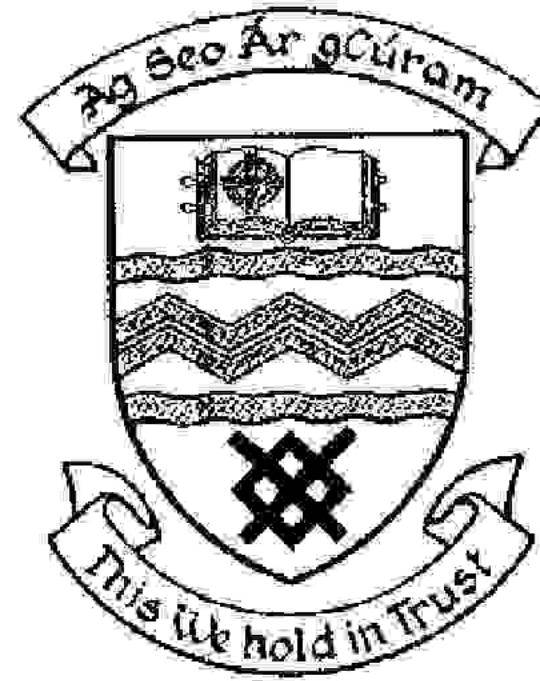


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0390	
1. Location	Harry Ramsden's Restaurant, Naas Road/Killeen Road, Dub 12.		
2. Development	Construction of a four-storey commercial development consisting of office-based industry at ground, first, second and third floor levels, with a total gross area of 3,488 sq. metres approx. A total of 130 no. car parking spaces are provided at surface level with reconfigured vehicular access to the site off Killeen Road. The proposal also includes the demolition of the existing two-storey building (Harry Ramsden's) on site and provision of internal and external perimeter landscaping signage, roof plantroom and all associated site development works.		
3. Date of Application	22/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/08/2001 2.	1. 13/09/2001 2.
4. Submitted by	Name: KMD Architecture Address: 4 Princes Street South, City Quay,		
5. Applicant	Name: C.F.I. Property Management Ltd Address: C.F.I. House, Clonskeagh Square, Dublin 14.		
6. Decision	O.C.M. No. 3365 Date 09/11/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0050 Date 10/01/2002	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



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KMD Architecture
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City Quay,
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 0050	Date of Final Grant 10/01/2002
Decision Order Number 3365	Date of Decision 09/11/2001
Register Reference S01A/0390	Date 13/09/01

Applicant C.F.I. Property Management Ltd

Development Construction of a four-storey commercial development consisting of office-based industry at ground, first, second and third floor levels, with a total gross area of 3,488 sq. metres approx. A total of 130 no. car parking spaces are provided at surface level with reconfigured vehicular access to the site off Killeen Road. The proposal also includes the demolition of the existing two-storey building (Harry Ramsden's) on site and provision of internal and external perimeter landscaping signage, roof plantroom and all associated site development works.

Location Harry Ramsden's Restaurant, Naas Road/Killeen Road, Dub 12.

Floor Area 3488.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 21/08/2001 /13/09/2001

A Permission has been granted for the development described above,
subject to the following (13) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

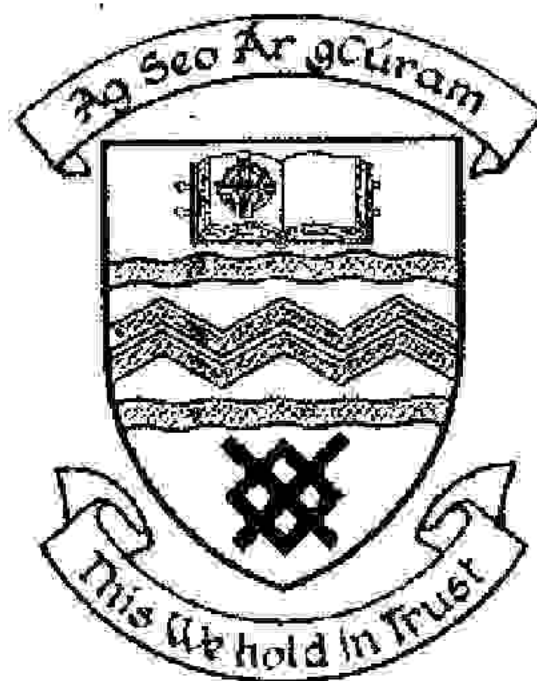
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Conditions and Reasons

