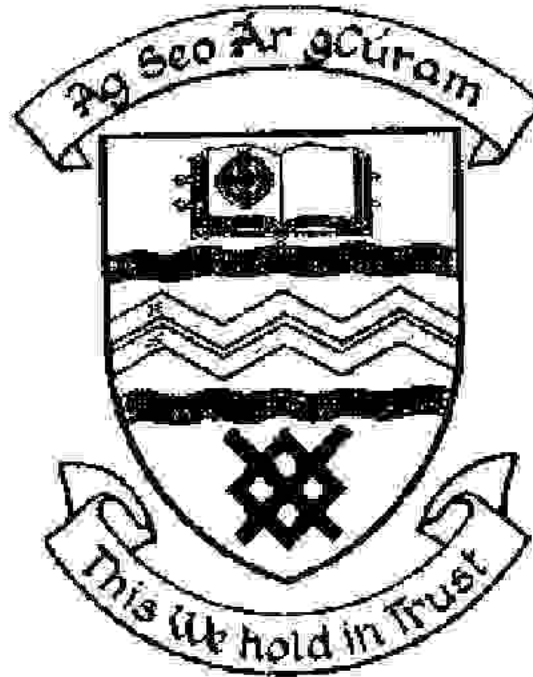


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0728	
1. Location	Harry Ramsden's Restaurant, Killeen Road/Naas Road, Dublin 12.		
2. Development	The construction of a four storey commercial development consisting of a corporate car showroom at first floor level and office-based industry use at ground, second and third floor levels, with a total Gross Floor Area of 3488 sq. metres approximately. A total of 118 no. car parking spaces are provided at surface level with reconfigured vehicular access to the site provided off Killeen Road. The proposal also includes the demolition of the existing two storey building (Harry Ramsdens) on site, and makes provision for internal and perimeter landscaping; signage, roof plan room and all associated site development works, all on a site of area 0.49 ha. approximately.		
3. Date of Application	17/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/12/2000 2.	1. 29/01/2001 2.
4. Submitted by	Name: K.M.D. Architecture, Address: 4 Princes Street South, City Quay,		
5. Applicant	Name: C.F.I. Property Management Limited., Address: C.F.I. House, Clonskeagh Square, Dublin 14.		
6. Decision	O.C.M. No. 0621 Date 27/03/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0981 Date 10/05/2001	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



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K.M.D. Architecture,
4 Princes Street South,
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 0981	Date of Final Grant 10/05/2001
Decision Order Number 0621	Date of Decision 27/03/2001
Register Reference S00A/0728	Date 29/01/01

Applicant C.F.I. Property Management Limited.,

Development The construction of a four storey commercial development consisting of a corporate car showroom at first floor level and office-based industry use at ground, second and third floor levels, with a total Gross Floor Area of 3488 sq. metres approximately. A total of 118 no. car parking spaces are provided at surface level with reconfigured vehicular access to the site provided off Killeen Road. The proposal also includes the demolition of the existing two storey building (Harry Ramsdens) on site, and makes provision for internal and perimeter landscaping; signage, roof plan room and all associated site development works, all on a site of area 0.49 ha. approximately.

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

Floor Area 3488.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 14/12/2000 /29/01/2001

REG REF. S00A/0728

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

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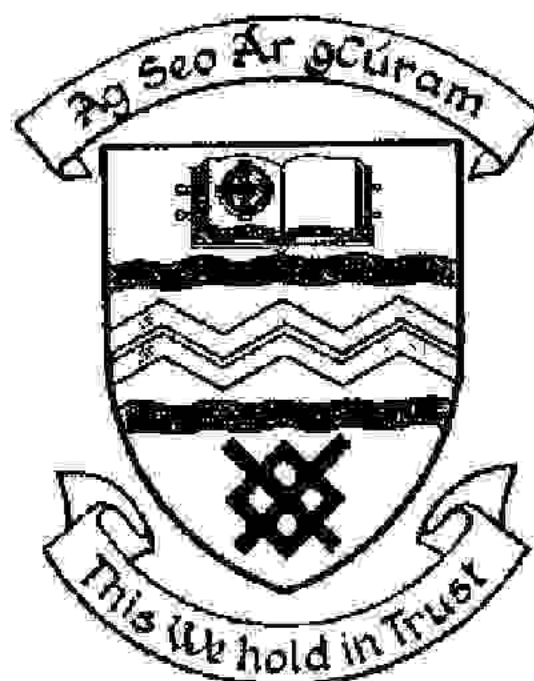
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received on the 29/01/01, 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 That, with the exception of the proposed corporate car showroom, the proposed development shall be used only for the purposes of 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
- 3 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 the proper planning and development of the area.
- 4 That the proposed corporate car showroom shall only be used for such purpose in accordance with the plans, particulars and specifications submitted in connection with the proposed development. In this regard the proposed car parking area indicated on revised site layout plan received on the 29/01/01 shall only be used for the parking of staff and visitor cars associated with the proposed motor vehicle showroom and not for the display of motor vehicles for sale or otherwise.
REASON:
 To enable effective control to be maintained in the interest of the proper planning and development of the area.
- 5 That prior to commencement of development full details, including detailed specifications and any proposed illumination, of proposed signage as shown on revised drawings received 29.01.01, shall be submitted for the

