

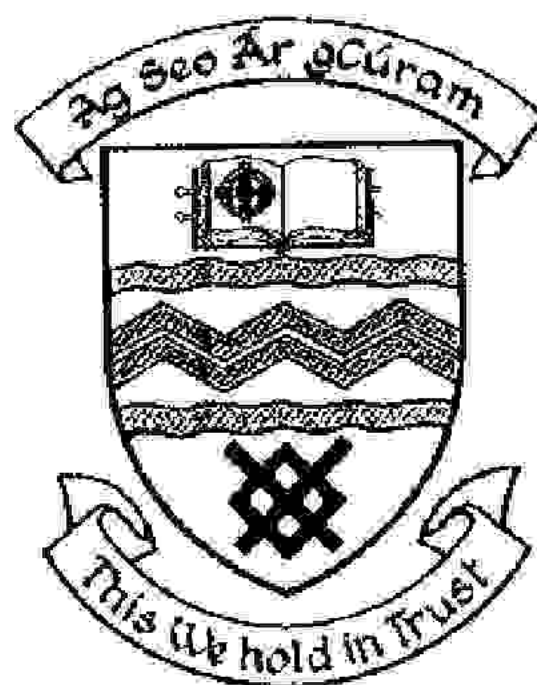
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0389	
1. Location	Corner site bounded by Blessington Road and Belgard Square East and adjoinign the Square Shopping Centre car park, Tallaght, Dublin 24.		
2. Development	Installation of a basement under the shops, public house, offices and part of courtyard for storage and plantroom uses apart from the basement of public house which will be for commercial use and for an electricity sub station of formerly approved mixed residential/commercial development : Reg. Ref. S98A/0683.		
3. Date of Application	22/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Henry J Lyons & Partners Address: 47-48 Pearse Street, Dublin 2.		
5. Applicant	Name: Lowe Taverns (Tallaght) Ltd Address: c/o Ryan Cannon Kirk, 2nd Floor, Eden House, 15-17 EdenQuay, Dublin 1.		
6. Decision	O.C.M. No. 2710  Date 21/08/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3059  Date 03/10/2001	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  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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Henry J Lyons & Partners  
47-48 Pearse 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 3059	Date of Final Grant 03/10/2001
Decision Order Number 2710	Date of Decision 21/08/2001
Register Reference S01A/0389	Date 22/06/01

**Applicant** Lowe Taverns (Tallaght) Ltd

**Development** Installation of a basement under the shops, public house, offices and part of courtyard for storage and plantroom uses apart from the basement of public house which will be for commercial use and for an electricity sub station of formerly approved mixed residential/commercial development Reg. Ref. S98A/0683.

**Location** Corner site bounded by Blessington Road and Belgard Square East and adjoinign the Square Shopping Centre car park, Tallaght, Dublin 24.

**Floor Area** 0.00 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 (9) Conditions.



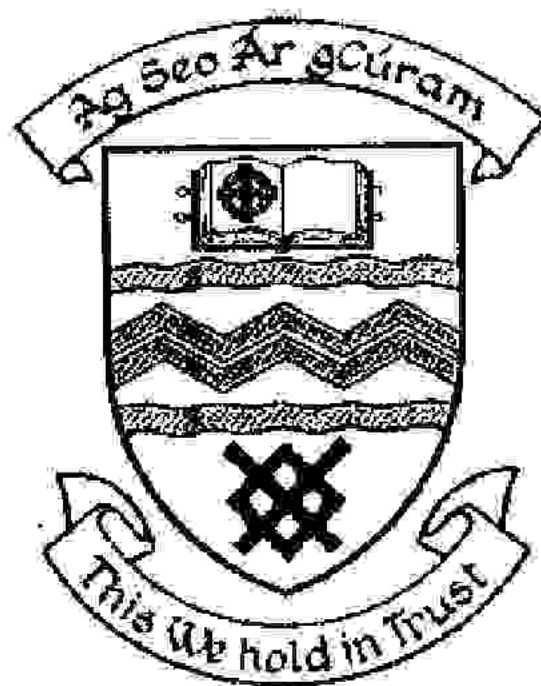
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S012/0963

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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 applicant shall comply with all conditions as stated in the overall planning permission for the site Reg. Ref. S98A/0963.

REASON:

In the interests of proper planning and development.

- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:

(i) No connection shall be made to the foul sewerage system until such time as a foul sewer of adequate capacity exists to cater for the proposed development. If the applicant proposes to provide this sewer then details such as route of sewer, pipe diameter, manhole location, construction details and points of connection to existing foul sewerage system to be agreed in writing with the Environmental Services Department of South Dublin County Council prior to the commencement of the development.

