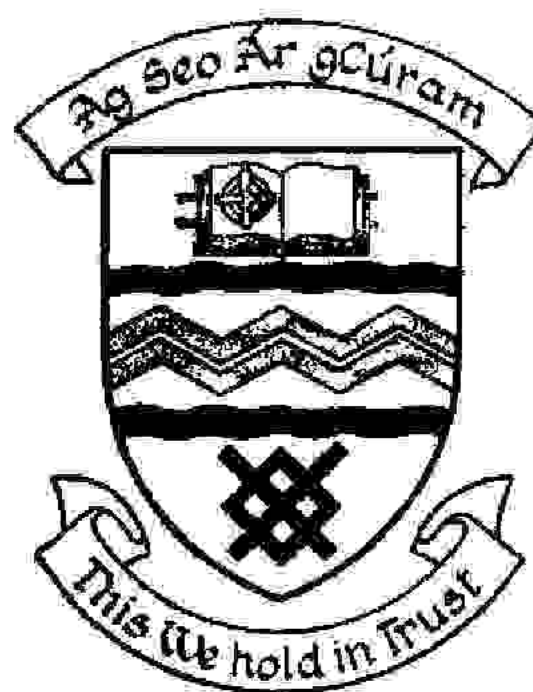


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Baile Átha Cliath 24.

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

| | |
|--|----------------------------------|
| Decision Order Number 0793 | Date of Decision 02/05/96 |
| Register Reference S96A/0114 | Date 4th March 1996 |

Applicant Timebrook Ltd.,
Development 2 retail units inclusive of tower elements and manager's office, ancillary works and car parking.
Location The Old Bawn Shopping Centre, Old Bawn Rd., Firhouse, Dublin 24.
App. Type Permission

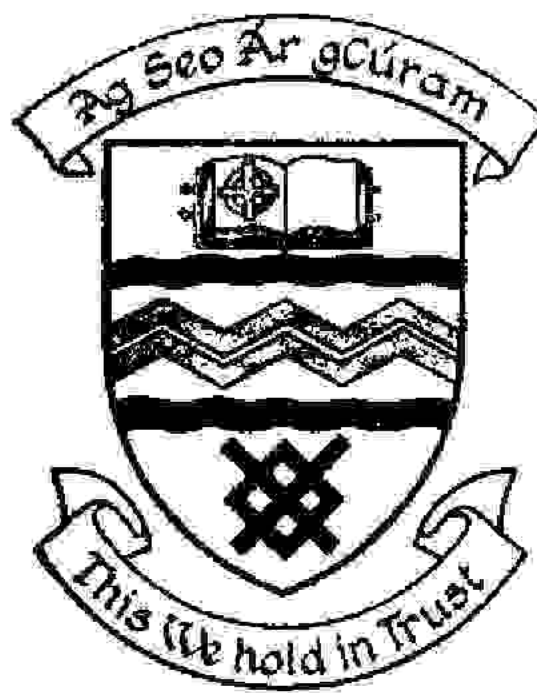
Dear Sir/Madam,

With reference to your planning application, received on 04/03/96 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit revised proposals for unit at the Old Bawn Road end of this development. The site frontage is affected by a reservation line for the improvement of the road to a maximum depth of 3.0m. The building will have to be set back a minimum of 2m. from this line. The applicant is advised to contact the Roads Department of South Dublin county Council prior to the submission of revised proposals.
- 2 The applicant is requested to indicate proposals to deal with the sale of cars from the car park of the shopping centre. This use is unauthorised as no planning permission exists. Parking spaces are for the use of customers and staff at this development.

Gibbons & Associates Limited,
Larchfield,
Dundrum Road,
Dublin 14.

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REG REF. S96A/0114


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- 3 The applicant is requested to submit proposals for the removal of all unauthorised signage at this development particularly:
- a) the three sided free-standing sign at the pedestrian entrance to the site;
 - b) the free standing sign at the vehicular entrance to the site;
 - c) the sign fixed to the parapet above the furniture store;
 - d) the flagpole above the tyre shop;
 - e) 'BLACKS SNOOKER' sign fixed to parapet;
 - f) 'BLACKS SNOOKER' sign fixed to stairwell.

The Planning Authority is prepared to positively consider the proposed new signage but only in the context of an overall scheme for the development which provides for the removal of excess, unsightly and unauthorised signage.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

02/05/96

| | | | |
|-----------------------------|--|--|-------------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S96A/0114 | |
| 1. Location | The Old Bawn Shopping Centre, Old Bawn Rd., Firhouse, Dublin 24. | | |
| 2. Development | 2 retail units inclusive of tower elements and manager's office, ancillary works and car parking. | | |
| 3. Date of Application | 04/03/96 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 02/05/96 2. | 1. 17/05/96 2. |
| 4. Submitted by | Name: Gibbons & Associates Limited, Address: Larchfield, Dundrum Road, | | |
| 5. Applicant | Name: Timebrock Ltd., Address: 14, Ballinaclea Heights, Killiney, Co. Dublin. | | |
| 6. Decision | O.C.M. No. 1326 Date 15/07/96 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 1677 Date 27/08/96 | 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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Gibbons & Associates Limited,
Larchfield,
Dundrum Road,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

| | |
|--------------------------------------|-------------------------------------|
| Final Grant Order Number 1677 | Date of Final Grant 27/08/96 |
| Decision Order Number 1326 | Date of Decision 15/07/96 |
| Register Reference S96A/0114 | Date 17th May 1996 |

Applicant Timebrock Ltd.,

Development 2 retail units inclusive of tower elements and manager's office, ancillary works and car parking.

Location The Old Bawn Shopping Centre, Old Bawn Rd., Firhouse, Dublin 24.

Floor Area 226.500 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 02/05/96 /17/05/96

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

REG REF. S96A/0114 SOUTH DUBLIN COUNTY COUNCIL
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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, as amended by additional information received by the planning Authority on 17/5/96, 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 All unauthorised signage including:-
 - a) Three-sided free-standing sign at pedestrian entrance;
 - b) 'BLACKS SNOOKER' sign affixed to parapet;
 - c) 'BLACKS SNOOKER' sign affixed to stairwell;shall be removed permanently from the site prior to the commencement of any development.
REASON:
In the interest of visual amenity and the proper planning and development of the area.
- 3 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 4 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
REASON:

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In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 6 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 7 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.

REASON:

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

- 8 The existing roadside boundary wall shall be repaired and made good where it has been damaged.

REASON:

In the interest of visual amenity.

- 9 That a financial contribution in the sum of £1,793 (one thousand, seven hundred and ninety three 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; this contribution to be paid before the commencement of development on the site.

REASON:

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

- 10 A financial contribution, in the sum of money equivalent to the value of £2,200 (two thousand two hundred pounds) as on 1st January 1991, updated in accordance with the Wholesale Price Index Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment, shall be paid by the developer to South Dublin County Council towards the cost of road improvements and traffic management proposals in the area of the proposed development; this contribution to be

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paid before the 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.

- 11 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

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.

Bea. W. Kelly 28th August 1996
for SENIOR ADMINISTRATIVE OFFICER