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written agreement of the Planning Authority.
 Reason. In the interest of visual amenity.

- 6 That the proposed landscaping scheme shall be completed prior to first occupation of the proposed development, or at the latest in the first planting season following first occupation, and shall thereafter be satisfactorily maintained in accordance with the details shown in the Landscaping Planting Plan received 29.01.01

Reason: In the interest 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.

REASON:

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

- 8 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 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 the proper planning and development of the area.

- 10 That with the exception of the proposed signage, 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.

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- 11 That a financial contribution in the sum of £26,956 (twenty six thousand nine hundred and fifty six pounds) Eur 34,228 (thirty four thousand two hundred and twenty 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.

- 12 That a financial contribution in the sum of £70,119 (seventy thousand one hundred and nineteen pounds) Eur 89,033 (eighty nine thousand and thirty 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.

- 13 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 occupiers of property in the vicinity of the proposed development.

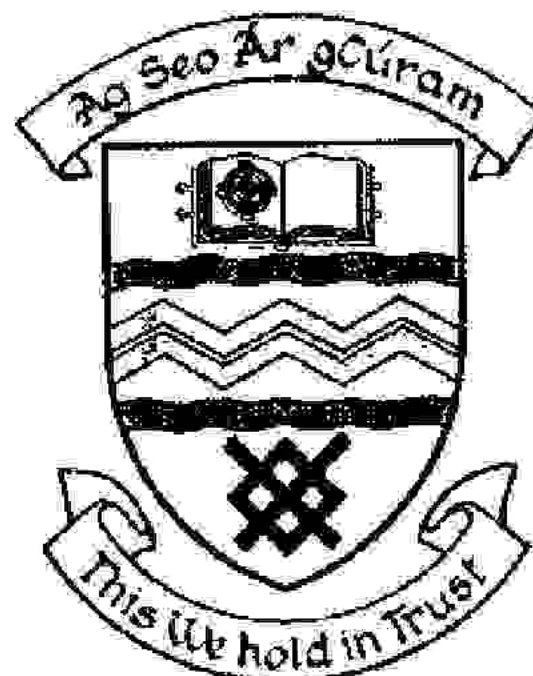
REASON:

To enable effective control to be maintained in the interest of public safety and amenity.

- (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.

REG REF. S00A/0728

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- (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.


.....11/05/01
for SENIOR ADMINISTRATIVE OFFICER

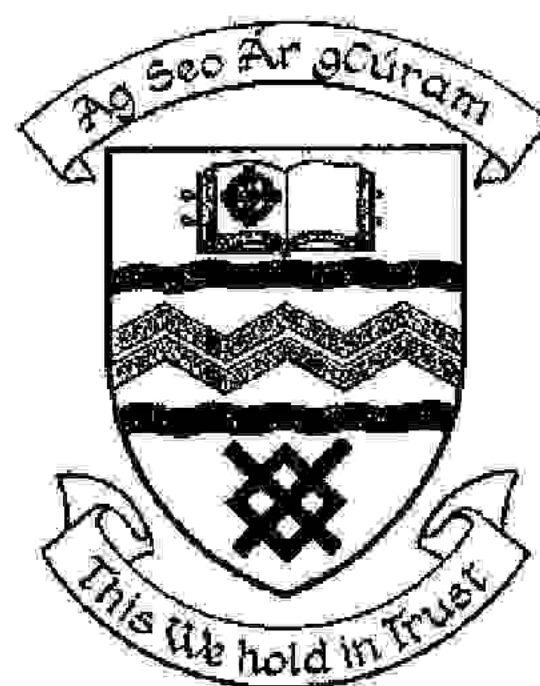
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0728	
1. Location	Harry Ramsden's Restaurant, Killeen Road/Naas Road, Dublin 12.		
2. Development	The construction of a four storey commercial development consisting of a corporate car showroom at first floor level and office-based industry use at ground, second and third floor levels, with a total Gross Floor Area of 3488 sq. metres approximately. A total of 118 no. car parking spaces are provided at surface level with reconfigured vehicular access to the site provided off Killeen Road. The proposal also includes the demolition of the existing two storey building (Harry Ramsdens) on site, and makes provision for internal and perimeter landscaping; signage, roof plan troom and all associated site development works, all on a site of area 0.49 ha. approximately.		
3. Date of Application	17/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/12/2000 2.	1. 2.
4. Submitted by	Name: K.M.D. Architecture, Address: 4 Princes Street South, City Quay,		
5. Applicant	Name: C.F.I. Property Management Limited., Address: C.F.I. House, Clonskeagh Square, Dublin 14.		
6. Decision	O.C.M. No. 2734 Date 14/12/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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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Telefon: 01-414 9000
Facs: 01-414 9104



