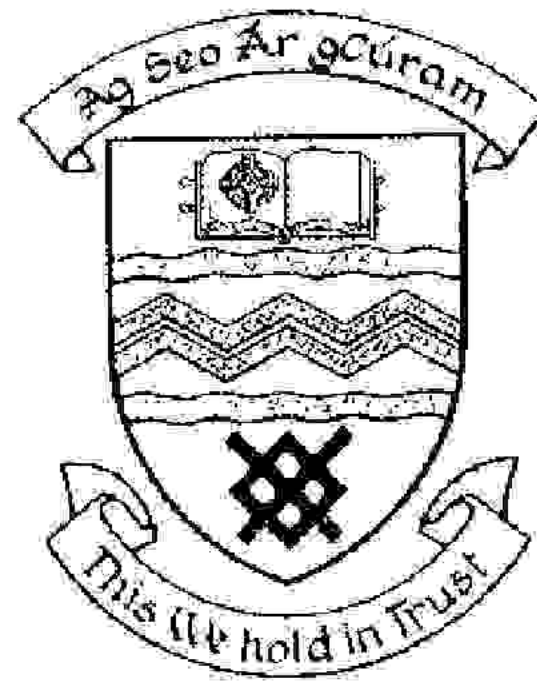


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0771	
1. Location	Kiltalown Way, Tallaght, Dublin 24.		
2. Development	Demolish existing retail units and erect a new mixed retail and residential development.		
3. Date of Application	21/11/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Arthur Gibney & Partners, Address: 20 Harcourt Street, Dublin 2.		
5. Applicant	Name: T. J. Walsh, Address: Town Link Construction, Unit 10 Greenhills Business Park, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0261 Date 04/02/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0477 Date 21/03/2002	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, 1ár an Bhaile,
Táinhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230
Fax: 01-414 9104

E-Mail: planning.dept@sdublincoco.ie

Arthur Gibney + Partners
20 Harcourt St
Dublin 2.

Date: 4/4/02

Reg. Ref. no. SOHA/0771

RE: Demolish existing retail units and
erect a new mixed retail + Residential
development - Kiltahown way, Tallaght, D.24

Dear Sir,

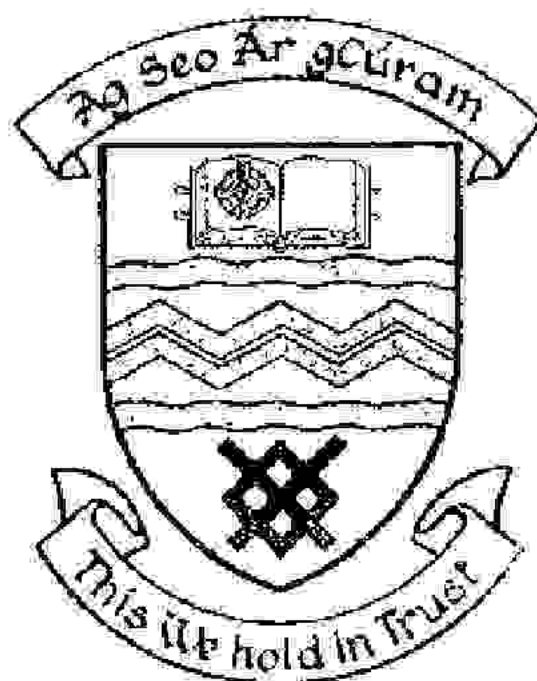
Please be advised that due to a typographical error the Final Grant Order Number for the above application appeared as 04.7.7. The Final Grant Order Number should read 04.7.7. This letter should be read in conjunction with the original Notification of Grant of Permission.

I apologise for any inconvenience caused.

Yours sincerely,


for Senior Administrative Officer.

SOUTH DUBLIN COUNTY COUNCIL
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Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104

PLANNING
DEPARTMENT
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230
Fax: 01-414 9104

E-Mail: planning.dept@sdblincoco.ie

Arthur Gibney & Partners,
20 Harcourt Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Final Grant Order Number 0477	Date of Final Grant 21/03/2002
Decision Order Number 0261	Date of Decision 04/02/2002
Register Reference S01A/0771	Date 21/11/01

Applicant T. J. Walsh,

Development Demolish existing retail units and erect a new mixed retail and residential development.