(ii) Toilets are to be located in the basement of the development. Prior to the commencement of development the applicant is therefore required to submit details, for the written agreement of the Environmental Services Department, clarifying how the foul effluent is to be drained from this basement. If this includes pumping then design details for the pumping system shall be provided. Information shall be provided on the type, number and configuration of the pumps, as well as on the size, routing and construction of the rising main. The system shall be configured so that effluent remains in the system for a maximum of 3 hours to avoid the risk of septicity. A minimum of 24 hours overflow storage shall also be provided in the event of pump failure. The installation, operation and maintenance of the system, up to the point of connection to the existing public sewer, shall

# SOUTH DUBLIN COUNTY COUNCIL

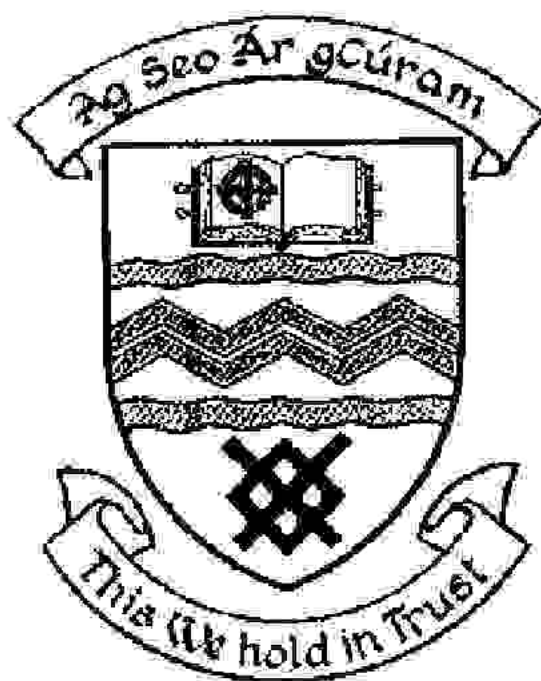
REG. REF. S014/0999

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- remain the responsibility of the applicant.
- (iii) All wastewater from commercial kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Full details of this system to be submitted for approval prior to the commencement of development.
  - (iv) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990.
  - (v) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - (vi) Applicant to ensure full and complete separation of foul and surface water systems.
  - (vii) 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.
  - (viii) Prior to the commencement of development the applicant will supply surface water run-off calculation to justify the sizing and layout of the proposed surface water drainage for the development.
  - (ix) 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.
  - (x) Prior to the commencement of development the applicant shall submit for approval to the Water Services Area Engineer / Leakage Engineer a revised watermain layout for the site. The following requirements shall be adhered to:
    - 1. No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
    - 2. Watermains shall be looped or interconnected, to facilitate self-cleansing, rather than duckfoot hydrants.
  - (xi) All branch connections, swabbing, chlorination and tappings of watermains to be carried out by South Dublin County Council personnel at the applicant's prior expense.
  - (xii) Each apartment shall have its own individual service connection and 24hr storage.
  - (xiii) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to



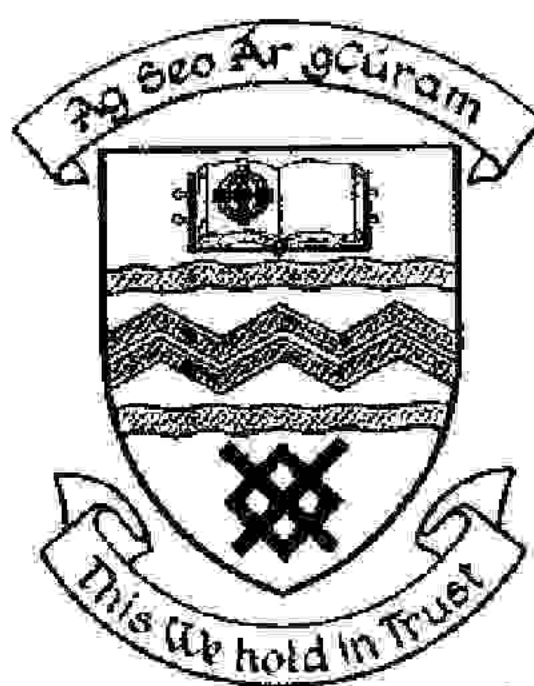
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S017/0589

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upper storey units to ensure adequate pressure to upper storey units.

- (xiv) The water supply to any non-domestic unit shall be commercially metered with full 24hr water storage.
- (xv) Prior to the commencement of development the applicant shall liase with the Leakage Engineer, Deansrath Depot, to establish the water metering requirements for development. These may include fitting the watermains serving the site with check meters, remote readouts, loggers, telemetry etc.