- 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 13/09/01, 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 Prior to the commencement of development, the applicant shall submit to the Planning Authority a letter of consent from the Development Department, South Dublin County Council, to proceed with the development in respect of the portion of the subject site within the ownership of the Council.
REASON:
To enable effective control to be maintained in the interest of proper planning and development.
- 3 That the proposed development shall be used only for the purposes of office based industry i.e. office based activities concerned with the output of a specified product or service, including data processing, software development, information technology technical and consulting, commercial laboratories/healthcare, research and development, media recording and general media associated uses, publishing and telemarketing.
REASON:
To enable effective control to be maintained in the interest of proper planning and development of the area.
- 4 That prior to the first occupation of each office based industry unit/floor, full details of the specific user including corporate identity, shall be submitted for the written agreement of the Planning Authority. In this regard, full details of the nature of the proposed business shall be submitted.
REASON:
To enable effective control to be maintained in the interest of proper planning and development of the area.
- 5 The boundary of the proposed development shall be constructed of 2 metre high steel/ iron railings and fixed gates, to the written agreement of the Planning Authority, on fixed pedestal not exceeding 0.3 metre in height. Dwarf wall at this location is not acceptable.

SOUTH DUBLIN COUNTY COUNCIL

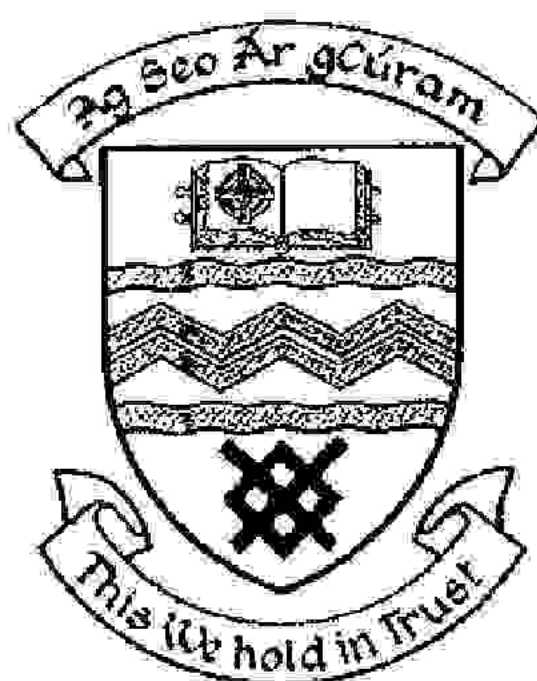
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REASON:

In the interest of visual amenity.

- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the proposed development shall adhere to the following:-
- (a) The wastewater from any canteen kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
 - (b) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (c) Applicant to ensure full and complete separation of foul and surface water systems.
 - (d) 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.
 - (e) All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.
 - (f) The development shall have its own connection to the public watermain and full 24 hour water storage.
 - (g) The water supply to the development shall be commercially metered to the satisfaction of the Water Management Section of South Dublin County Council.
 - (h) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
 - (i) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.
 - (j) Prior to commencement of development, applicant shall submit for the approval of the Area Engineer, Deansrath (Tel. (01) 4570784) a detailed watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulations.