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

Decision Order Number 2734	Date of Decision 14/12/2000
Register Reference S00A/0728	Date: 17/10/00

Applicant C.F.I. Property Management Limited.,
Development The construction of a four storey commercial development consisting of a corporate car showroom at first floor level and office-based industry use at ground, second and third floor levels, with a total Gross Floor Area of 3488 sq. metres approximately. A total of 118 no. car parking spaces are provided at surface level with reconfigured vehicular access to the site provided off Killeen Road. The proposal also includes the demolition of the existing two storey building (Harry Ramsdens) on site, and makes provision for internal and perimeter landscaping; signage, roof plan room and all associated site development works, all on a site of area 0.49 ha. approximately.

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

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 17/10/00 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:

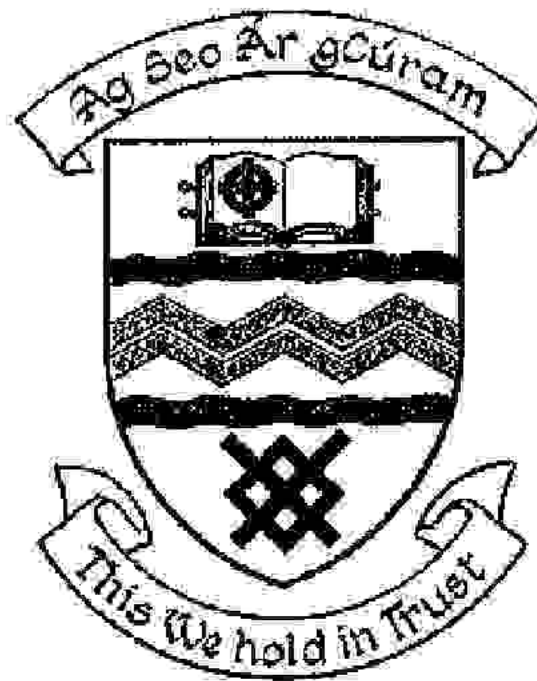
- 1 The applicant is requested to specify the exact nature of use of the proposed office based industry element of the development. The applicant is advised that the Planning Authority consider that speculative office development, in this location, would materially contravene the zoning objective for the area and would be contrary to the proper planning and development of the area.

K.M.D. Architecture,
4 Princes Street South,
City Quay,
Dublin 2.

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REG REF. S00A/0728

- 2 The applicant is requested to indicate to the Planning Authority the requirement for large car showroom (868 sq. metres) which is purported to be aimed at niche market. The location of the motor sales and offices associated with the sale of motor vehicles shall also be clearly indicated.
- 3 The applicant is requested to submit full details of signage and vehicular display area. The applicant should note that the Planning Authority consider the scale of window display for the purposes of the sale of motor vehicles at first floor level, to be excessive and a potential distraction to road users.
- 4 The applicant is requested to submit details of the location for car parking for motor sales outlet. This shall provide only for staff and visitors. Forecourt car parking associated with motor sales or for the display or sale of motor vehicles shall not be provided.
- 5 The applicant shall submit revised drawings and particulars which ensure the proposed development addresses its location at the junction of Naas Road and Old Killeen Road more satisfactorily. In this regard the applicant is referred to Para 3.7.1(vi) South Dublin County Development Plan.
- 6 The Environmental Services Department are concerned that the applicant proposes to connect to a private drainage system. Applicant is requested to state if this is the case. If it is the case then the applicant shall provide written permission from the owners for the connection

Note:

The applicant is advised to contact the Planning Authority prior to the submission of the above items of Additional Information

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

14/12/00