

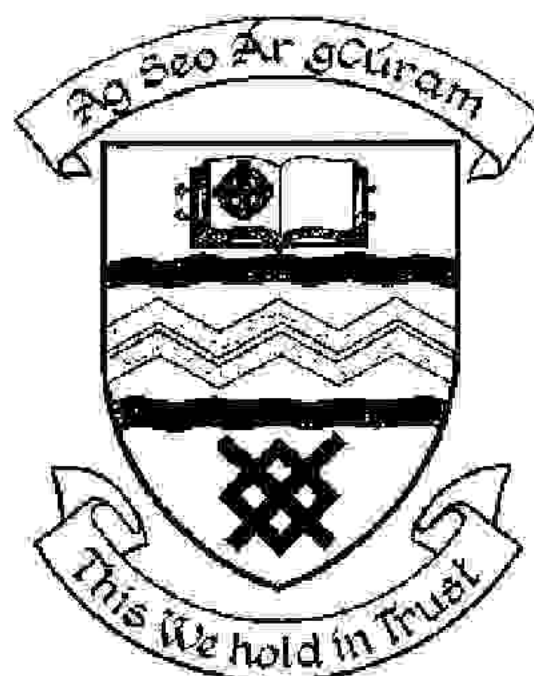
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0375
1. Location	Lands at N4 Lucan Road, Western Parkway, Coldcut Road, Greenfort Housing Estate, Quarryvale Park and Fonthill Road	
2. Development	Permission is sought for revisions to previously approved permissions (PL 06S 093483, S95A/0127, S95A/0414, S95A/0639, S95A/0306 and S96A/0623) for District Town centre Development site and shall include additional retail area of 94.35 sq.m. additional restaurant area of 252.64 sq.m., additional financial area of 189.26 sq.m. and additional ancillary areas of 1800.03 sq.m., revisions to unit layouts, bus coach facilities and parking, provision of new canopies, management suite amended, plant layouts amended, revisions and alterations to proposed elevations and amendments to service yards.	
3. Date of Application	11/06/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	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 Lvaatts Quay, Cork.	
6. Decision	O.C.M. No. 1578  Date 07/08/97	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 1865  Date 18/09/97	Effect

8. Appeal Notified		
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.

REG. REF. S97A/0375 SOUTH DUBLIN COUNTY COUNCIL  
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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 1865	Date of Final Grant 18/09/97
Decision Order Number 1578	Date of Decision 07/08/97
Register Reference S97A/0375	Date 11th June 1997

**Applicant** Quarryvale 2 Ltd., Quarryvale 3 Ltd.,

**Development** Permission is sought for revisions to previously approved permissions (PL 06S 093483, S95A/0127, S95A/0414, S95A/0639, S95A/0306 and S96A/0623) for District Town centre Development site and shall include additional retail area of 94.35 sq.m. additional restaurant area of 252.64 sq.m., additional financial area of 189.26 sq.m. and additional ancillary areas of 1800.03 sq.m., revisions to unit layouts, bus coach facilities and parking, provision of new canopies, management suite amended, plant layouts amended, revisions and alterations to proposed elevations and amendments to service yards.

**Location** Lands at N4 Lucan Road, Western Parkway, Coldout Road, Greenfort Housing Estate, 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,

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subject to the following (8) conditions.



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**Conditions and Reasons**

- 1 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. PL06S.093483 as amended by permission Refs. S96A/0306 and S96A/0623 including the financial conditions thereof.  
REASON:  
In the interests of the proper planning and development of the area.
- 2 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.
- 3 (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.

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- (ii) In lieu of the foregoing the developer may carry out the said roadworks at his own expenses 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.

- 4 (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. In accordance with the requirements of the Planning Authority.