REASON:

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

- 4 Prior to the commencement of development the applicant shall submit revised drawings omitting the proposed detached ESB substation and showing the said substation located within one of the two proposed main buildings on site.

REASON:

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

- 5 Prior to the commencement of development the applicant shall submit revised drawings, for the written agreement of the Roads Traffic Department, showing where it is proposed to locate car parking spaces generated by the development.

REASON:

In the interest of providing adequate car parking facilities for the proposed development.

- 6 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 15, 16, 17 and 18 of Register Reference S98A/0683, arrangements to be made prior to commencement of development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the development.

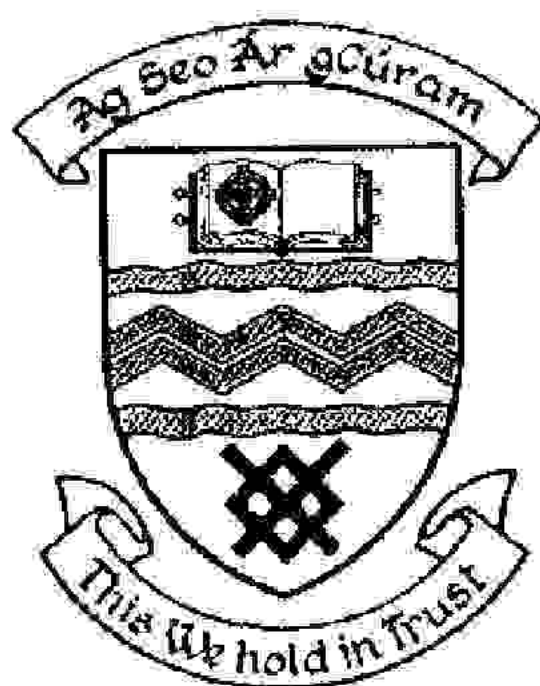
- 7 That a financial contribution in the sum of £12,820 (Twelve Thousand Eight Hundred and Twenty Pounds) EUR 16,278 (Sixteen Thousand Two Hundred and Seventy Eight Euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development;

# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S012/0000 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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.

- 8 That a financial contribution in the sum of £33,348 (Thirty Three Thousand Three Hundred and Forty Eight Pounds) EUR 42,343 (Forty Two Thousand Three Hundred and Forty Three 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.

- 9 That a financial contribution in the sum of £12,704 (Twelve Thousand Seven Hundred and Four Pounds) EUR 16,131 (Sixteen Thousand One Hundred and Thirty One Euros) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Foul Sewer Improvements which will facilitate this development; this contribution to be paid before the 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 developer should contribute towards the cost of the works.

- (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



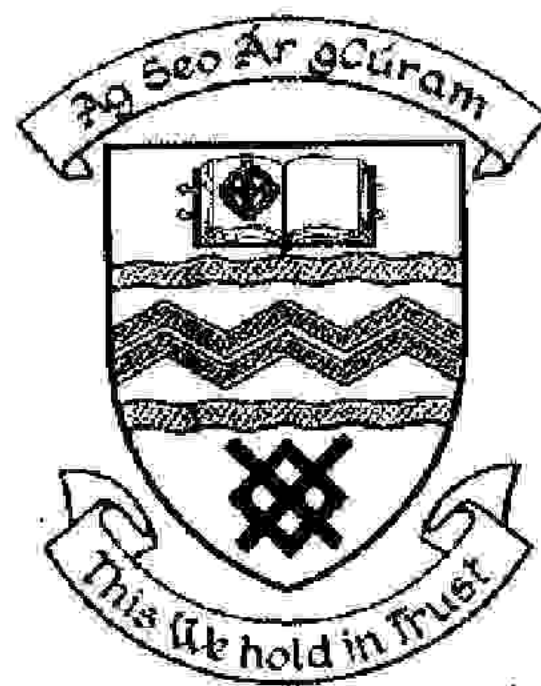
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S017/03W

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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.

