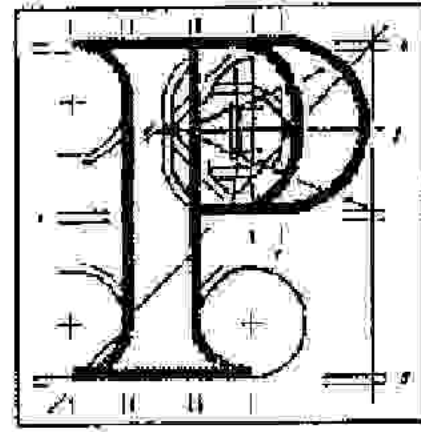


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0666	
1. Location	Corners of Tallaght Road, proposed Greenhills Road extension and Tallaght Bypass, Tallaght.		
2. Development	For the construction of a residential and office mixed use development of a total of 41,285 Sq.m and demolition of existing structures containing retail on a 1,292 Ha site bordered by the Tallaght road, the proposed Greenhills road extension and the Tallaght bypass and comprising of 4 buildings: Block A: a part 8 storey part 10 storey office block totalling 7961 Sq.m: Block B: a 4 storey office block totalling 4854 Sq.m Block C: a 3 storey office block totalling 3632 Sq.m all over a 2 storey part underground part overground basement carpark totalling 13540 Sq.m providing 427 number parking bays with vehicular and pedestrian access from the existing Fox's Covert carpark to the East and new access road to the West of the proposed Greenhills road extension Block D: a 3 storey stepping to 5 storey residential building of 11298 Sq.m total comprising 10 three bedroom penthouse units, 49 two bedroom and 25 one bedroom apartments, 3 retail units of 285 Sq.m in total with 85 car parking bays in a single level basement carpark; complete with associated landscape works and access road.		
3. Date of Application	22/09/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: O'Mahony Pike Architects Ltd, Address: Milltown House, Mount St. Annes,		
5. Applicant	Name: Park Development Ltd. Address: 1 Glencairn Road, The Gallops, Leopardstown Road,		
6. Decision	O.C.M. No. 2561 Date 20/11/2000	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
8. Appeal Lodged	18/12/2000	Written Representations	

9.	Appeal Decision	08/05/2001	Refuse Permission
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.

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0666

APPEAL by Bancroft Residents' Association care of Jim O'Connor of 51 Bancroft Park, Tallaght, Dublin, by Peter Nugent care of James A. Lane of 2 Orwell Gardens, Churchtown, Dublin and by Park Developments Limited care of O'Mahony Pike of Milltown House, Mount Saint Anne's, Milltown, Dublin against the decision made on the 20th day of November, 2000 by the Council of the County of South Dublin in relation to an application by the said Park Developments Limited for a mixed use development comprising residential and office of a total of 41,285 square metres and demolition of existing structures containing retail, the development to consist of four buildings; Block A – a part eight storey part ten storey office block totalling 7,961 square metres; Block B – a four storey office block totalling 4,854 square metres; Block C – a three storey office block totalling 3,632 square metres, all over a two storey part underground part overground basement car park totalling 13,540 square metres providing 427 parking bays with vehicular and pedestrian access from the existing Foxes Covert car park to the east and new access road to the west of the proposed Greenhills Road extension; Block D- a three storey stepping to five storey residential building of 11,298 square metres total consisting of ten three bedroom penthouse units, 49 two bedroom and 25 one bedroom apartments, three retail units of 285 square metres in total with 85 car parking bays in a single level basement car park located on the Tallaght Road and Greenhills Road extension, complete with associated landscape works and access road on a 1,292 hectare site bordered by the Tallaght Road, the proposed Greenhills Road extension and the Tallaght By-Pass Tallaght, Dublin (which decision was to grant subject to conditions a permission for demolition of existing structures and the erection of Block D - a three storey stepping to five storey residential building of 11,298 square metres total consisting of ten three bedroom penthouse units, 49 two bedroom and 25 one bedroom apartments, three retail units of 285 square metres in total with 85 car parking bays in a single level basement car park, complete with associated landscape works and access road and to refuse permission for the erection of Block A – a part eight storey part ten storey office block totalling 7,961 square metres; Block B – a four storey office block totalling 4,854 square metres; Block C – a three storey office block totalling 3,632 square metres, all over a two storey part underground part overground basement car park totalling 13,540 square metres providing 427 parking bays with vehicular and pedestrian access from the existing Foxes Covert car park to the east and new access road to the west of the proposed Greenhills Road extension):

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed development, by reason of –

- (a) the excessive mass and footprint of the proposed office blocks and the continuous massing of the apartment block,
- (b) the unsatisfactory relationship of the buildings within the development to the new access road in terms of relative levels and the lack of a “people active” streetscape,
- (c) the failure to provide satisfactory pedestrian linkage to the Village Green complex and
- (d) the failure to provide for a significant civic space, having particular regard to the relationship of the footprint of Block C to the “public square”,

would conflict with the provisions of the current Development Plan for the area and the Tallaght Integrated Area Plan and would, therefore, be contrary to the proper planning and development of the area.

2. Having regard to the scale of the proposed office development, it is considered that there is a serious under-provision of car parking spaces, which would result in on-street parking and would tend to create serious traffic congestion. The proposed development would, therefore, be contrary to the proper planning and development of the area.

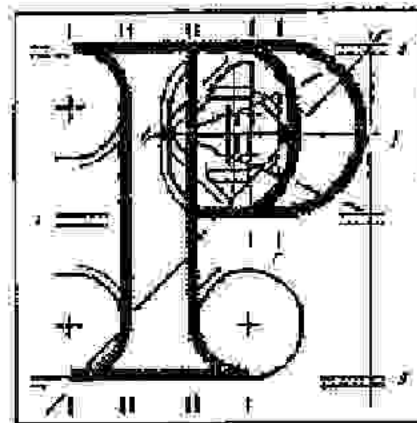




Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 8th day of May 2001.