REASON:

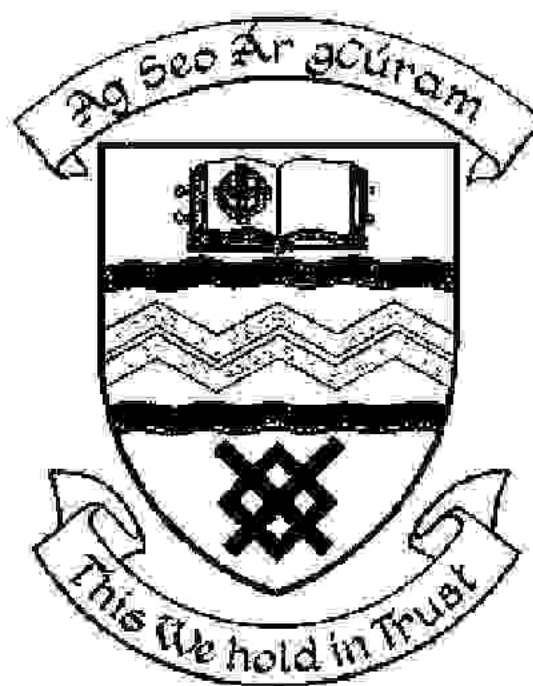
It is considered reasonable that the developer should provide for an additional west-bound lane, or should contribute towards the expenditure proposed to be incurred by the said Council in respect of works facilitating the proposed development.



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- 5 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 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 purpose 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.

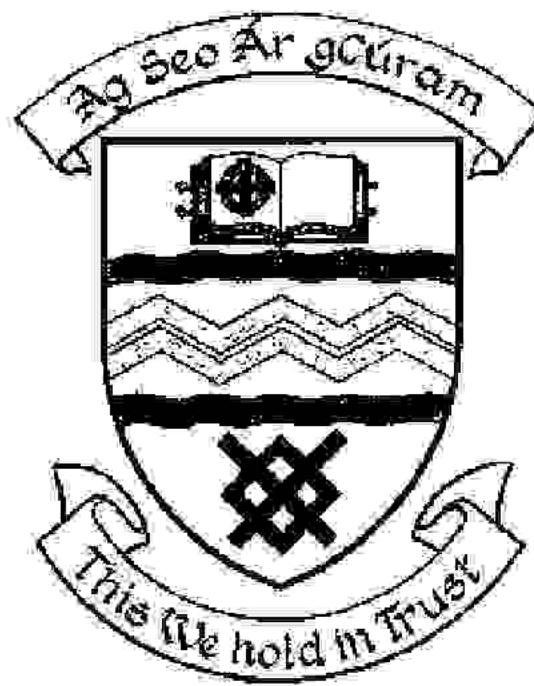
- 6 The developer shall pay the sum of £100,000 (one hundred thousand pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to South Dublin County Council as a contribution 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

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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 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), or
- (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 purposes 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.

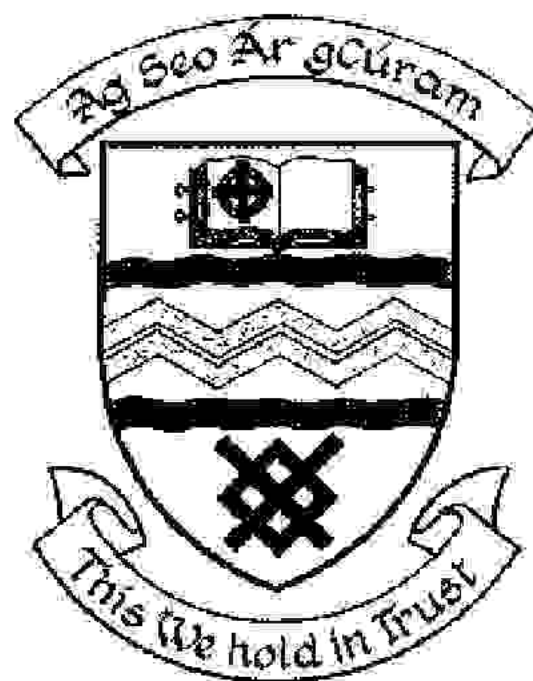
- 8 That a financial contribution in the sum of £1,067,931 (one million and sixty seven thousand, nine hundred and thirty one pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development. The arrangements for payment shall be as agreed upon between the developer and the Council prior to



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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.

.....18 September 1997  
for SENIOR ADMINISTRATIVE OFFICER