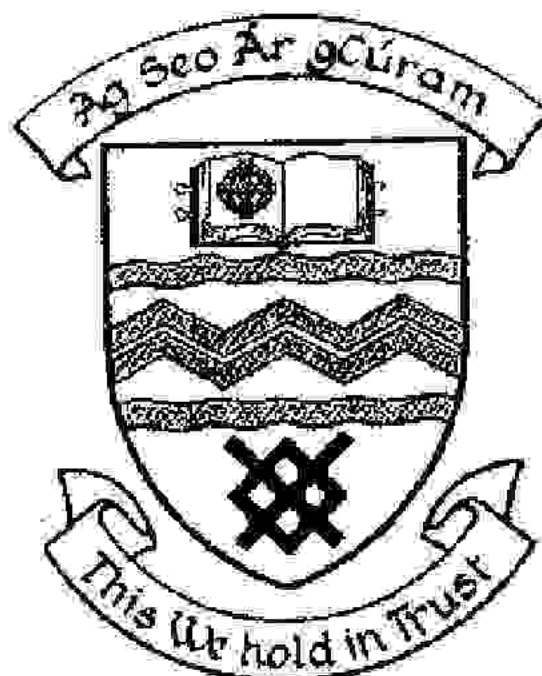
.....04/10/01  
for SENIOR ADMINISTRATIVE OFFICER



**SOUTH DUBLIN COUNTY COUNCIL**  
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47-48 Pearse 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 3059	Date of Final Grant 03/10/2001
Decision Order Number 2710	Date of Decision 21/08/2001
Register Reference S01A/0389	Date 22/06/01

Applicant Lowe Taverns (Tallaght) Ltd

Development Installation of a basement under the shops, public house, offices and part of courtyard for storage and plantroom uses apart from the basement of public house which will be for commercial use and for an electricity sub station of formerly approved mixed residential/commercial development Reg. Ref. S98A/0683.

Location Corner site bounded by Blessington Road and Belgard Square East and adjoinign the Square Shopping Centre car park, Tallaght, Dublin 24.

Floor Area 0.00 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 (9) Conditions.

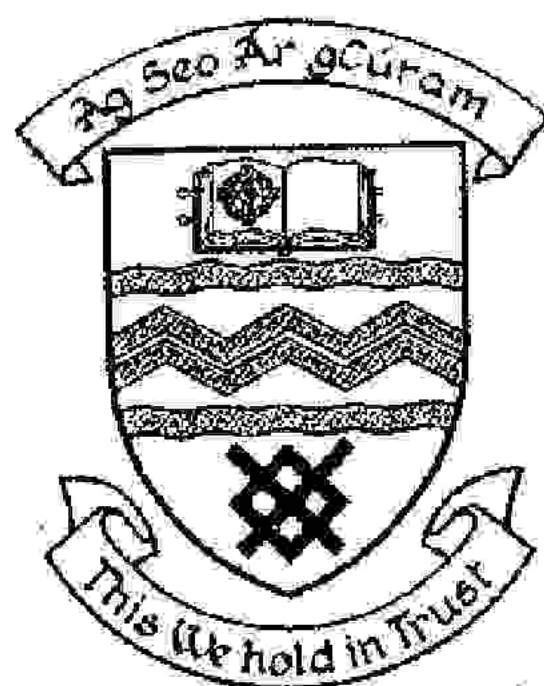
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0989

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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 applicant shall comply with all conditions as stated in the overall planning permission for the site Reg. Ref. S98A/0963.  
REASON:  
In the interests of proper planning and development.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:
  - (i) No connection shall be made to the foul sewerage system until such time as a foul sewer of adequate capacity exists to cater for the proposed development. If the applicant proposes to provide this sewer then details such as route of sewer, pipe diameter, manhole location, construction details and points of connection to existing foul sewerage system to be agreed in writing with the Environmental Services Department of South Dublin County Council prior to the commencement of the development.
  - (ii) Toilets are to be located in the basement of the development. Prior to the commencement of development the applicant is therefore required to submit details, for the written agreement of the Environmental Services Department, clarifying how the foul effluent is to be drained from this basement. If this includes pumping then design details for the pumping system shall be provided. Information shall be provided on the type, number and configuration of the pumps, as well as on the size, routing and construction of the rising main. The system shall be configured so that effluent remains in the system for a maximum of 3 hours to avoid the risk of septicity. A minimum of 24 hours overflow storage shall also be provided in the event of pump failure. The installation, operation and maintenance of the system, up to the point of connection to the existing public sewer, shall



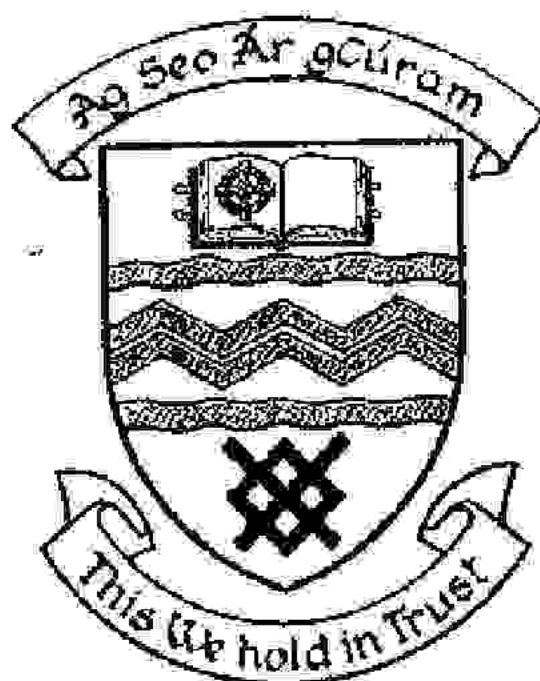
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S0147/08