Location Kiltalown Way, Tallaght, Dublin 24.

Floor Area 560.00 Sq Metres

Time extension(s) up to and including 07/02/2002

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (16) Conditions.

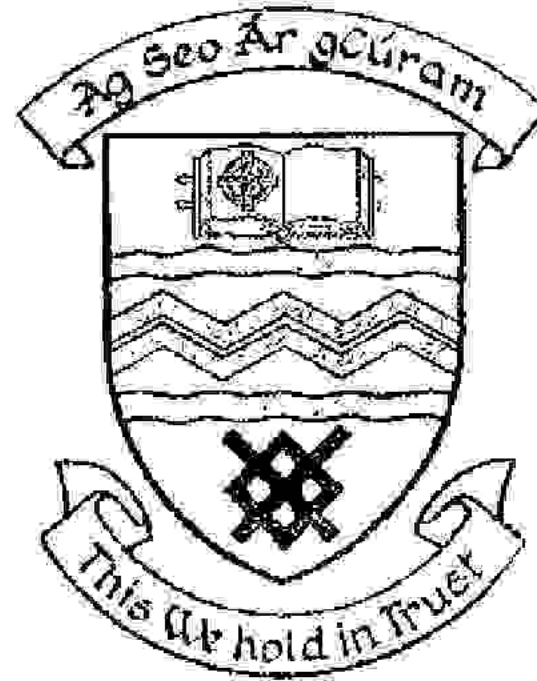
SOUTH DUBLIN COUNTY COUNCIL

REG' REF. S014/07 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230

Facs: 01-414 9104



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County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230

Fax: 01-414 9104

E-Mail: planning.dept@sdublincoco.ie

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 Unsolicited Additional Information received by the Planning Authority on 20/01/02, 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 Not more than one of the smaller retail units shall operate as a takeaway or restaurant, save with prior approval of the Planning Authority or An Bord Pleanála on appeal.
REASON:
In order to clarify the permission.
- 3 Prior to the commencement of development the applicant shall agree in writing with the Planning Authority a landscape treatment for the section of roadway on Kiltalown Way between the proposal and the Health Centre and adjoining housing units.
REASON:
In the interest of the proper planning and development of the area.
- 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 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. The applicant shall, prior to the commencement of development, agree in writing with the Planning Authority a unified signage scheme for the proposed retail units.
REASON:
In the interest of the proper planning and development of the area.
- 6 The proposed roller shutters shall be fully recessed within the shop facade. The detailed plans showing this amendment shall be submitted to the Planning Authority for written agreement prior to commencement of development.

SOUTH DUBLIN COUNTY COUNCIL

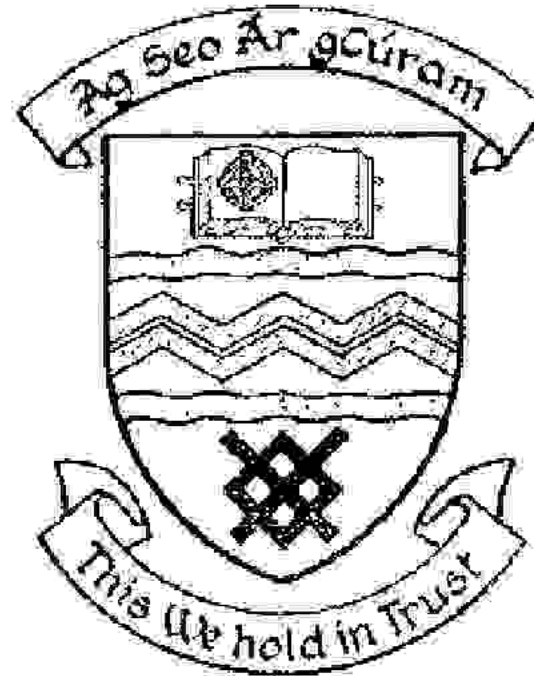
REG. REF. S014/09

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Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230

Facs: 01-414 9104



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County Hall, Town Centre,
Tallaght, Dublin 24.