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0666

APPEAL by Bancroft Residents' Association care of Jim O'Connor of 51 Bancroft Park, Tallaght, Dublin, by Peter Nugent care of James A. Lane of 2 Orwell Gardens, Churchtown, Dublin and by Park Developments Limited care of O'Mahony Pike of Milltown House, Mount Saint Anne's, Milltown, Dublin against the decision made on the 20th day of November, 2000 by the Council of the County of South Dublin in relation to an application by the said Park Developments Limited for a mixed use development comprising residential and office of a total of 41,285 square metres and demolition of existing structures containing retail, the development to consist of four buildings; Block A – a part eight storey part ten storey office block totalling 7,961 square metres; Block B – a four storey office block totalling 4,854 square metres; Block C – a three storey office block totalling 3,632 square metres, all over a two storey part underground part overground basement car park totalling 13,540 square metres providing 427 parking bays with vehicular and pedestrian access from the existing Foxes Covert car park to the east and new access road to the west of the proposed Greenhills Road extension; Block D- a three storey stepping to five storey residential building of 11,298 square metres total consisting of ten three bedroom penthouse units, 49 two bedroom and 25 one bedroom apartments, three retail units of 285 square metres in total with 85 car parking bays in a single level basement car park located on the Tallaght Road and Greenhills Road extension, complete with associated landscape works and access road on a 1,292 hectare site bordered by the Tallaght Road, the proposed Greenhills Road extension and the Tallaght By-Pass Tallaght, Dublin (which decision was to grant subject to conditions a permission for demolition of existing structures and the erection of Block D - a three storey stepping to five storey residential building of 11,298 square metres total consisting of ten three bedroom penthouse units, 49 two bedroom and 25 one bedroom apartments, three retail units of 285 square metres in total with 85 car parking bays in a single level basement car park, complete with associated landscape works and access road and to refuse permission for the erection of Block A – a part eight storey part ten storey office block totalling 7,961 square metres; Block B – a four storey office block totalling 4,854 square metres; Block C – a three storey office block totalling 3,632 square metres, all over a two storey part underground part overground basement car park totalling 13,540 square metres providing 427 parking bays with vehicular and pedestrian access from the existing Foxes Covert car park to the east and new access road to the west of the proposed Greenhills Road extension):

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE


1. The proposed development, by reason of –

- (a) the excessive mass and footprint of the proposed office blocks and the continuous massing of the apartment block,
- (b) the unsatisfactory relationship of the buildings within the development to the new access road in terms of relative levels and the lack of a “people active” streetscape,
- (c) the failure to provide satisfactory pedestrian linkage to the Village Green complex and
- (d) the failure to provide for a significant civic space, having particular regard to the relationship of the footprint of Block C to the “public square”,

would conflict with the provisions of the current Development Plan for the area and the Tallaght Integrated Area Plan and would, therefore, be contrary to the proper planning and development of the area.

2. Having regard to the scale of the proposed office development, it is considered that there is a serious under-provision of car parking spaces, which would result in on-street parking and would tend to create serious traffic congestion. The proposed development would, therefore, be contrary to the proper planning and development of the area.





Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 20th day of May 2001.

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



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

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

**NOTIFICATION OF DECISION TO GRANT PERMISSION & REFUSE PERMISSION
 LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2561	Date of Decision 20/11/2000
Register Reference S00A/0666	Date 22/09/00

**Applicant
 Development**

Park Development Ltd.
 For the construction of a residential and office mixed use development of a total of 41,285 Sq.m and demolition of existing structures containing retail on a 1,292 Ha site bordered by the Tallaght road, the proposed Greenhills road extension and the Tallaght bypass and comprising of 4 buildings: Block A: a part 8 storey part 10 storey office block totalling 7961 Sq.m: Block B: a 4 storey office block totalling 4854 Sq.m Block C: a 3 storey office block totalling 3632 Sq.m all over a 2 storey part underground part overground basement carpark totalling 13540 Sq.m providing 427 number parking bays with vehicular and pedestrian access from the existing Fox's Covert carpark to the East and new access road to the West of the proposed Greenhills road extension Block D: a 3 storey stepping to 5 storey residential building of 11298 Sq.m total comprising 10 three bedroom penthouse units, 49 two bedroom and 25 one bedroom apartments, 3 retail units of 285 Sq.m in total with 85 car parking bays in a single level basement carpark; complete with associated landscape works and access road.

Location

Corners of Tallaght Road, proposed Greenhills Road extension and Tallaght Bypass, Tallaght.

Floor Area

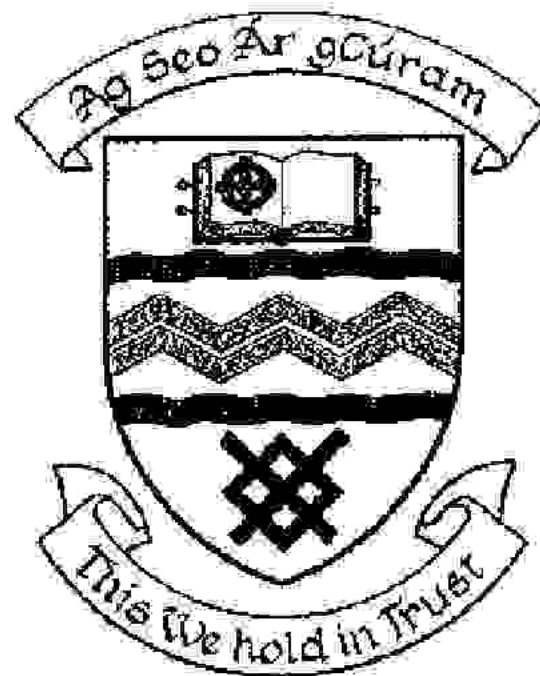
Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received

/

**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

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

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

REG REF. S00A/0666

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 & REFUSE PERMISSION** in respect of the above proposal, as detailed on the following page.

Signed on behalf of the South Dublin County Council.

20/11/00

.....
for SENIOR ADMINISTRATIVE OFFICER

O'Mahony Pike Architects Ltd,
Milltown House,
Mount St. Annes,
Milltown,
Dublin 6.

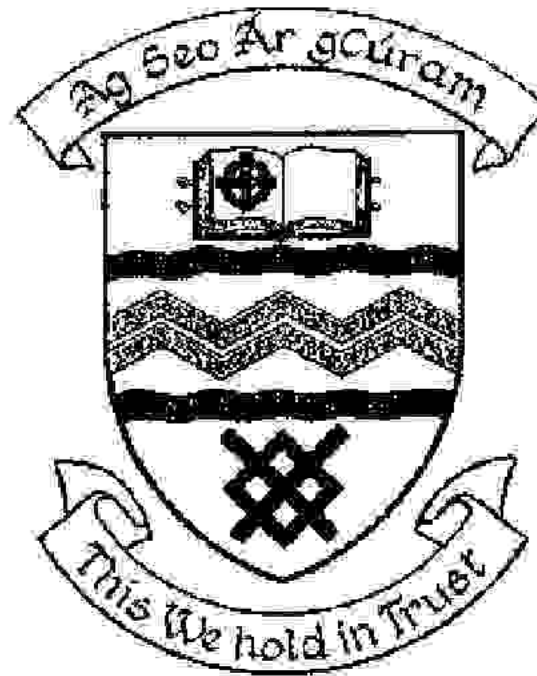
A decision to **Grant Permission** for the demolition of the existing structures and the construction of a 3 storey stepping to 5 storey residential building of 11298sq.m. total comprising 10 three bedroom penthouse units, 49 two bedroom and 25 one bedroom apartments, 3 retail units of 285 sq.m. in total with 85 car parking bays in a single level basement carpark; complete with associated landscape works and access road subject to the following (27) conditions and reasons specified in Schedule 1.

