

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 0420	Date of Final Grant 27/02/97
Decision Order Number 0097	Date of Decision 16/01/97
Register Reference S96A/0623	Date 20th November 1996

Applicant Quarryvale 1 Ltd. and Quarryvale 2 Ltd.

Development Revisions to previously approved permissions (PL 06S 093483, S95A/0127, S95A/0414, S95A/0639, S96A/0306) for district town centre development and shall include revisions to perimeter road, provision of new roundabout, revised car parking layout, revisions to internal layout of shopping centre including additional restaurant, financial units and alterations and revisions to proposed elevations.

Location site bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenfort Housing Estate, Quarryvale Park.

Floor Area 38068.000 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 (10) Conditions.

REG. REF. S96A/0623 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

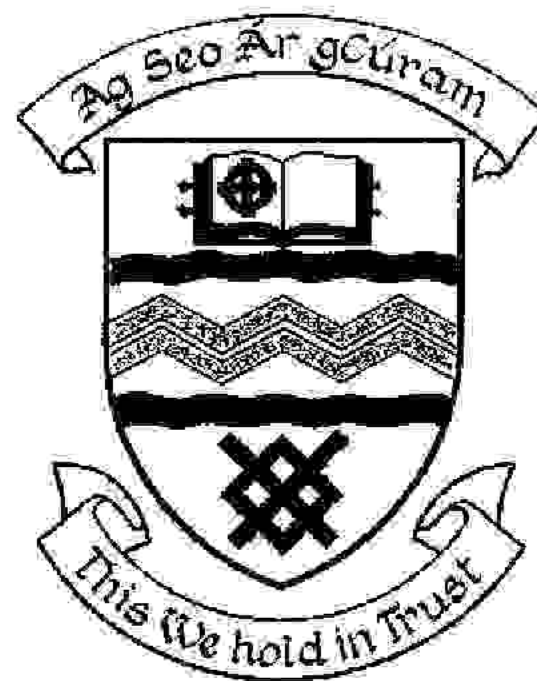
Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with submitted plans and details and shall otherwise be in accordance with the terms and conditions of permission ref. ; PL 06S. 093483 as amended by planning permission ref. ; S96A/0306, including the financial conditions of these planning permissions.
REASON:
In the interest 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 Prior to the commencement of the construction of the shopping centre building, details of service roads, access roads, roundabouts, junctions, car parking areas, pathways and service yards shall be submitted to and be to the satisfaction of the Planning Authority. Details shall provide full specifications including pavement build-up, surface finishes, signs and markings, and lighting.
REASON:
In the interests of the proper planning and development of the area.
- 4 Prior to the commencement of the construction of the shopping centre building, a detailed plan for pedestrian movement throughout the development, including internal and external site linkages shall be submitted to and be to the satisfaction of the Planning Authority.
REASON:
In the interests of the proper planning and development of the area.

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

- 5 (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.

- 6 (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 Interchanges) facilitating the proposed development. The arrangements for payment shall as agreed upon between the developer

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

and the said 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.

(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.

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

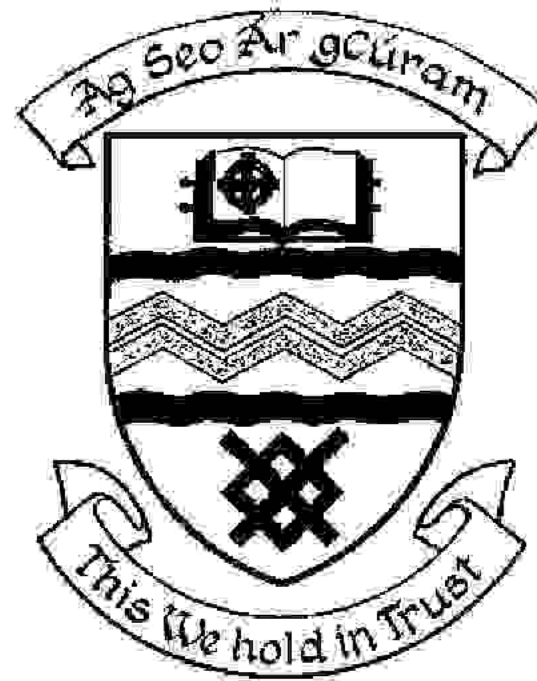
REASON:

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.

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

- 8 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.

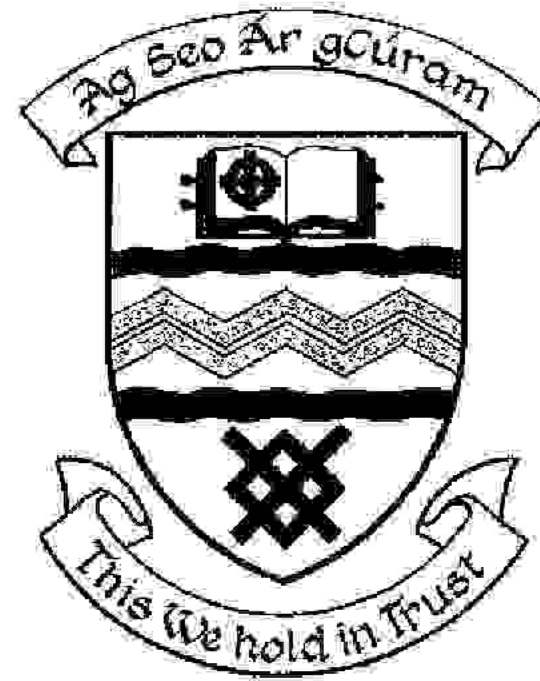
REASON:

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

- 9 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 purpose in respect of the proposed development in accordance with the guarantee scheme

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

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.

- 10 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.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

 February 1997
for SENIOR ADMINISTRATIVE OFFICER

REG. REF. : S96A/0623/C1

DATE : 10.03.1997

RE: Revisions to previously approved permissions (PL 06S.093483, S95A/0127, S95A/0414, S95A/0639, S96A/0306) for district town centre development and shall include revisions to perimeter road, provision of new roundabout, revised car parking layout, revisions to internal layout of shopping centre including additional restaurant, financial units and alterations and revisions to proposed elevations at site bounded by N4 Lucan Road, Western Parkway, Coldcut Road, Greenfort Housing Estate, Quarryvale Park for Quarryvale 1 Ltd. and Quarryvale 2 Ltd.

Dear Sir,

I refer to your submission received on 10.02.1997 to comply with Condition No. 1, of grant of permission, Order No. P/0420/97, dated 27/02/97, in connection with the above.

In this regard I wish to inform you that the proposed variation as proposed per letter dated 6th February, 1997 is in compliance with the terms and conditions of planning permission Reg. S96A/0623.

Yours faithfully,


for Senior Administrative Officer

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