REASON:

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

SOUTH DUBLIN COUNTY COUNCIL

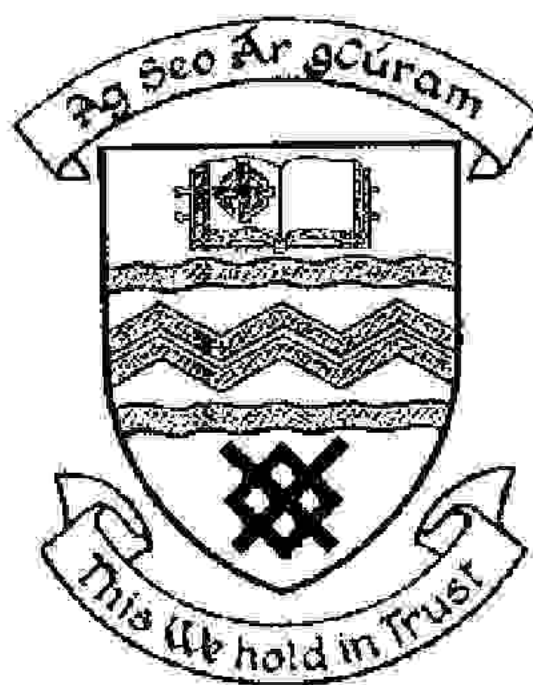
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- 7 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 8 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.
REASON:
In the interest of amenity.
- 9 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 amenity.
- 10 That prior to any development commencing full details of any external lighting to the building or to open areas within the curtilage of the proposed building shall be submitted for the written agreement of the Planning Authority. Any such lighting shall be designed, installed and operated so as not to result in glare or other nuisance to road users or occupier of property in the vicinity of the proposed development.
REASON:
To enable effective control to be maintained in the interest of proper planning and development of the area.
- 11 Prior to commencement of development the applicant/developer shall specify which of the two permissions it is intended to implement, namely permission reference number S01A/0390 or S01A/0388. The implementation of one permission shall preclude the implementation of the other. Partial implementation of each permission shall not be permitted.

REASON:
In the interests of the proper planning and development of the area and to ensure proper control of the development.
- 12 That a financial contribution in the sum of £28,159 (twenty eight thousand one hundred and fifty nine thousand pounds) EUR 35,755 (thirty five thousand seven hundred and fifty five euros) 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

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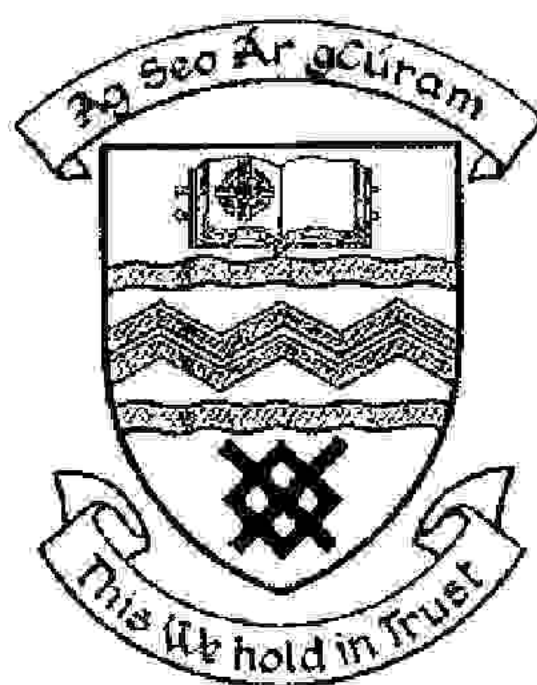
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this development; this contribution to be paid before the commencement of development on the site.

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.

- 13 That a financial contribution in the sum of £73,248 (seventy three thousand two hundred and forty eight pounds) EUR 93,006 (ninety three thousand and six euros) 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.

- (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.