Schedule 1

Conditions and Reasons

- 1 This permission relates to the proposed development of 84 apartments, the retail units, car parking for the apartments and the access road thereto.
REASON:
In the interest of clarity
- 2 The development shall be carried out in accordance with the plans, particulars and specification lodged in relation to the permitted proposal, as described at (1) above, save as may be required by the other condition attached hereto.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae,
Lár an Bhaile, Tamlacht,
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

REG. REF. S00A/0666

REASON:

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

- 3 The apartment accommodation on the 3rd storey facing Main St in the Village shall be constructed as shown on the North Elevation Drawing No PD 04. Prior to the commencement of development the developer shall submit a revised third floor plan showing the layout amended as above.

REASON:

In the interests of clarity and in accordance with the proper planning and development of the area.

- 4 Access to the development from the proposed Greenhills Road Extension shall operate solely as a left in left out access arrangement unless otherwise agreed in writing by the Planning Authority.

REASON:

In the interests of traffic safety.

- 5 The proposed vehicular access to the apartments and the Greenhills Road extension to the Tallaght By-Pass shall be constructed prior to the occupation of the apartment units.

REASON:

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

- 6 The levels of the proposed access road shall be agreed in writing with the Planning Authority prior to the construction of the proposal.

REASON:

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

- 7 The developer shall contribute a sum to be agreed in writing with the Planning Authority prior to commencement of development towards the cost of a traffic model for Tallaght Town Centre which will be commissioned by South Dublin County Council.

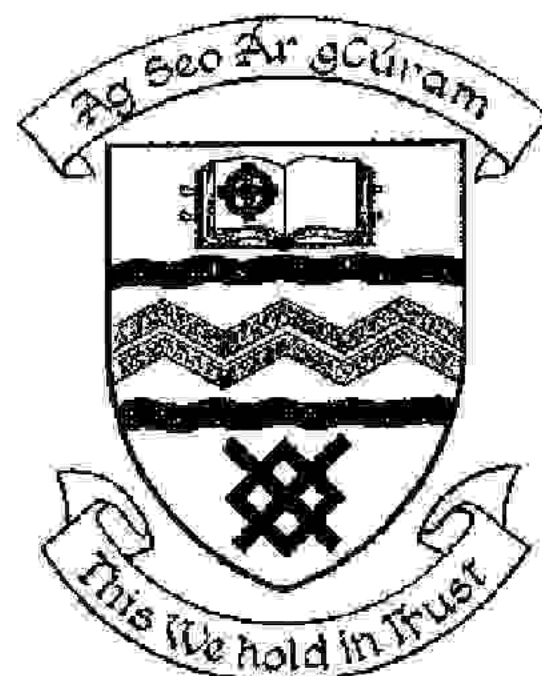
REASON:

It is considered appropriate that the developer should contribute towards the expenditure proposed to be incurred

**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



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

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

REG REF. S00A/0666

by the Council in respect of work undertaken to facilitate the traffic management of Tallaght Town Centre.

- 8 The proposed services along the Greenhills Road Extension shall unless otherwise agreed in writing be relocated off the public carriageway. Details of the relocated services shall be submitted to the Planning Authority for written agreement prior to the construction of the development.

REASON:

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

- 9 The applicant shall engage an archaeologist licensed under the National Monument Acts 1930-1994 to monitor all ground disturbances associated with this development. If archaeological monitoring of the site reveals archaeological material, preservation in situ or excavation may be required and the archaeologist shall be empowered to halt all development works in order to record exposed archaeological material. The National Monuments and Architectural Protection Division and the Local Authority shall be furnished with a report on the archaeological monitoring when completed.

REASON:

The site is within an area of archaeological potential 4 and recorded monument.

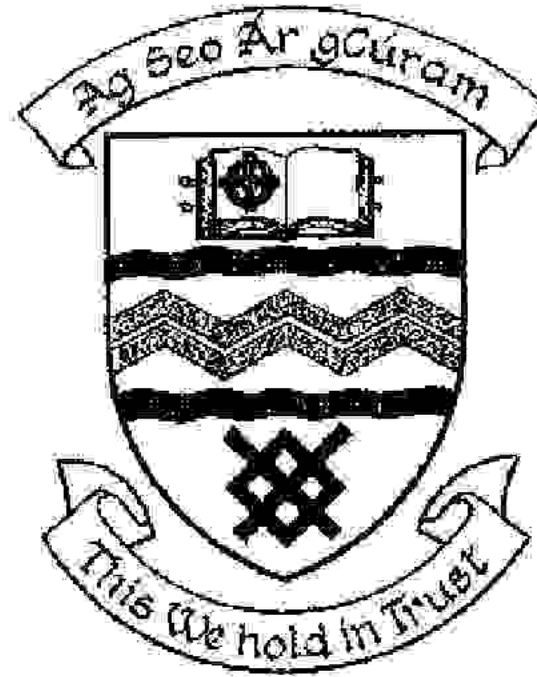
- 10 Prior to commencement of works, the developer shall submit for the approval of the Area Engineer a revision of drawing No. 99387-01. The drawing shall indicate the water-main size, valve, meter and hydrant layout and the proposed point of connection to the existing water-main. The layout shall also comply with the following:

- (a) No proposed building/structure shall, unless otherwise agreed in writing, be within
 - (1) 5 metres of a watermain not exceeding 200mm in diameter.
 - (2) 8 metres of a watermain not exceeding 225mm in diameter.
- (b) No hydrant shall be within 6 metres of a building.
- (c) No hydrant shall lie in a parking space.

**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



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

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

REG. REF. S00A/0666

The revised drawing will also show:-

- (d) Details of proposed hydrant positions on the Tallaght Road, the proposed Greenhills Road extension and the southern frontage of the proposed access road.
- (e) The exact position of existing 300mm watermain with respect to the full length of the proposed Greenhills Road extension.