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Fax: 01-414 9104

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REASON:

In the interests of visual amenity.

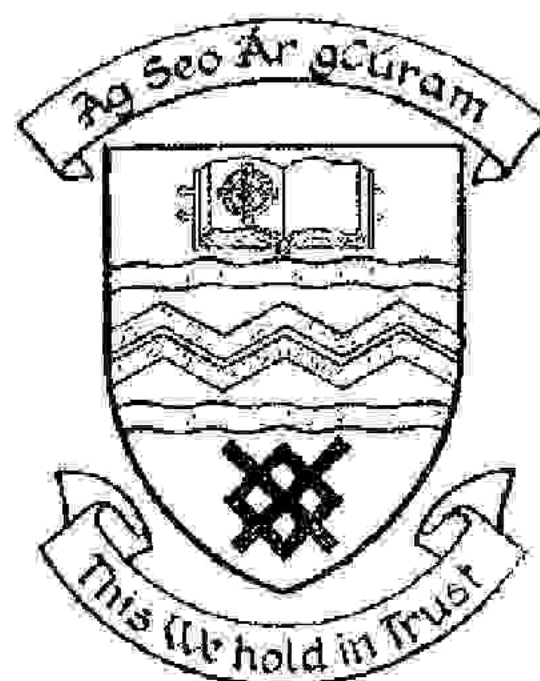
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

- (a) Foul and Surface Water Drainage
- No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - The applicant shall ensure full and complete separation of foul and surface water systems. Drains which run under proposed buildings shall comply with the Building Regulations 1997 Technical Guidance Document H (Drainage and Waste Water Disposal).
 - All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - All waste water from commercial, industrial or institutional kitchens be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
 - All surface water runoff from car parking/ marshallng areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the public sewer.
- (b) Watersupply
- The applicant shall submit full details of the proposed watermain layout for the approval of the Water Services Engineer at the Council's Deansrath Depot prior to the commencement of the proposed development. The details to be submitted shall include pipe sizes, pipe class, pipe route, location of sluice valves, scour mains (if applicable), air valves, hydrants and the point of the proposed connection to the existing supplying watermains.
 - The layout and the provision of the proposed watermain shall comply with Part B of the 1997 Building Regulations Technical Guidance Documents.
 - No building shall be erected within 5 metres of a public watermain or any watermain with the potential to be taken in charge.

REASON:

SOUTH DUBLIN COUNTY COUNCIL

REG' REF. S012/07/11 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104

PLANNING
DEPARTMENT
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230
Fax: 01-414 9104

E-Mail: planning.dept@sdcoco.ie

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

- 8 That an acceptable apartment naming and numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 9 That details of the Management Agreement for the maintenance and Control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 10 That a financial contribution in the sum of EUR 43,000 (Forty Three Thousand Euro) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the 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 a financial contribution in the sum of EUR 19,522 (Nineteen Thousand Five Hundred and Twenty Two Euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be 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 the development and improvement of amenity lands in the area which will facilitate the proposed development.

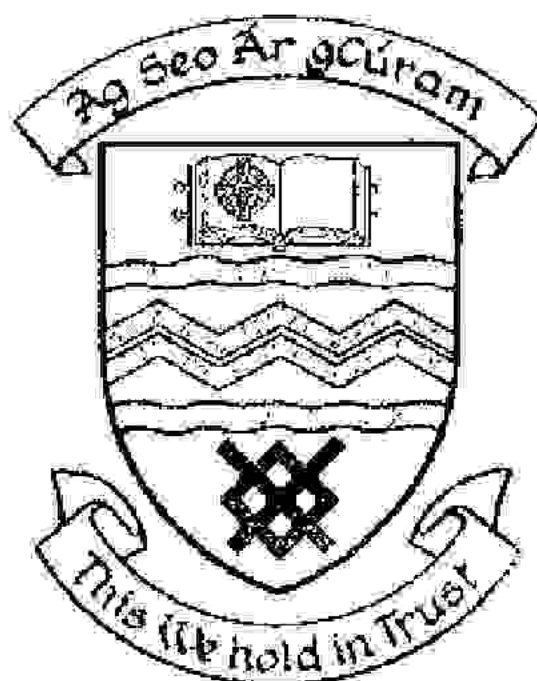
- 12 That a financial contribution in the sum of EUR 17,576 (Seventeen Thousand Five Hundred and Seventy Six Euros) be