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- (iii) remain the responsibility of the applicant.  
All wastewater from commercial kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Full details of this system to be submitted for approval prior to the commencement of development.
- (iv) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990.
- (v) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (vi) Applicant to ensure full and complete separation of foul and surface water systems.
- (vii) 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.
- (viii) Prior to the commencement of development the applicant will supply surface water run-off calculation to justify the sizing and layout of the proposed surface water drainage for the development.
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  - 2. Watermains shall be looped or interconnected, to facilitate self-cleansing, rather than duckfoot hydrants.
- (xi) All branch connections, swabbing, chlorination and tappings of watermains to be carried out by South Dublin County Council personnel at the applicant's prior expense.
- (xii) Each apartment shall have its own individual service connection and 24hr storage.
- (xiii) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to



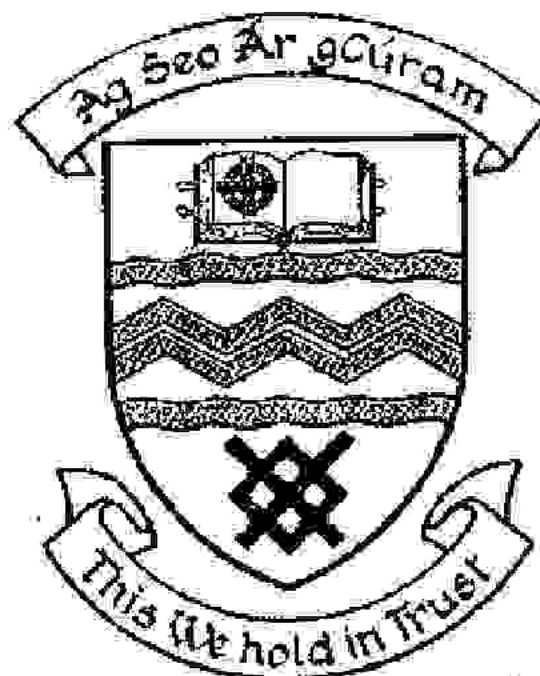
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S0147/03M

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upper storey units to ensure adequate pressure to upper storey units.

- (xiv) The water supply to any non-domestic unit shall be commercially metered with full 24hr water storage.
- (xv) Prior to the commencement of development the applicant shall liase with the Leakage Engineer, Deansrath Depot, to establish the water metering requirements for development. These may include fitting the watermains serving the site with check meters, remote readouts, loggers, telemetry etc.

#### REASON:

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

- 4 Prior to the commencement of development the applicant shall submit revised drawings omitting the proposed detached ESB substation and showing the said substation located within one of the two proposed main buildings on site.

#### REASON:

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

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#### REASON:

In the interest of providing adequate car parking facilities for the proposed development.

- 6 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 15, 16, 17 and 18 of Register Reference S98A/0683, arrangements to be made prior to commencement of development.

#### REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the development.

- 7 That a financial contribution in the sum of £12,820 (Twelve Thousand Eight Hundred and Twenty Pounds) EUR 16,278 (Sixteen Thousand Two Hundred and Seventy Eight 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;



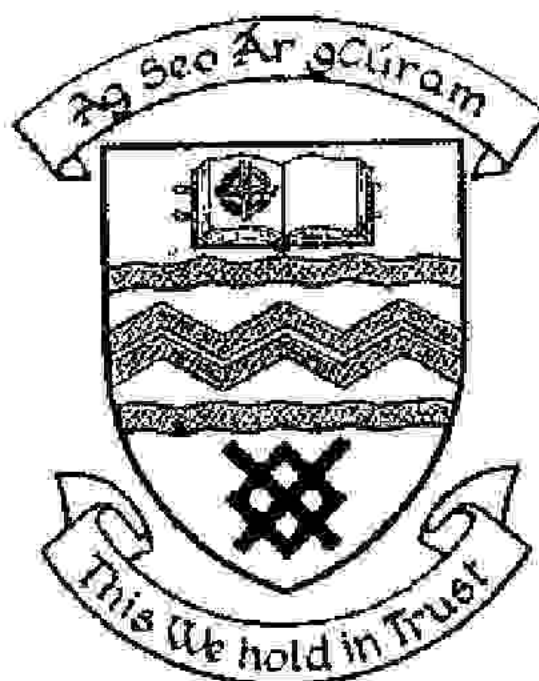
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S0147/03/00

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### REASON:

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- 8 That a financial contribution in the sum of £33,348 (Thirty Three Thousand Three Hundred and Forty Eight Pounds) EUR 42,343 (Forty Two Thousand Three Hundred and Forty Three 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.