REASON:

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

- 11 Prior to commencement of development on site, the applicant shall submit foul and surface water drainage details for the a written agreement of the Planning Authority as follows:

- (a) The applicant shall ensure full and complete separation of foul and surface water systems.
- (b) 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.
- (c) No building or structure shall, unless otherwise agreed, lie within 5 metres of a public sewer that may be taken in charge.
- (d) All foul sewage and surface water run off shall fall by gravity to the public sewer.

REASON:

In the interests of public health and the proper planning and development of the area.

- 12 The developer shall consult with and comply fully with the requirements of the Principal Environmental Health Officer in relation to the requirements for the developer during both the construction and operational stages.

REASON:

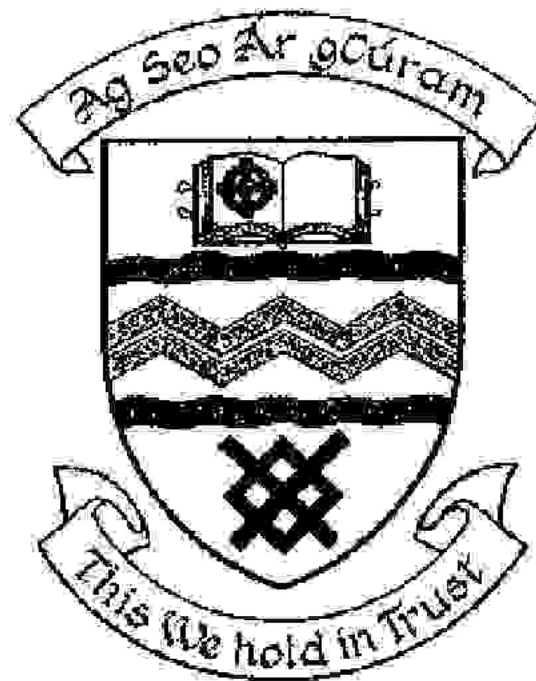
In the interest of public health.

- 13 Full details including proposed material for paving all public areas shall be submitted to the Planning Authority for written agreement prior to the commencement of development.

**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



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

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

REG REF. S00A/0666

REASON:

In the interests of amenity.

- 14 Details of proposed street furniture, lighting standards, litter bins etc. shall be submitted to the Planning Authority for agreement before development commences.

REASON:

In the interests of amenity.

- 15 Full details of proposed external finishes, including samples of the wall and roof finishes, shall be submitted for the agreement by Planning Authority before development commences.

REASON:

In the interests of visual amenity.

- 16 The developer shall submit full details of the extent of excavated material from the site including the proposed location of deposition. The developer should note that planning permission may be required for such deposition.

REASON:

In the interest of orderly development.

- 17 All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works. In this regard the developer shall submit full details for written agreement prior to the commencement of development.

REASON:

To protect the amenities of the area.

- 18 Full details of the proposed hard and soft landscaping scheme for the site to be submitted and agreed with the Planning Authority before development commences.

REASON:

In the interest of visual amenity.

- 19 All public services to be proposed development, including electrical, telephone cables and equipment shall be located underground throughout the entire site.

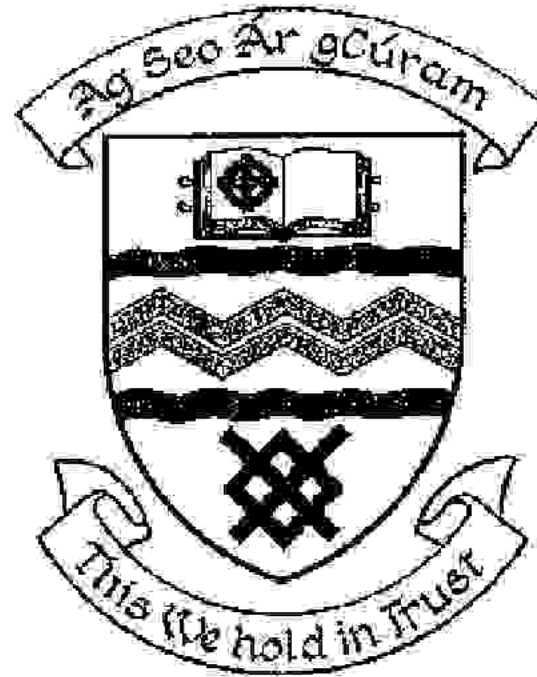
REASON:

In the interest of amenity.

**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



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

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

REG. REF. S00A/0666

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

REASON:

In the interests of visual amenity.

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

REASON:

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

- 22 That a financial contribution in the sum of £61,550 (sixty one thousand five hundred and fifty pounds) EUR 78,152 (seventy eight thousand one hundred and fifty 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.

- 23 That a financial contribution in the sum of £156,135 (one hundred and fifty six thousand one hundred and thirty five pounds) EUR 198,250 (one hundred and ninety eight thousand two hundred and fifty 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.

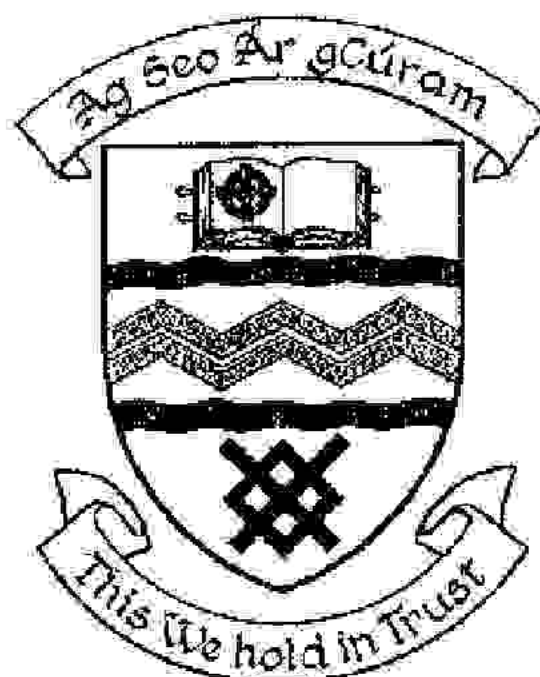
REASON:

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.

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



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

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

REG REF. S00A/0666

- 24 That a financial contribution in the sum of £53,625 (fifty three thousand six hundred and twenty five pounds) EUR 68,089 (sixty eight thousand eighty nine euros) thousand pounds) EUR 1,270 (one thousand two hundred and seventy 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.

- 25 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.

- 26 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 £126,000 (one hundred and twenty six thousand pounds) EUR 159,987 (one hundred and fifty nine thousand nine hundred and eighty seven euros) or lodgement with the Council of a cash sum of £84,000 (eighty four thousand pounds) EUR 106,658 (one hundred and six thousand six hundred and fifty eight euros).