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01207 ~~COMHAIRLE~~ CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230
Fax: 01-414 9104

E-Mail: planning.dept@sdublincoco.ie

paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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 the works.

- 13 That a financial contribution in the sum of EUR 29,760 (Twenty Nine Thousand Seven Hundred and Sixty Euro) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

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 the works.

- 14 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of EUR 58,408 (fifty eight thousand four hundred and eight euro) or lodgement with the Council of a cash sum of EUR 40,632 (forty thousand six hundred and thirty two euro).

REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

- 15 a) Prior to the commencement of development the applicant shall submit a detailed Landscape Plan with full works specification for the development and maintenance of the private/communal open space. This plan to include details in relation to hard and soft landscaping of the site including the treatment/planting of boundaries, tree planting within car-park areas etc. These works to be in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking in Charge available from the Parks and Landscape Services Department.
- b) All open space shown to be maintained by a properly constituted Landscape Management Company, evidence of which to be submitted to the Planning Department, for the approval of this department prior to

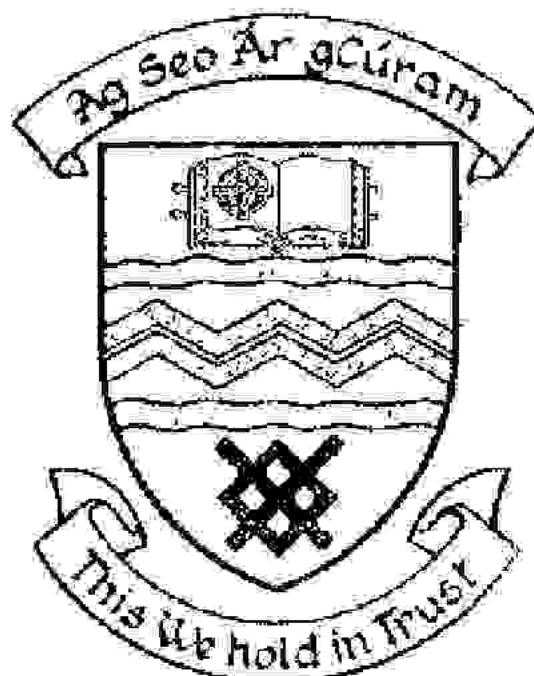
SOUTH DUBLIN COUNTY COUNCIL

REC REF. S01A/07

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Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230
Fax: 01-414 9104

E-Mail: planning.dept@sdcoco.ie

commencement of works on site.

REASON:

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

- 16 The applicant shall submit a revised car parking layout
omitting the perpendicular parking spaces on Kiltalown Road
and providing these spaces by means of parallel parking as
an alternative. These shall be provided in such a manner as
not to interfere with the vision splay at the Kiltalown Way
junction. The applicant shall submit the revised plans to
the Planning Authority for written agreement prior to the
commencement of development.

REASON:

In the interests of traffic safety.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.

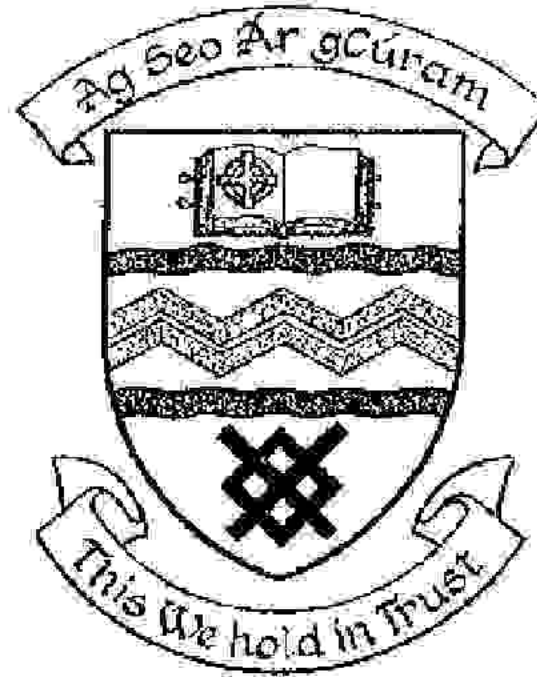
.....22/03/02
for SENIOR ADMINISTRATIVE OFFICER