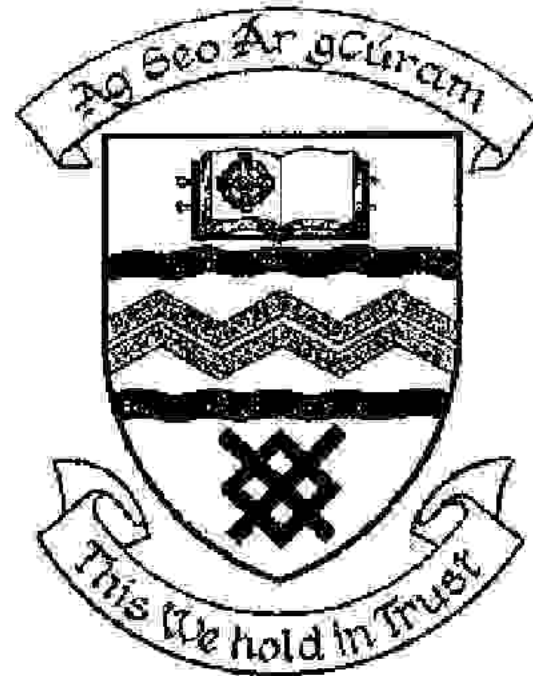
.....10/01/02
for SENIOR ADMINISTRATIVE OFFICER

C

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

Decision Order Number 3365	Date of Decision 09/11/2001
Register Reference S01A/0390	Date: 22/06/01

Applicant C.F.I. Property Management Ltd

Development Construction of a four-storey commercial development consisting of office-based industry at ground, first, second and third floor levels, with a total gross area of 3,488 sq. metres approx. A total of 130 no. car parking spaces are provided at surface level with reconfigured vehicular access to the site off Killeen Road. The proposal also includes the demolition of the existing two-storey building (Harry Ramsden's) on site and provision of internal and external perimeter landscaping signage, roof plantroom and all associated site development works.

Location Harry Ramsden's Restaurant, Naas Road/Killeen Road, Dub 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 21/08/2001 /13/09/2001

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 (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

KMD Architecture
4 Princes Street South,
City Quay,
Dublin 2.

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REG REF. S01A/0390

 12/11/01
for SENIOR ADMINISTRATIVE OFFICER

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 13/09/01, 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 Prior to the commencement of development, the applicant shall submit to the Planning Authority a letter of consent from the Development Department, South Dublin County Council, to proceed with the development in respect of the portion of the subject site within the ownership of the Council.
REASON:
To enable effective control to be maintained in the interest of proper planning and development.
- 3 That the proposed development shall be used only for the purposes of office based industry i.e. office based activities concerned with the output of a specified product or service, including data processing, software development, information technology technical and consulting, commercial laboratories/healthcare, research and development, media

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REG. REF. S01A/0390

recording and general media associated uses, publishing and telemarketing.

REASON:

To enable effective control to be maintained in the interest of proper planning and development of the area.

- 4 That prior to the first occupation of each office based industry unit/floor, full details of the specific user including corporate identity, shall be submitted for the written agreement of the Planning Authority. In this regard, full details of the nature of the proposed business shall be submitted.

REASON:

To enable effective control to be maintained in the interest of proper planning and development of the area.

- 5 The boundary of the proposed development shall be constructed of 2 metre high steel/ iron railings and fixed gates, to the written agreement of the Planning Authority, on fixed pedestal not exceeding 0.3 metre in height. Dwarf wall at this location is not acceptable.

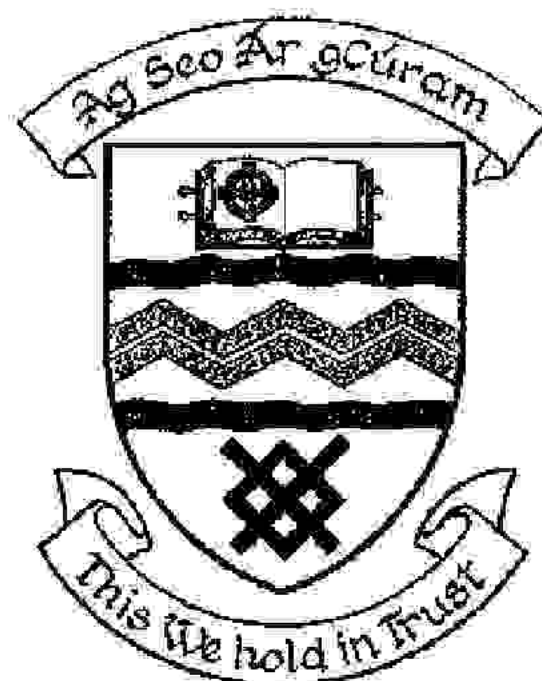
REASON:

In the interest of visual amenity.

- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the proposed development shall adhere to the following:-

- (a) The wastewater from any canteen kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
- (b) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (c) Applicant to ensure full and complete separation of foul and surface water systems.
- (d) 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.

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- (e) All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.
- (f) The development shall have its own connection to the public watermain and full 24 hour water storage.
- (g) The water supply to the development shall be commercially metered to the satisfaction of the Water Management Section of South Dublin County Council.
- (h) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
- (i) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.
- (j) Prior to commencement of development, applicant shall submit for the approval of the Area Engineer, Deansrath (Tel. (01) 4570784) a detailed watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulations.

REASON:

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

- 7 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 8 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.

REASON:

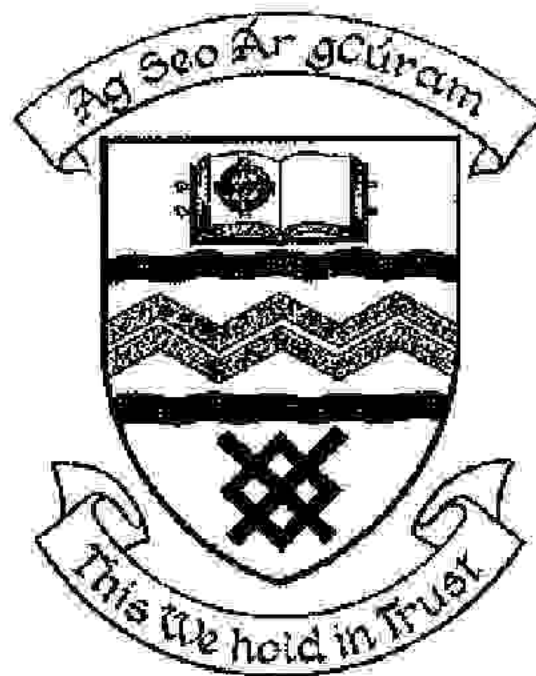
In the interest of amenity.

- 9 That the area between the building and roads must not be used for truck parking or other storage or display purposes,

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but must be reserved for car parking and landscaping as shown on lodged plans.

REASON:

In the interest of amenity.

- 10 That prior to any development commencing full details of any external lighting to the building or to open areas within the curtilage of the proposed building shall be submitted for the written agreement of the Planning Authority. Any such lighting shall be designed, installed and operated so as not to result in glare or other nuisance to road users or occupier of property in the vicinity of the proposed development.

REASON:

To enable effective control to be maintained in the interest of proper planning and development of the area.

- 11 Prior to commencement of development the applicant/developer shall specify which of the two permissions it is intended to implement, namely permission reference number S01A/0390 or S01A/0388. The implementation of one permission shall preclude the implementation of the other. Partial implementation of each permission shall not be permitted.

REASON:

In the interests of the proper planning and development of the area and to ensure proper control of the development.

- 12 That a financial contribution in the sum of £28,159 (twenty eight thousand one hundred and fifty nine thousand pounds) EUR 35,755 (thirty five thousand seven hundred and fifty five euros) 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.