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### REASON:

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- (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

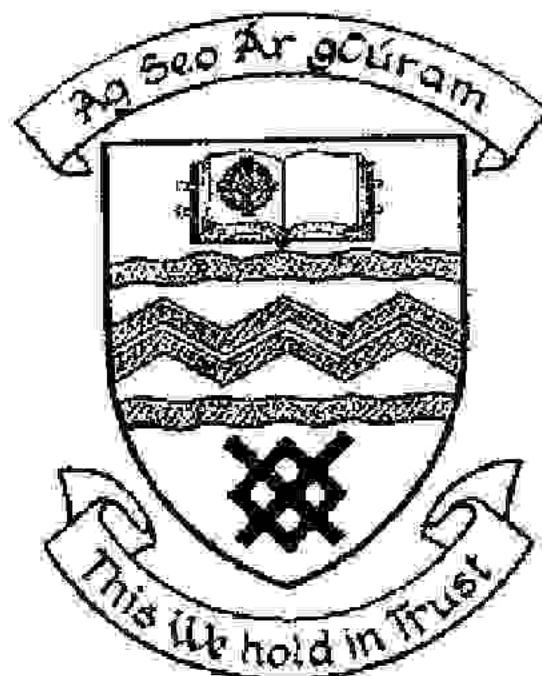
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S012/008

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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.

.....04/10/01  
for SENIOR ADMINISTRATIVE OFFICER



	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/0389	
1. Location	Corner site bounded by Blessington Road and Belgard Square East and adjoinign the Square Shopping Centre car park, Tallaght, Dublin 24.		
2. Development	Installation of a basement under the shops, public house, offices and part of courtyard for storage and plantroom uses apart from the basement of public house which will be for commercial use and for an electricity sub station of formerly approved mixed residential/commercial development Reg. Ref. S98A/0683.		
3. Date of Application	22/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Henry J Lyons & Partners Address: 47-48 Pearse Street, Dublin 2.		
5. Applicant	Name: Lowe Taverns (Tallaght) Ltd Address: c/o Ryan Cannon Kirk, 2nd Floor, Eden House, 15-17 EdenQuay, Dublin 1.		
6. Decision	O.C.M. No. 2710.  Date 21/08/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
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13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal

14.	.....	Registrar	.....	Date	.....	Receipt No.	.....
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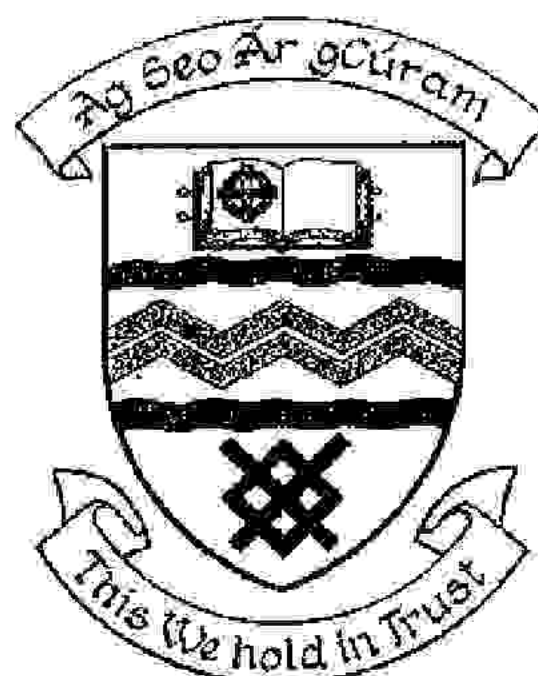


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**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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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 2710	Date of Decision 21/08/2001
Register Reference S01A/0389	Date: 22/06/01

**Applicant** Lowe Taverns (Tallaght) Ltd

**Development** Installation of a basement under the shops, public house, offices and part of courtyard for storage and plantroom uses apart from the basement of public house which will be for commercial use and for an electricity sub station of formerly approved mixed residential/commercial development Reg. Ref. S98A/0683.

**Location** Corner site bounded by Blessington Road and Belgard Square East and adjoinign the Square Shopping Centre car park, Tallaght, Dublin 24.

