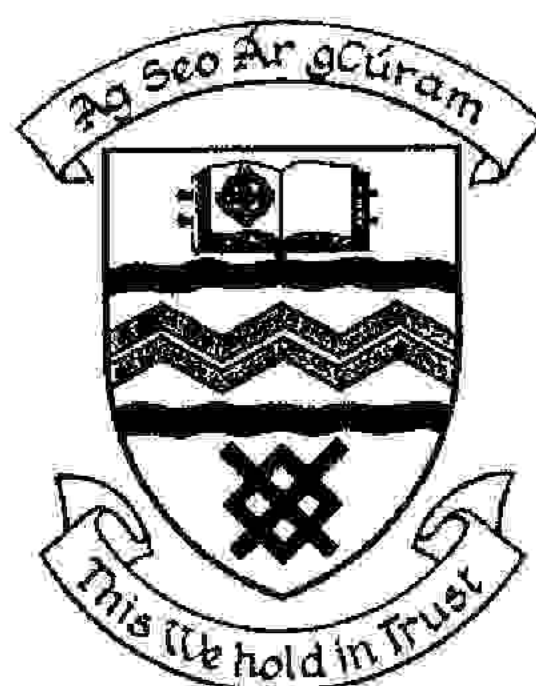


# SOUTH DUBLIN COUNTY COUNCIL

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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

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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 1954	Date of Final Grant 04/10/96
Decision Order Number 1626	Date of Decision 21/08/96
Register Reference S96A/0369	Date 25th June 1996

**Applicant** Ballymore Homes Limited,

**Development** Revisions to previously approved permission (PL 06S.096976) for commercial development comprising 11 no. retail units, 1 no. anchor retail unit, public toilets, management offices, service yard to rear, health centre, office units and associated car parking, renovation of existing Ballyowen Castle and conversion of ground floor to retail unit and ATM outlet.

**Location** Outer Ring Rd., Ballyowen Lane, Lucan, Co. Dublin.

**Floor Area** 2314.100 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 (7) Conditions.

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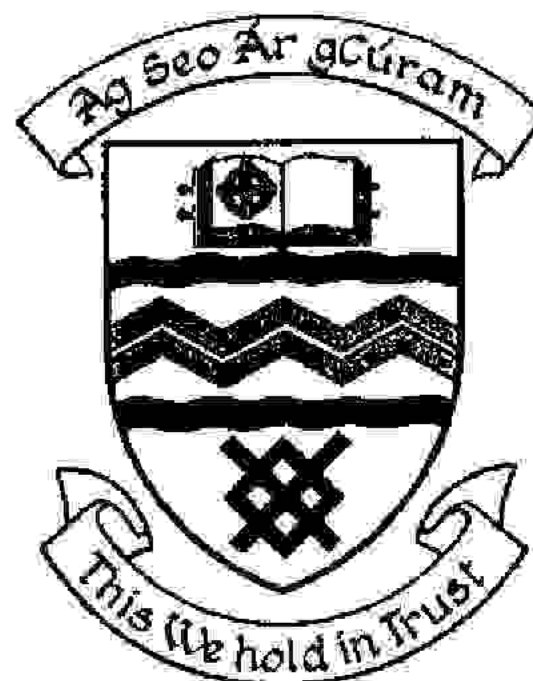
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**Conditions and Reasons**

- 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 The development shall be carried out in conformity with Condition Nos. 1 to 16, 18 and 20 of the decision to grant permission by Order of An Bord Pleanála Ref. No. 06S.096976 dated 19/1/96 Reg. Ref. S94A/0503 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.  
**REASON:**  
 In the interest of the proper planning and development of the area.
- 3 The developer shall agree the detailing of the treatment of the ancient doorway with the National Monument and Historic Properties Service of the Department of Arts, Culture and the Gaeltacht.  
**REASON:**  
 To ensure that the development is consistent with the historical and architectural character of the Castle remains.
- 4 That the upper half of the north and east exterior elevations of the proposed development be constructed with brick external elevation. Details to be agreed with the Planning Authority.  
**REASON:**  
 In the interest of visual amenity.
- 5 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



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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.

- 6 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 improvement works and traffic management schemes facilitating the proposed development.

- 7 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:**

To ensure the satisfactory completion of the 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.

**SOUTH DUBLIN COUNTY COUNCIL**  
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*Bairbreally* 7<sup>th</sup> October 1996  
for SENIOR ADMINISTRATIVE OFFICER

REG. REF. : S96A/0369/C3

DATE : 11.07.1997

RE: Revision to previously approved permission (PL 06S.096976) at Outer ring Road, Ballyowen Lane, Lucan, Co. Dublin for Ballymore Homes Limited.

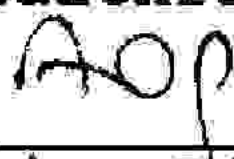
Dear Sir,

I refer to your submission received on 08.01.1997 to comply with Condition No. 4, of Grant of Permission, Order No. P/1954/96, dated 4/10/96, in connection with the above.

I wish to inform you that the compliance submission received relates to condition no.'s 4 and 6 of PL 06S.096976, Reg. Ref. S94A/0503 and not condition no. 4 of S96A/0369. I wish to advice that the submission received complies with Condition No. 4 of PL 06S.096976 as it affects lighting and Condition No. 6 of PL 06S.096976 subject to the following conditions:

- 1 The lighting scheme shall be designed and constructed so as not to cause harm to residential amenity or to cause traffic hazard on surrounding public roads. Adjustments shall be made as required by the Planning Authority from time to time.
2. Details of the lighting standards and lighting heads, which shall be in keeping with the setting of Ballyowen Castle, shall be submitted to the satisfaction of the Planning Authority.
3. The light head at the north-east corner of the site as shown on the submitted drawing shall be directed away from the residential development located to the east of the application site.

Yours faithfully,

  
for Senior Administrative Officer

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