REASON:

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

**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

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

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

REG. REF. S00A/0666

- 27 That a Bond or Cash Lodgement of £10,000 (ten thousand pounds) EUR 12,697 (twelve thousand six hundred and ninety seven euros) shall be lodged with the Planning Authority before development commences to ensure the protection of trees on the site and to repair any damage caused during the construction period.

REASON:

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

A decision to **Refuse Permission** for the construction of Block A; a part 8 storey part 10 storey office block totalling 7961sq.m.; Block B: a 4 storey office block totalling 4854sq.m.; Block C: a 3 storey office block totalling 3632sq.m. all over a 2 storey part underground part overground basement carpark totalling 13540sq.m. providing 427 number parking bays with vehicular and pedestrian access from the existing Fox's Covert carpark to the East and new access road to the West of the proposed Greenhills Road extension subject to (4) reasons specified in Schedule 2.

Schedule 2

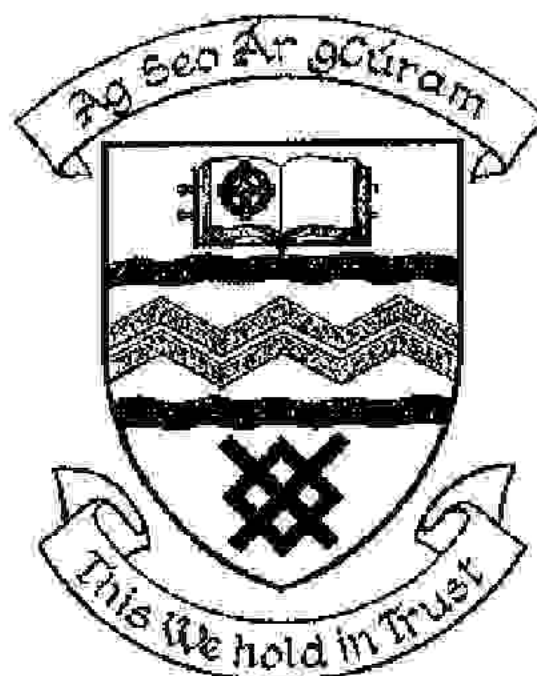
Reasons

- 1 The proposed development, by reason of its excessive height and mass, inadequate streetscape and failure to provide adequate linkage to the Village Green complex including a significant civic space, would be contrary to the provisions of the 1998 County Development Plan and the Tallaght Integrated Area Plan.
- 2 The proposed development due to its excessive scale would cause serious traffic congestion and thereby endanger public safety by reason of traffic hazard.

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



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

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

REG REF, S00A/0666

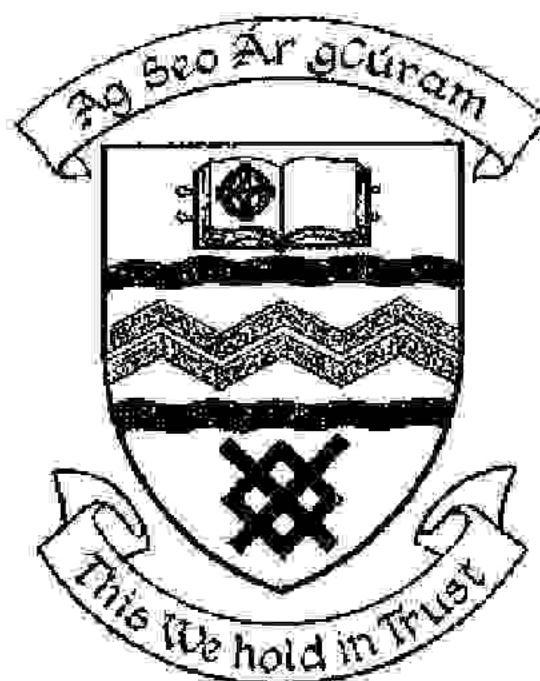
- 3 The proposed development would be contrary to the requirement of the 1998 County Development Plan due to the serious under-provision of car parking spaces.
- 4 The proposed development would be prejudicial to public health as it lies within 8 metres of a 600mm diameter watermain along the Tallaght Bypass.

NOTE: The developer is advised that adequate provision is to be made to facilitate access to and the use of the development, buildings and services by disabled persons. The level of provision and disabled persons described in Part M of the Building Regulations 1999 Technical Guidance Document is the minimum which should be provided.

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



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

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

**NOTIFICATION OF DECISION TO GRANT PERMISSION & REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2561	Date of Decision 20/11/2000
Register Reference S00A/0666	Date 22/09/00

Applicant Park Development Ltd.
Development For the construction of a residential and office mixed use development of a total of 41,285 Sq.m and demolition of existing structures containing retail on a 1,292 Ha site bordered by the Tallaght road, the proposed Greenhills road extension and the Tallaght bypass and comprising of 4 buildings: Block A: a part 8 storey part 10 storey office block totalling 7961 Sq.m: Block B: a 4 storey office block totalling 4854 Sq.m Block C: a 3 storey office block totalling 3632 Sq.m all over a 2 storey part underground part overground basement carpark totalling 13540 Sq.m providing 427 number parking bays with vehicular and pedestrian access from the existing Fox's Covert carpark to the East and new access road to the West of the proposed Greenhills road extension Block D: a 3 storey stepping to 5 storey residential building of 11298 Sq.m total comprising 10 three bedroom penthouse units, 49 two bedroom and 25 one bedroom apartments, 3 retail units of 285 Sq.m in total with 85 car parking bays in a single level basement carpark; complete with associated landscape works and access road.

Location Corners of Tallaght Road, proposed Greenhills Road extension and Tallaght Bypass, Tallaght.

Floor Area Sq Metres

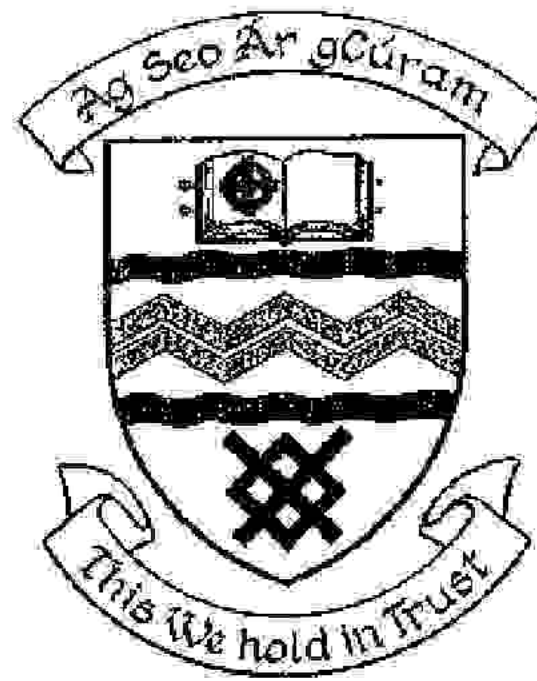
Time extension(s) up to and including

Additional Information Requested/Received /

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

Halla an Chontae,
Lár an Bhaile, Tamlacht,
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

REG REF. S00A/0666

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 & REFUSE PERMISSION** in respect of the above proposal, as detailed on the following page.