**Floor Area** Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** /

**Clarification of Additional Information Requested/Received** /

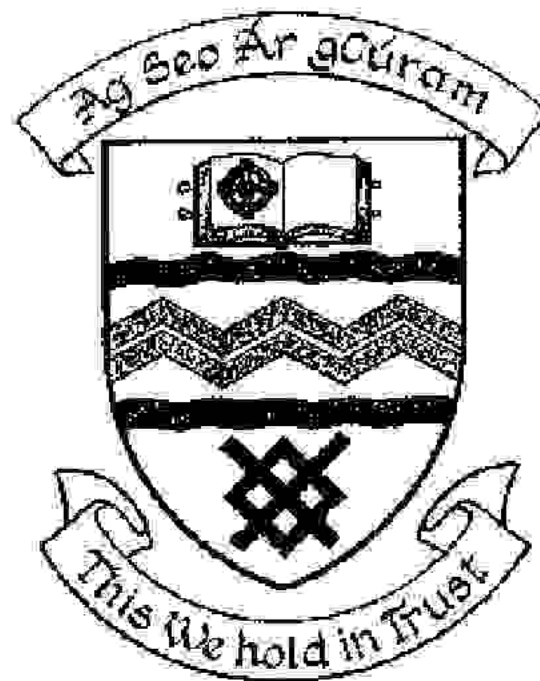
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions ( 9 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

 21/08/01  
for SENIOR ADMINISTRATIVE OFFICER

Henry J Lyons & Partners  
47-48 Pearse Street,  
Dublin 2.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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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 applicant shall comply with all conditions as stated in the overall planning permission for the site Reg. Ref. S98A/0963.

**REASON:**

In the interests of proper planning and development.

- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:

(i) No connection shall be made to the foul sewerage system until such time as a foul sewer of adequate capacity exists to cater for the proposed development. If the applicant proposes to provide this sewer then details such as route of sewer, pipe diameter, manhole location, construction details and points of connection to existing foul sewerage system to be agreed in writing with the Environmental Services Department of South Dublin County Council prior to the commencement of the development.

(ii) Toilets are to be located in the basement of the development. Prior to the commencement of development the applicant is therefore required to submit details, for the written agreement of the Environmental Services Department, clarifying how the foul effluent is to be drained from this basement. If this includes pumping then design details for the pumping system shall be provided. Information shall be provided on the type, number and configuration of the pumps, as well as on the size, routing and construction of the rising main.



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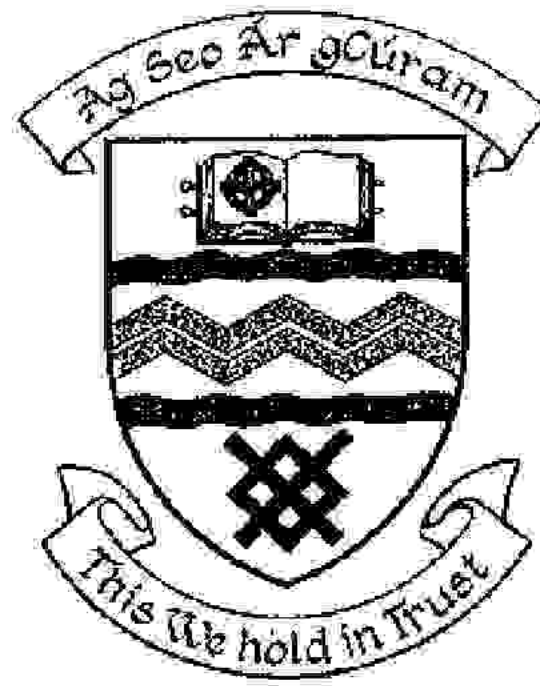
REG. REF. S01A/0389

- The system shall be configured so that effluent remains in the system for a maximum of 3 hours to avoid the risk of septicity. A minimum of 24 hours overflow storage shall also be provided in the event of pump failure. The installation, operation and maintenance of the system, up to the point of connection to the existing public sewer, shall remain the responsibility of the applicant.
- (iii) All wastewater from commercial kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Full details of this system to be submitted for approval prior to the commencement of development.
- (iv) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990.
- (v) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (vi) Applicant to ensure full and complete separation of foul and surface water systems.
- (vii) 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.
- (viii) Prior to the commencement of development the applicant will supply surface water run-off calculation to justify the sizing and layout of the proposed surface water drainage for the development.
- (ix) 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.
- (x) Prior to the commencement of development the applicant shall submit for approval to the Water Services Area Engineer / Leakage Engineer a revised watermain layout for the site. The following requirements shall be adhered to:
1. No building to lie within 5m of watermains