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



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DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0261	Date of Decision 04/02/2002
Register Reference S01A/0771	Date: 21/11/01

Applicant T. J. Walsh,

Development Demolish existing retail units and erect a new mixed retail and residential development.

Location Kiltalown Way, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including 07/02/2002

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (16) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

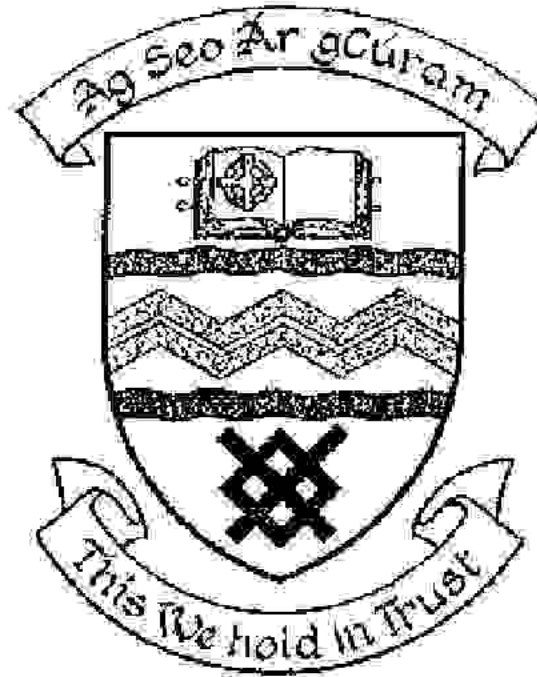

..... 05/02/02
for SENIOR ADMINISTRATIVE OFFICER

Arthur Gibney & Partners,
20 Harcourt Street,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



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DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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REG REF. S01A/0771

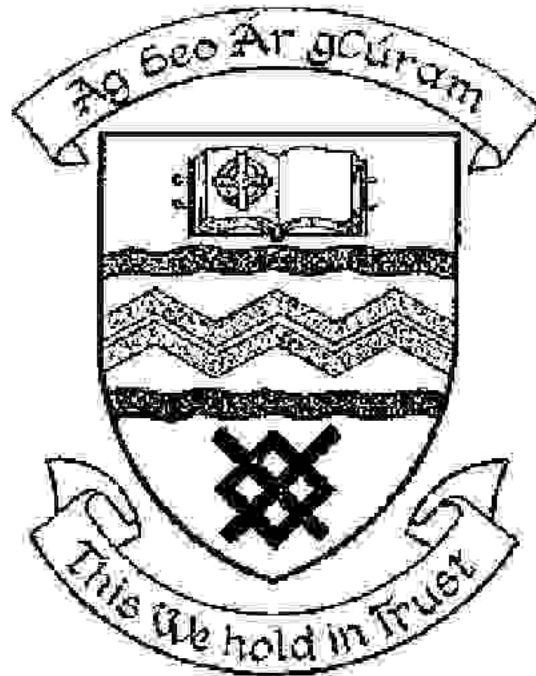
Conditions and Reasons

- 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 Unsolicited Additional Information received by the Planning Authority on 20/01/02, 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 Not more than one of the smaller retail units shall operate as a takeaway or restaurant, save with prior approval of the Planning Authority or An Bord Pleanála on appeal.
REASON:
In order to clarify the permission.
- 3 Prior to the commencement of development the applicant shall agree in writing with the Planning Authority a landscape treatment for the section of roadway on Kiltalown Way between the proposal and the Health Centre and adjoining housing units.
REASON:
In the interest of the proper planning and development of the area.
- 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 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. The applicant shall, prior to the commencement of development, agree in writing with the Planning Authority a unified signage scheme for the proposed retail units.
REASON:

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Halla an Chontae,
Lár an Bhaile, Tamhlacht,
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Facs: 01-414 9104



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DEPARTMENT**
County Hall,
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In the interest of the proper planning and development of the area.