Signed on behalf of the South Dublin County Council.

20/11/00

.....
for SENIOR ADMINISTRATIVE OFFICER

O'Mahony Pike Architects Ltd,
Milltown House,
Mount St. Annes,
Milltown,
Dublin 6.

A decision to **Grant Permission** for the demolition of the existing structures and the construction of a 3 storey stepping to 5 storey residential building of 11298sq.m. total comprising 10 three bedroom penthouse units, 49 two bedroom and 25 one bedroom apartments, 3 retail units of 285 sq.m. in total with 85 car parking bays in a single level basement carpark; complete with associated landscape works and access road subject to the following (27) conditions and reasons specified in Schedule 1.

Schedule 1

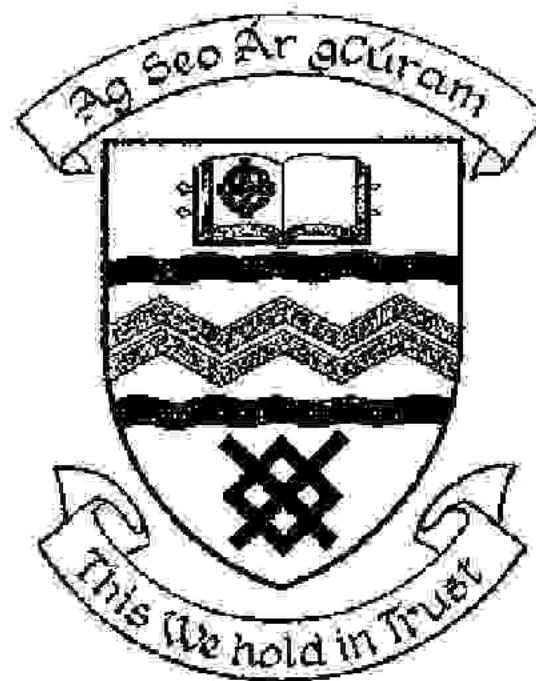
Conditions and Reasons

- 1 This permission relates to the proposed development of 84 apartments, the retail units, car parking for the apartments and the access road thereto.
REASON:
In the interest of clarity
- 2 The development shall be carried out in accordance with the plans, particulars and specification lodged in relation to the permitted proposal, as described at (1) above, save as may be required by the other condition attached hereto.

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

Halla an Chontae,
Lár an Bhaile, Tarnhlacht,
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

REG. REF. S00A/0666

REASON:

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

- 3 The apartment accommodation on the 3rd storey facing Main St in the Village shall be constructed as shown on the North Elevation Drawing No PD 04. Prior to the commencement of development the developer shall submit a revised third floor plan showing the layout amended as above.

REASON:

In the interests of clarity and in accordance with the proper planning and development of the area.

- 4 Access to the development from the proposed Greenhills Road Extension shall operate solely as a left in left out access arrangement unless otherwise agreed in writing by the Planning Authority.

REASON:

In the interests of traffic safety.

- 5 The proposed vehicular access to the apartments and the Greenhills Road extension to the Tallaght By-Pass shall be constructed prior to the occupation of the apartment units.

REASON:

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

- 6 The levels of the proposed access road shall be agreed in writing with the Planning Authority prior to the construction of the proposal.

REASON:

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

- 7 The developer shall contribute a sum to be agreed in writing with the Planning Authority prior to commencement of development towards the cost of a traffic model for Tallaght Town Centre which will be commissioned by South Dublin County Council.

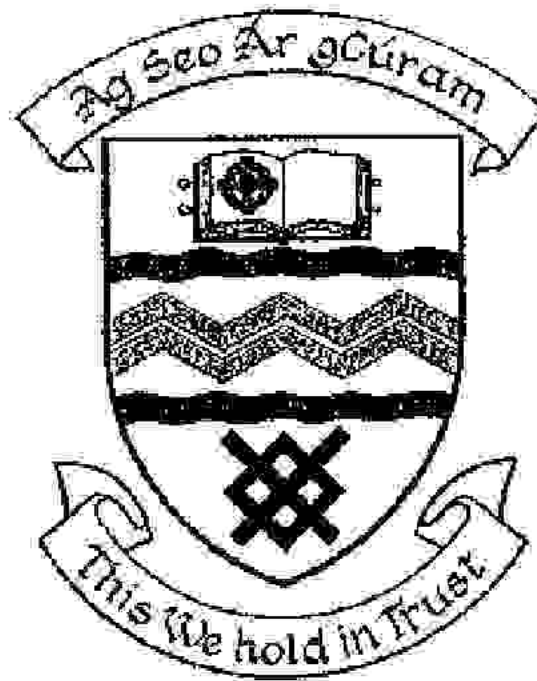
REASON:

It is considered appropriate that the developer should contribute towards the expenditure proposed to be incurred

**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



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

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

REG REF. S00A/0666

by the Council in respect of work undertaken to facilitate the traffic management of Tallaght Town Centre.

- 8 The proposed services along the Greenhills Road Extension shall unless otherwise agreed in writing be relocated off the public carriageway. Details of the relocated services shall be submitted to the Planning Authority for written agreement prior to the construction of the development.

REASON:

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

- 9 The applicant shall engage an archaeologist licensed under the National Monument Acts 1930-1994 to monitor all ground disturbances associated with this development. If archaeological monitoring of the site reveals archaeological material, preservation in situ or excavation may be required and the archaeologist shall be empowered to halt all development works in order to record exposed archaeological material. The National Monuments and Architectural Protection Division and the Local Authority shall be furnished with a report on the archaeological monitoring when completed.