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- less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
2. Watermains shall be looped or interconnected, to facilitate self-cleansing, rather than duckfoot hydrants.
- (xi) All branch connections, swabbing, chlorination and tappings of watermains to be carried out by South Dublin County Council personnel at the applicant's prior expense.
- (xii) Each apartment shall have its own individual service connection and 24hr storage.
- (xiii) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to upper storey units to ensure adequate pressure to upper storey units.
- (xiv) The water supply to any non-domestic unit shall be commercially metered with full 24hr water storage.
- (xv) Prior to the commencement of development the applicant shall liaise with the Leakage Engineer, Deansrath Depot, to establish the water metering requirements for development. These may include fitting the watermains serving the site with check meters, remote readouts, loggers, telemetry etc.

**REASON:**

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

- 4 Prior to the commencement of development the applicant shall submit revised drawings omitting the proposed detached ESB substation and showing the said substation located within one of the two proposed main buildings on site.

**REASON:**

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

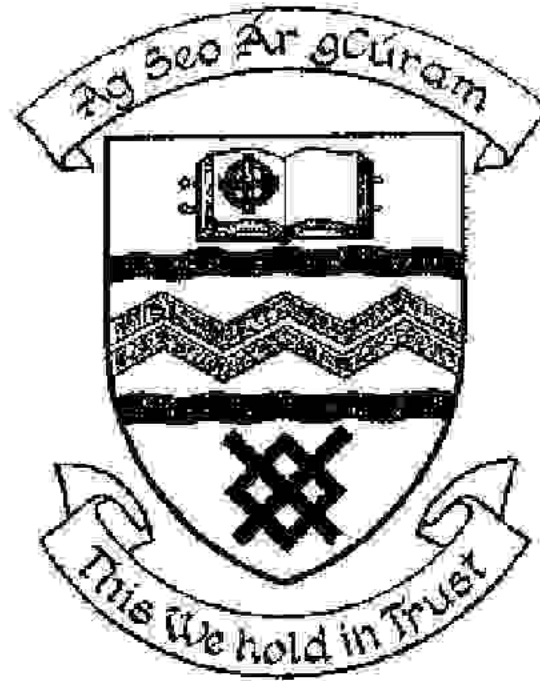
- 5 Prior to the commencement of development the applicant shall submit revised drawings, for the written agreement of the Roads Traffic Department, showing where it is proposed to locate car parking spaces generated by the development.

**REASON:**

In the interest of providing adequate car parking facilities for the proposed development.



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- 6 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 15, 16, 17 and 18 of Register Reference S98A/0683, arrangements to be made prior to commencement of development.

**REASON:**

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the development.

- 7 That a financial contribution in the sum of £12,820 (Twelve Thousand Eight Hundred and Twenty Pounds) EUR 16,278 (Sixteen Thousand Two Hundred and Seventy Eight 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.

- 8 That a financial contribution in the sum of £33,348 (Thirty Three Thousand Three Hundred and Forty Eight Pounds) EUR 42,343 (Forty Two Thousand Three Hundred and Forty Three 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.

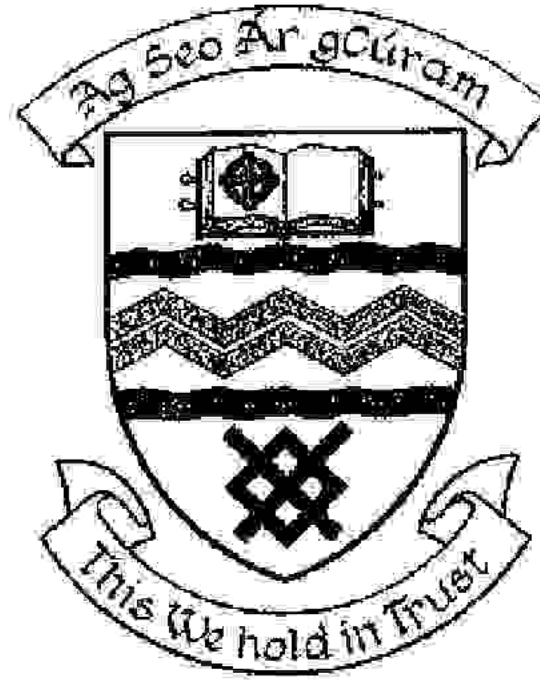
**REASON:**

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.

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- 9 That a financial contribution in the sum of £12,704 (Twelve Thousand Seven Hundred and Four Pounds) EUR 16,131 (Sixteen Thousand One Hundred and Thirty One Euros) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Foul Sewer Improvements which will facilitate this development; this contribution to be paid before the 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 developer should contribute towards the cost of the works.