- 6 The proposed roller shutters shall be fully recessed within the shop facade. The detailed plans showing this amendment shall be submitted to the Planning Authority for written agreement prior to commencement of development.

REASON:

In the interests of visual amenity.

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

(a) Foul and Surface Water Drainage

- No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- The applicant shall ensure full and complete separation of foul and surface water systems. Drains which run under proposed buildings shall comply with the Building Regulations 1997 Technical Guidance Document H (Drainage and Waste Water Disposal).
- All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- All waste water from commercial, industrial or institutional kitchens be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
- All surface water runoff from car parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer.

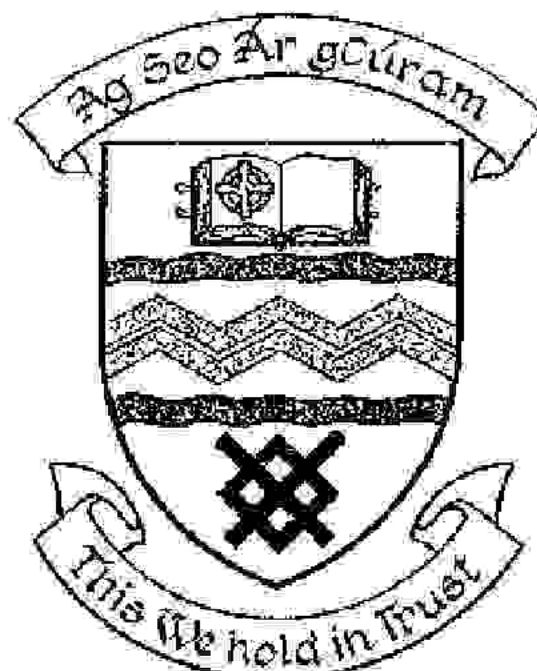
(b) Watersupply

- The applicant shall submit full details of the proposed watermain layout for the approval of the Water Services Engineer at the Council's Deansrath Depot prior to the commencement of the proposed

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Baile Átha Cliath 24.

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DEPARTMENT**
County Hall,
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REG REF. S01A/0771

development. The details to be submitted shall include pipe sizes, pipe class, pipe route, location of sluice valves, scour mains (if applicable), air valves, hydrants and the point of the proposed connection to the existing supplying watermains.

The layout and the provision of the proposed watermain shall comply with Part B of the 1997 Building Regulations Technical Guidance Documents.

No building shall be erected within 5 metres of a public watermain or any watermain with the potential to be taken in charge.

REASON:

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

- 8 That an acceptable apartment naming and numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 9 That details of the Management Agreement for the maintenance and Control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 10 That a financial contribution in the sum of EUR 43,000 (Forty Three Thousand Euro) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

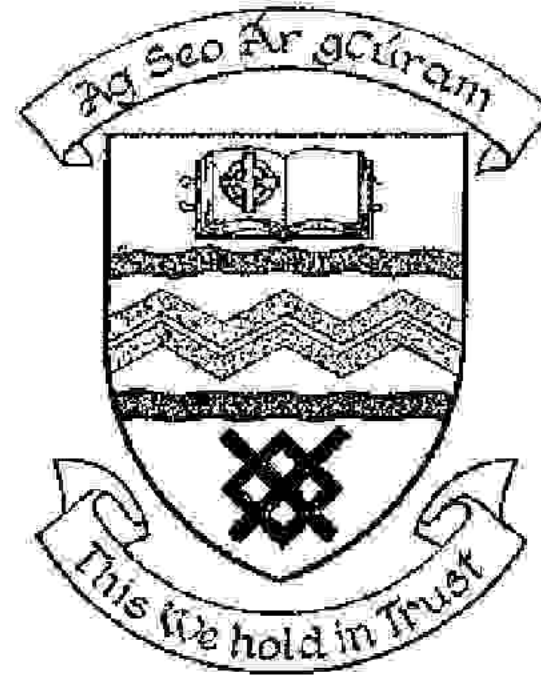
REASON:

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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Halla an Chontae,
Lár an Bhaile, Tamhlacht,
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Telefon: 01-414 9000
Facs: 01-414 9104



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DEPARTMENT
County Hall,
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REG. REF. S01A/0771

improvement works and traffic management schemes
facilitating the proposed development.

- 11 That a financial contribution in the sum of EUR 19,522 (Nineteen Thousand Five Hundred and Twenty Two Euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be 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 the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 12 That a financial contribution in the sum of EUR 17,576 (Seventeen Thousand Five Hundred and Seventy Six Euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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 the works.

- 13 That a financial contribution in the sum of EUR 29,760 (Twenty Nine Thousand Seven Hundred and Sixty Euro) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

REASON:

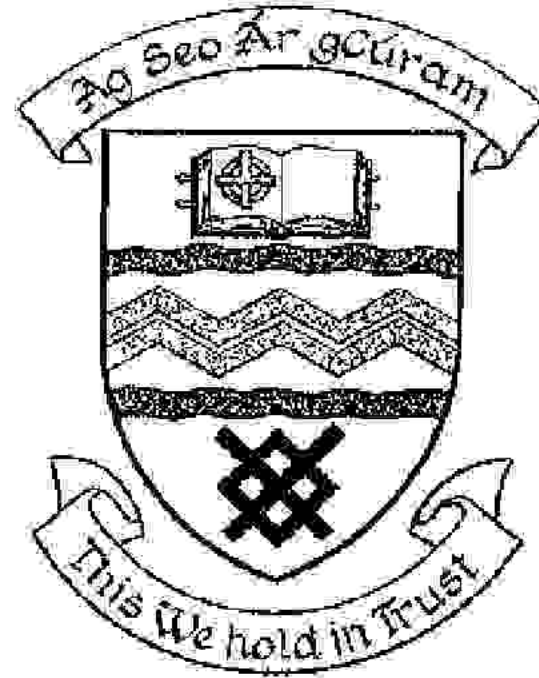
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 14 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement

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Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S01A/0771

with the Council of an approved Insurance Company Bond in the sum of EUR 58,408 (fifty eight thousand four hundred and eight euro) or lodgement with the Council of a cash sum of EUR 40,632 (forty thousand six hundred and thirty two euro).

REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

- 15 a) Prior to the commencement of development the applicant shall submit a detailed Landscape Plan with full works specification for the development and maintenance of the private/communal open space. This plan to include details in relation to hard and soft landscaping of the site including the treatment/planting of boundaries, tree planting within car-park areas etc. These works to be in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking in Charge available from the Parks and Landscape Services Department.
- b) All open space shown to be maintained by a properly constituted Landscape Management Company, evidence of which to be submitted to the Planning Department, for the approval of this department prior to commencement of works on site.

REASON:

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

- 16 The applicant shall submit a revised car parking layout omitting the perpendicular parking spaces on Kiltalown Road and providing these spaces by means of parallel parking as an alternative. These shall be provided in such a manner as not to interfere with the vision splay at the Kiltalown Way junction. The applicant shall submit the revised plans to the Planning Authority for written agreement prior to the commencement of development.

REASON:

In the interests of traffic safety.

✓

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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0174	Date of Decision 18/01/2002
Register Reference S01A/0771	Date 21/11/01

Applicant T. J. Walsh,
App. Type Permission
Development Demolish existing retail units and erect a new mixed retail
and residential development.

Location Kiltalown Way, Tallaght, Dublin 24.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 07/02/2002

Yours faithfully

 24/01/02
for SENIOR ADMINISTRATIVE OFFICER

Arthur Gibney & Partners,
20 Harcourt Street,
Dublin 2.