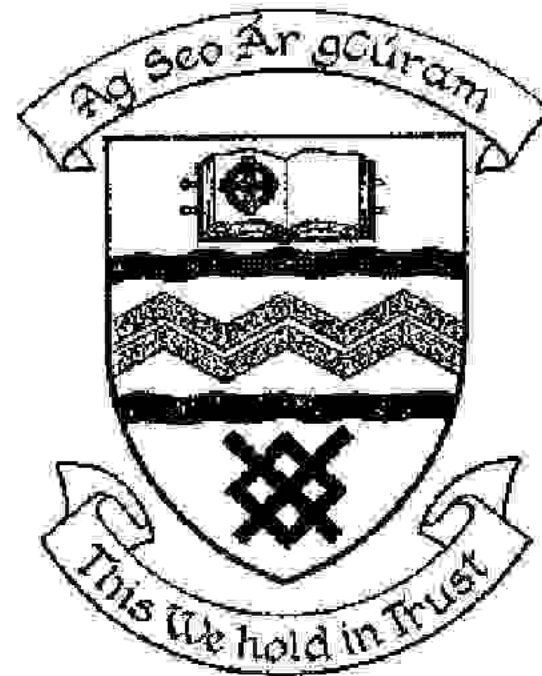
REASON:

The site is within an area of archaeological potential 4 and recorded monument.

- 10 Prior to commencement of works, the developer shall submit for the approval of the Area Engineer a revision of drawing No. 99387-01. The drawing shall indicate the water-main size, valve, meter and hydrant layout and the proposed point of connection to the existing water-main. The layout shall also comply with the following:

- (a) No proposed building/structure shall, unless otherwise agreed in writing, be within
 - (1) 5 metres of a watermain not exceeding 200mm in diameter.
 - (2) 8 metres of a watermain not exceeding 225mm in diameter.
- (b) No hydrant shall be within 6 metres of a building.
- (c) No hydrant shall lie in a parking space.

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



Halla an Chontae,
Lár an Bhaile, Tarnhlacht,
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

REG. REF. S00A/0666

The revised drawing will also show:-

- (d) Details of proposed hydrant positions on the Tallaght Road, the proposed Greenhills Road extension and the southern frontage of the proposed access road.
- (e) The exact position of existing 300mm watermain with respect to the full length of the proposed Greenhills Road extension.

REASON:

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

- 11 Prior to commencement of development on site, the applicant shall submit foul and surface water drainage details for the a written agreement of the Planning Authority as follows:

- (a) The applicant shall ensure full and complete separation of foul and surface water systems.
- (b) 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.
- (c) No building or structure shall, unless otherwise agreed, lie within 5 metres of a public sewer that may be taken in charge.
- (d) All foul sewage and surface water run off shall fall by gravity to the public sewer.

REASON:

In the interests of public health and the proper planning and development of the area.

- 12 The developer shall consult with and comply fully with the requirements of the Principal Environmental Health Officer in relation to the requirements for the developer during both the construction and operational stages.

REASON:

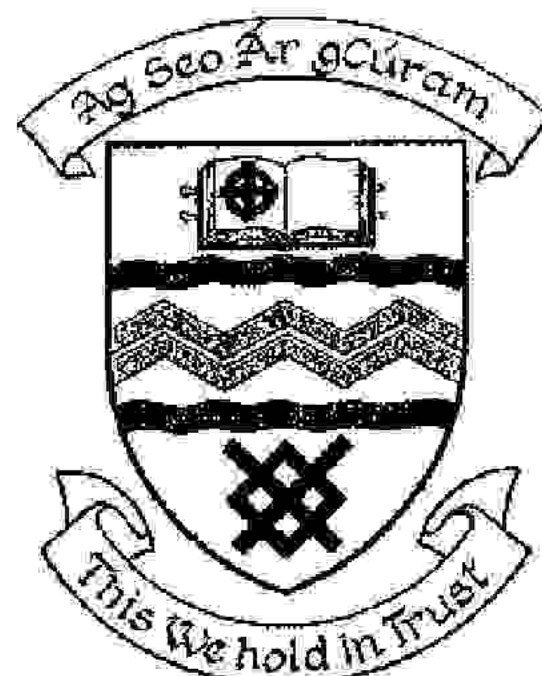
In the interest of public health.

- 13 Full details including proposed material for paving all public areas shall be submitted to the Planning Authority for written agreement prior to the commencement of development.

**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



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

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

REG REF. S00A/0666

REASON:

In the interests of amenity.

- 14 Details of proposed street furniture, lighting standards, litter bins etc. shall be submitted to the Planning Authority for agreement before development commences.

REASON:

In the interests of amenity.

- 15 Full details of proposed external finishes, including samples of the wall and roof finishes, shall be submitted for the agreement by Planning Authority before development commences.

REASON:

In the interests of visual amenity.

- 16 The developer shall submit full details of the extent of excavated material from the site including the proposed location of deposition. The developer should note that planning permission may be required for such deposition.

REASON:

In the interest of orderly development.

- 17 All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works. In this regard the developer shall submit full details for written agreement prior to the commencement of development.

REASON:

To protect the amenities of the area.

- 18 Full details of the proposed hard and soft landscaping scheme for the site to be submitted and agreed with the Planning Authority before development commences.

REASON:

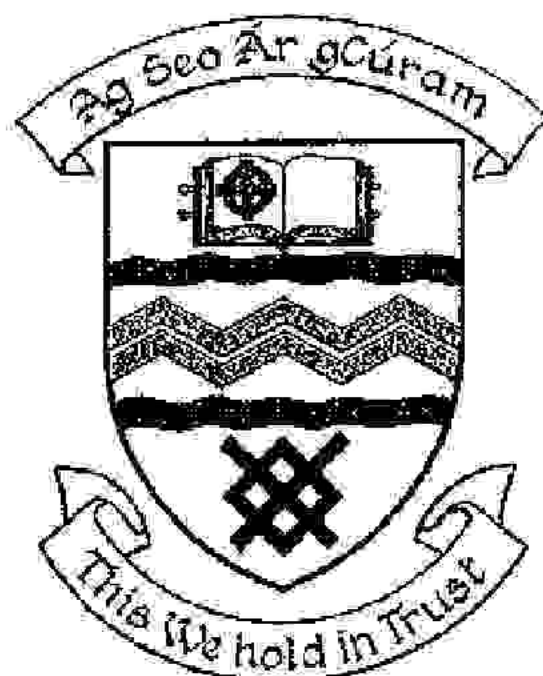
In the interest of visual amenity.

- 19 All public services to be proposed development, including electrical, telephone cables and equipment shall be located underground throughout the entire site.

REASON:

In the interest of amenity.

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

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

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

REG. REF. S00A/0666

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

REASON:

In the interests of visual amenity.