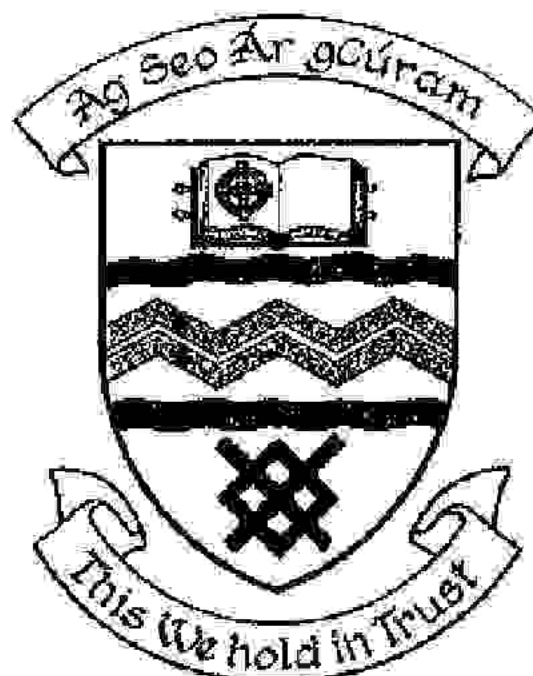
REASON:

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.

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- 13 That a financial contribution in the sum of £73,248 (seventy three thousand two hundred and forty eight pounds) EUR 93,006 (ninety three thousand and six euros) 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.

C

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

Decision Order Number 2711	Date of Decision 21/08/2001
Register Reference S01A/0390	Date: 22/06/01

**Applicant
Development**

C.F.I. Property Management Ltd
Construction of a four-storey commercial development consisting of office-based industry at ground, first, second and third floor levels, with a total gross area of 3,488 sq. metres approx. A total of 130 no. car parking spaces are provided at surface level with reconfigured vehicular access to the site off Killeen Road. The proposal also includes the demolition of the existing two-storey building (Harry Ramsden's) on site and provision of internal and external perimeter landscaping signage, roof plantroom and all associated site development works.

Location

Harry Ramsden's Restaurant, Naas Road/Killeen Road, Dub 12.

App. Type

Permission

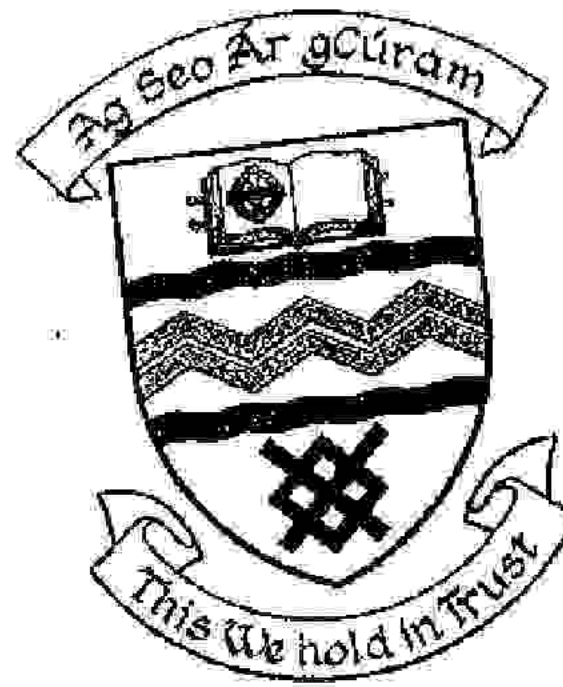
Dear Sir/Madam,

With reference to your planning application, received on 22/06/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

- 1 A portion of the proposed development site is the subject of a Temporary Convenience Letting agreement between South Dublin County Council and Comprehensive Design Ltd (our Ref: T1 101). It would appear that the applicant has no authorisation to make this application as a portion of the land is not in the ownership of the applicant but in the ownership of the County Council. The applicant shall submit to the Planning Authority the written consent of the Development Department, South Dublin County Council, with regard to the making of this application in respect to the

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portion of the subject site not in the ownership of the
applicant (i.e. in the ownership of the Council).

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

21/08/01