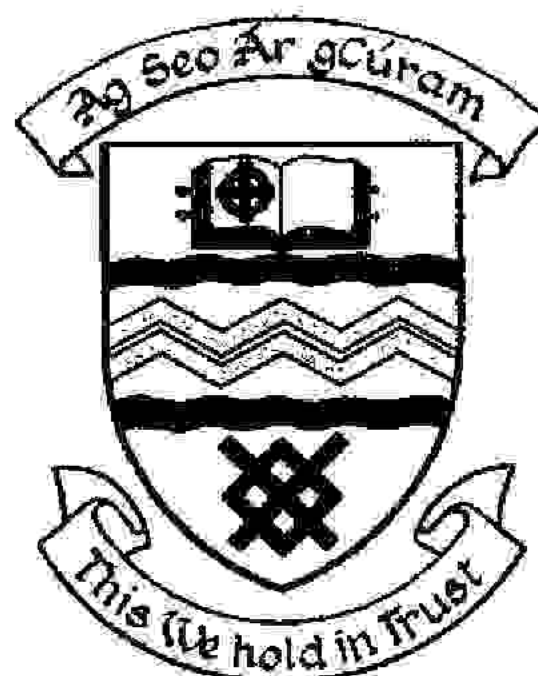


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0580	
1. Location	Outer Ring Road, Ballyowen Lane, Lucan, Co. Dublin.		
2. Development	Change of use of first floor unit of previously approved commercial development (Reg. Ref. S96A/0369) from office to restaurant with take-away facility.		
3. Date of Application	31/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Project Architects, Address: Fleming Court, Fleming Place, Dublin 4.		
5. Applicant	Name: Ballymore Homes Ltd. Address: 35-36 St. Stephens Green, Dublin 2.		
6. Decision	O.C.M. No. 2433 Date 17/12/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0192 Date 30/01/97	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.	

SOUTH DUBLIN COUNTY COUNCIL

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

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0192	Date of Final Grant 30/01/97
Decision Order Number 2433	Date of Decision 17/12/96
Register Reference S96A/0580	Date 31st October 1996

Applicant Ballymore Homes Ltd.

Development Change of use of first floor unit of previously approved commercial development (Reg. Ref. S96A/0369) from office to restaurant with take-away facility.

Location Outer Ring Road, Ballyowen Lane, Lucan, Co. Dublin.

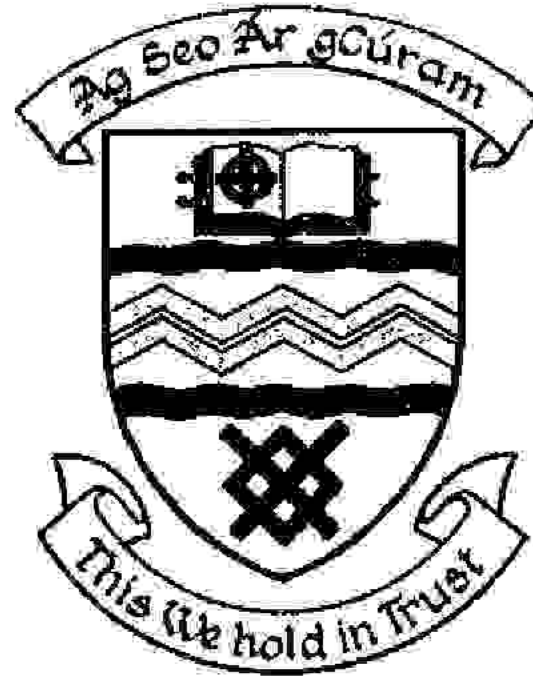
Floor Area 204.700 Sq Metres

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 (13) conditions.

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Conditions and Reasons

- 1 Subject to the conditions set out below, the development shall be undertaken strictly in accordance with the submitted plans and details and shall otherwise strictly accord with the terms and conditions of planning permission ref. PL 06S. 096976 (South Dublin County Council reference S94A/0503) as amended by planning permission Ref. 96A/0369 including the financial conditions 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.

- 2 This planning permission relates solely to the change of the first floor above unit 11 and the health centre facility of the retail element of the development and does not relate to any other aspect of the overall development. The office areas at the eastern end of the proposed restaurant area shall be incorporated as part of the restaurant. Any office use on the first floor of this part of the building shall be solely ancillary to the restaurant use.
REASON:
In the interests of clarity.

- 3 The take-away facility shall operate solely as an ancillary element to the restaurant and the take-away shall not operate independently of the restaurant.
REASON:
In the interests of the proper planning and development of the area and residential amenity.

- 4 The proposed development shall not be open for trade between the hours of 12 mid-night and 08.00 hours on each day.
REASON:
In the interests of the proper planning and development of the area and residential amenity.

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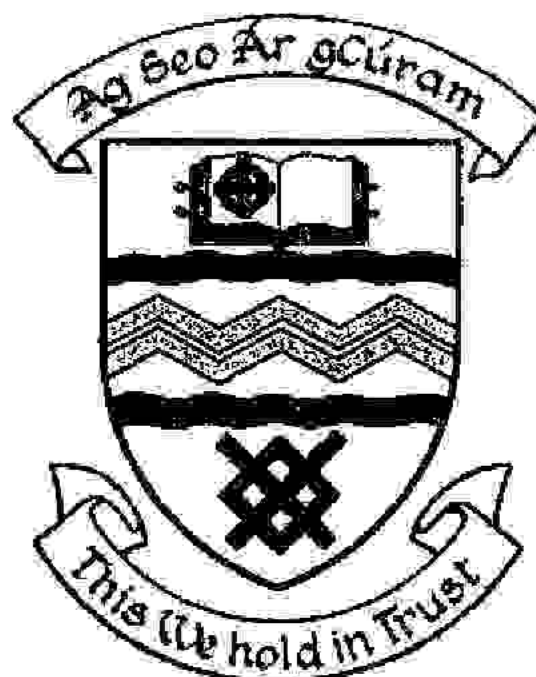
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- 5 Prior to the commencement of development details for proposed internal layout and design of the proposed development as well as ventilation and odour abatement measures related to the proposed use shall be submitted to and be to the satisfaction of the Planning Authority.
REASON:
In the interests 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, including methods of illuminations, if any, shall be submitted to and be to the satisfaction of the Planning Authority.
REASON:
In the interests of the control of advertising with respect to the visual amenities of the area.
- 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.
- 8 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.
- 9 No goods, wastes or other materials related to the use of the unit shall be left, kept or stored other than within the

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unit and in particular shall not be left, kept or stored on the stairway or the lobby areas or within the service yard area other than within specifically designated areas.

REASON:

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

- 11 That arrangements be made 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 a 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; arrangements to be made prior to commencement of development on site.

REASON:

To ensure the satisfactory completion of the development.

- 12 That arrangements be made 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, arrangements to be made prior to commencement of development on 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

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improvement works and traffic management schemes
 facilitating the proposed development.

- 13 That arrangements be made 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 by An Bord Pleanála under Reference PL 06S.096976, Reg. Ref. S94A/0503; arrangements to be made prior to commencement of development on site.


REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.

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.

 31 January 1997
 for SENIOR ADMINISTRATIVE OFFICER