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

REASON:

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

- 22 That a financial contribution in the sum of £61,550 (sixty one thousand five hundred and fifty pounds) EUR 78,152 (seventy eight thousand one hundred and fifty 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.

- 23 That a financial contribution in the sum of £156,135 (one hundred and fifty six thousand one hundred and thirty five pounds) EUR 198,250 (one hundred and ninety eight thousand two hundred and fifty 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.

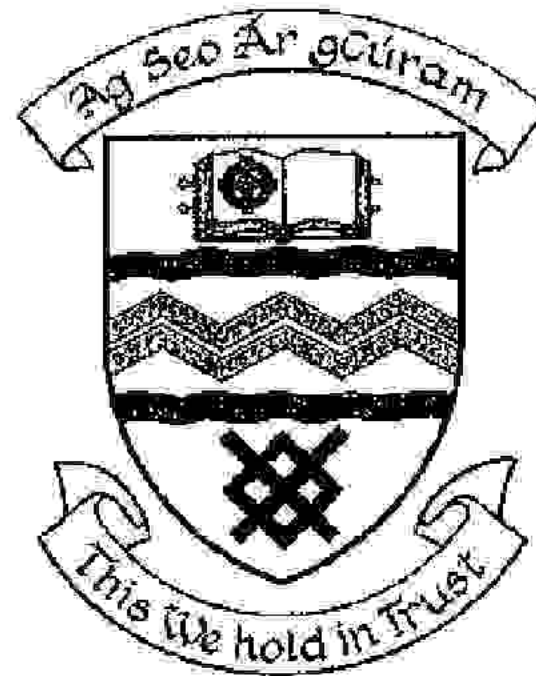
REASON:

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.

**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



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

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

REG REF. S00A/0666

- 24 That a financial contribution in the sum of £53,625 (fifty three thousand six hundred and twenty five pounds) EUR 68,089 (sixty eight thousand eighty nine euros) thousand pounds) EUR 1,270 (one thousand two hundred and seventy 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.

- 25 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.

- 26 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 £126,000 (one hundred and twenty six thousand pounds) EUR 159,987 (one hundred and fifty nine thousand nine hundred and eighty seven euros) or lodgement with the Council of a cash sum of £84,000 (eighty four thousand pounds) EUR 106,658 (one hundred and six thousand six hundred and fifty eight euros).

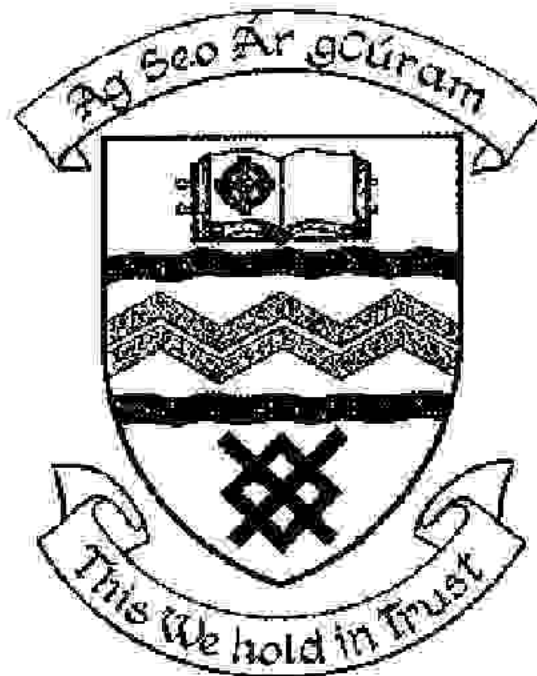
REASON:

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

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



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

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

REG. REF. S00A/0666

- 27 That a Bond or Cash Lodgement of €10,000 (ten thousand pounds) EUR 12,697 (twelve thousand six hundred and ninety seven euros) shall be lodged with the Planning Authority before development commences to ensure the protection of trees on the site and to repair any damage caused during the construction period.

REASON:

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

A decision to Refuse Permission for the construction of Block A; a part 8 storey part 10 storey office block totalling 7961sq.m.; Block B: a 4 storey office block totalling 4854sq.m.; Block C: a 3 storey office block totalling 3632sq.m. all over a 2 storey part underground part overground basement carpark totalling 13540sq.m. providing 427 number parking bays with vehicular and pedestrian access from the existing Fox's Covert carpark to the East and new access road to the West of the proposed Greenhills Road extension subject to (4) reasons specified in Schedule 2.

Schedule 2

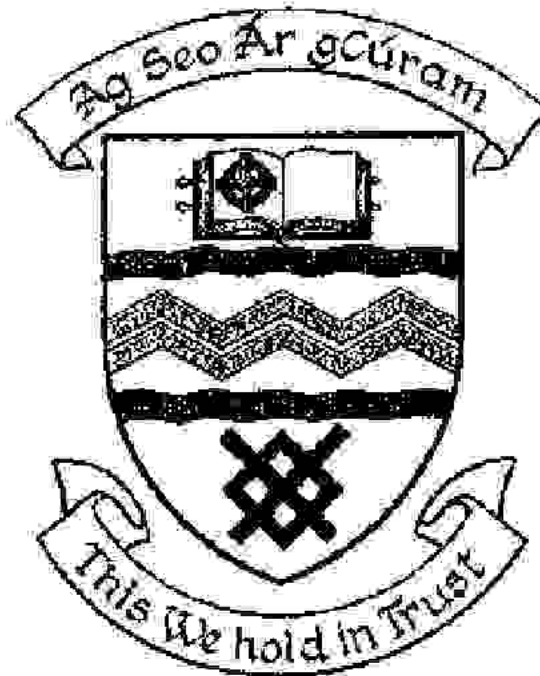
Reasons

- 1 The proposed development, by reason of its excessive height and mass, inadequate streetscape and failure to provide adequate linkage to the Village Green complex including a significant civic space, would be contrary to the provisions of the 1998 County Development Plan and the Tallaght Integrated Area Plan.
- 2 The proposed development due to its excessive scale would cause serious traffic congestion and thereby endanger public safety by reason of traffic hazard.

**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



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

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

REG REF. S00A/0666

- 3 The proposed development would be contrary to the requirement of the 1998 County Development Plan due to the serious under-provision of car parking spaces.
- 4 The proposed development would be prejudicial to public health as it lies within 8 metres of a 600mm diameter watermain along the Tallaght Bypass.

NOTE: The developer is advised that adequate provision is to be made to facilitate access to and the use of the development, buildings and services by disabled persons. The level of provision and disabled persons described in Part M of the Building Regulations 1999 Technical Guidance Document is the minimum which should be provided.