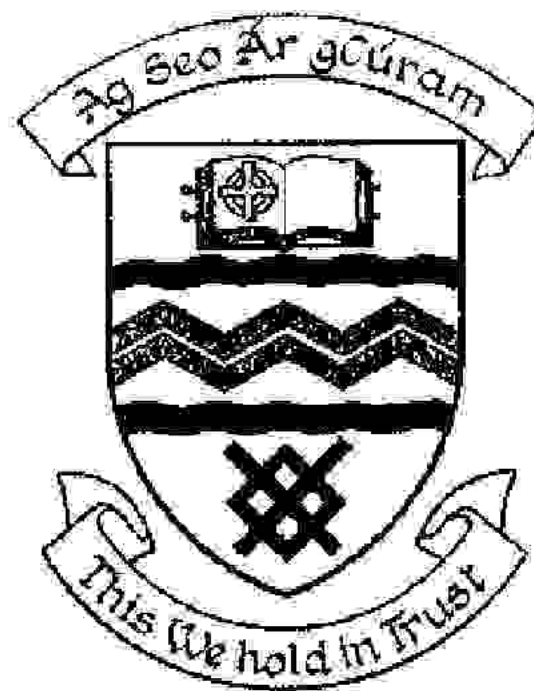
REASON:

In the interests of clarity and to ensure compliance with specific local object no.7 on map 16 of the Dublin County Development Plan 1993.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
Facs: 01-462 0104
REG. REF. S97A/0393



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

- 3 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.

- 4 (i) The developer shall pay the sum of £960,000 (nine hundred and sixty thousand pounds) updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office to South Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the said Council in respect of works (comprising the widening of the N4 to a dual three lane carriageway and hard shoulder between the Palmerstown Interchange on the M50 motorway and the proposed Fonthill Interchange) facilitating the proposed development. The arrangements for payment shall be as agreed upon between the developer and the Council prior to commencement of development. Payment of this contribution is subject to the provision of Section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

- (ii) In lieu of the foregoing the developer may carry out the said roadworks at his own expense and in accordance with the requirements of the Planning Authority.

REASON:

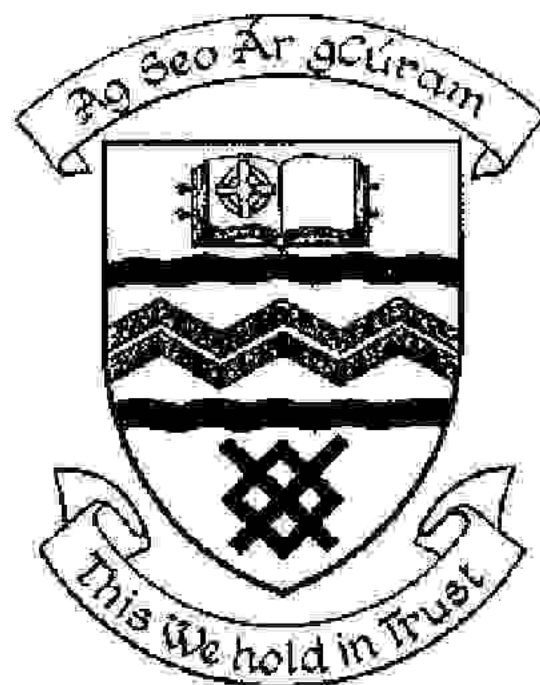
It is considered reasonable that the developer should provide for additional roadworks or contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
Facs: 01-462 0104

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DEPARTMENT
P.O. Box 4122,
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Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

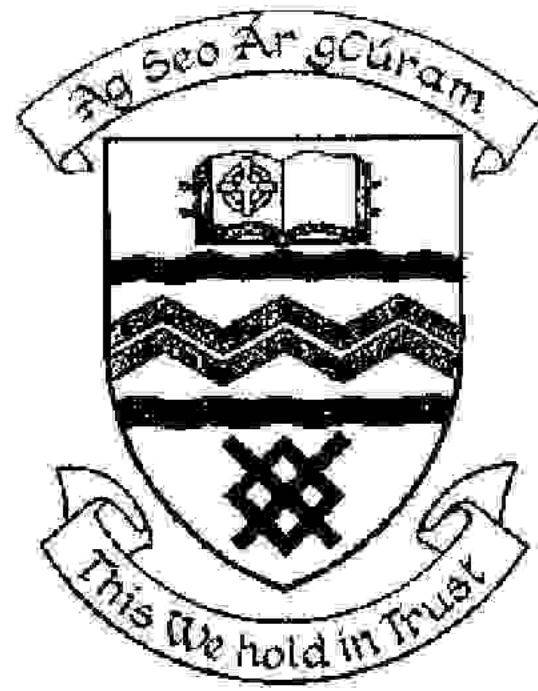
- 5 (i) The developer shall pay the sum of £620,000 (six hundred and twenty thousand pounds) updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office, to South Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the said Council in respect of works (comprising the provision of an additional west-bound lane on the N4 between the Fonthill and Foxhunter Interchange) facilitating the proposed development. The arrangements for payment shall as agreed upon between the developer and the said Council prior to commencement of development. Payment of this contribution is subject to the provision of Section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.
- (ii) In lieu of the foregoing the developer may construct the additional west-bound lane at his own expense. Detailed plans for the additional west-bound lane shall be in accordance with the requirements of the Planning Authority.

REASON:

It is considered reasonable that the developer should provide for an additional west-bound lane, or should contribute towards the expenditure proposed to be incurred by the said Council in respect of works facilitating the proposed development.

- 6 The developer shall pay the sum of £330,000 (three hundred and thirty thousand pounds) updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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Central Statistics Office to South Dublin County Council as contribution towards the expenditure that is proposed to be incurred by the Council in respect of works (comprising the construction of the works (comprising the construction of the Newlands/Fonthill Road) facilitating the proposed development. The arrangements for payment shall be as agreed upon between the developer and the Council prior to commencement of development.

Payment of this contribution is subject to the provisions of Section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 7 The developer shall pay the sum of £100,000 (one hundred thousand pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to South Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the Council in respect of works (comprising improvements to Coldcut Road) facilitating the proposed development. The arrangements for payment shall be as agreed upon between the developer and the Council prior to commencement.

Payment of this contribution is subject to the provision of section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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by the Council in respect of works facilitating the proposed development.

- 8 Prior to the commencement of development, the developer shall lodge with South Dublin County Council a bond of an insurance company, a cash deposit, or other security to secure the provision and satisfactory completion of roads, sewers, watermains, drains, car parks, open spaces and other services required in connection with the development, coupled with an agreement empowering the council to apply such security or part thereof to the satisfactory completion of any part of the development. The security to be lodged shall be, as follows:-

- (a) as approved insurance company bond in the sum of £1,250,000 (one million, two hundred and fifty thousand pounds),
- (b) a cash sum of £750,000 (seven hundred and fifty thousand pounds) to be applied by the council at its absolute discretion if such services are not provided to its satisfaction, or
- (c) a letter of guarantee by any body approved by the Council for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Council and such lodgement in any case has been acknowledged in writing by the Council.

REASON:

To ensure the satisfactory completion of the development.

- 9 That a financial contribution in the sum of £1,067,931 (one million and sixty seven thousand, nine hundred and thirty one pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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the area of the proposed development and which facilitate this development. The arrangements for payment shall be as agreed upon between the developer and the Council prior to commencement of development.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure incurred by the Council in respect of works that facilitate the proposed development.