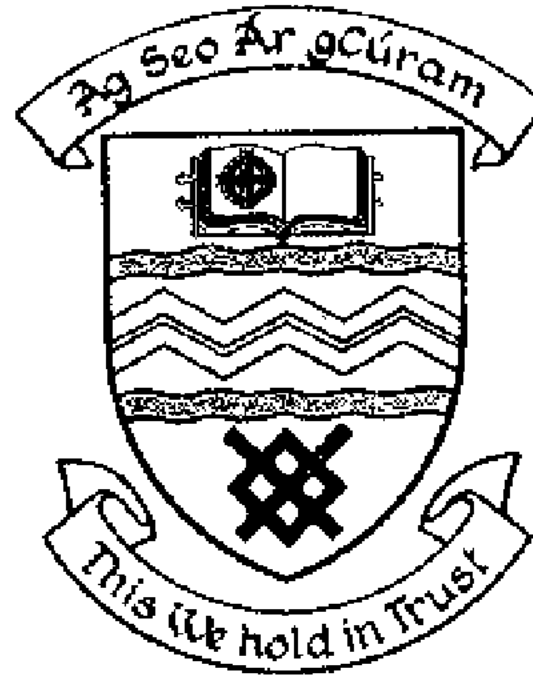


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0883	
1. Location	"The Castle Unit", Ballyowen Shopping Centre, Lucan, Co. Dublin.		
2. Development	The use of the grade 2 listed building " The Castle Unit" as a ground floor estate agents office, with new first floor independently accessed office accommodation with external alterations, signage and lighting.		
3. Date of Application	13/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Donal McNally Architects, Address: 3 Mount Argus Crescent, Kimmage Road,		
5. Applicant	Name: Kieran Brady & Associates Estate Agents, Address: 6 Upper Main Street, Lucan Village, Co. Dublin.		
6. Decision	O.C.M. No. 0261 Date 10/02/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 608 Date 23/03/2000	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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Dublin 24

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Donal McNally Architects,
3 Mount Argus Crescent,
Kimmage Road,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 608	Date of Final Grant 23/03/2000
Decision Order Number 0261	Date of Decision 10/02/2000
Register Reference S99A/0883	Date 13/12/99

Applicant Kieran Brady & Associates Estate Agents,

Development The use of the grade 2 listed building " The Castle Unit"
as a ground floor estate agents office with new first floor
independently accessed office accommodation with external
alterations, signage and lighting.

Location "The Castle Unit", Ballyowen Shopping Centre, Lucan, Co.
Dublin.

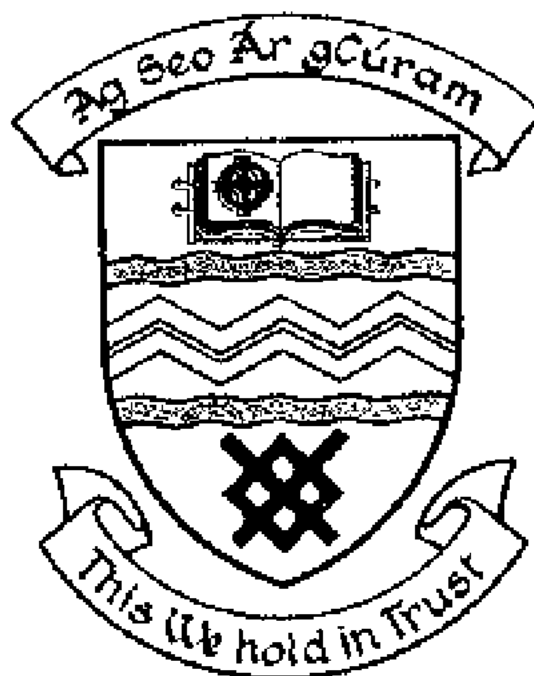
Floor Area 140.00 Sq Metres

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 (10) Conditions.

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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 way of unsolicited additional information received 24/01/99, 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 high level signage proposed on west and south elevations shall be omitted from the development.

REASON:

In order to protect the integrity of the Protected Structure and in the interests of visual amenity.

- 3 The timber shopfront and projecting canopy located on the south elevation shall be omitted from the development. Any consequential alteration proposed to lighting/signage of the shopfront as a result of this condition and condition No. 2 above shall be submitted for the written agreement of the Planning Authority prior to commencement of development.

REASON:

In order to protect the integrity of the Protected Structure and in the interests of visual amenity.

- 4 All replacement windows shall comprise of timber hardwood windows or other such windows as shall have been agreed in writing with the Planning Authority.

REASON:

In order to protect the integrity of the Protected Structure and in the interests of visual amenity.

- 5 The existing wooden door located on the north elevation shall be retained.

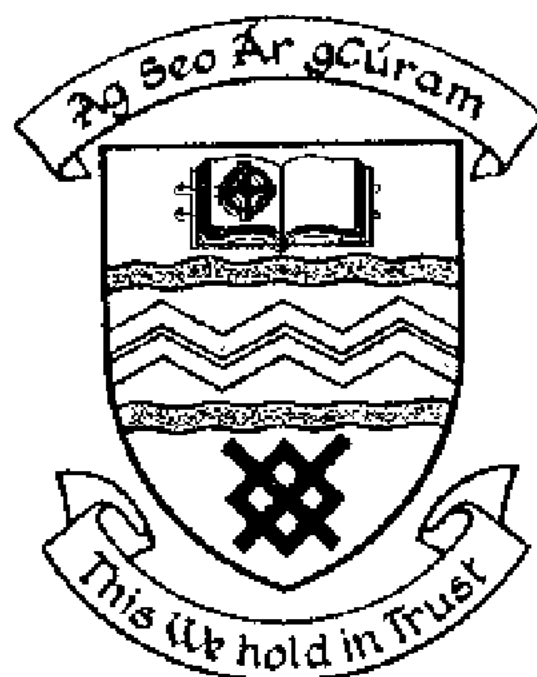
REASON:

In order to protect the integrity of the Protected Structure.

- 6 The development shall incorporate a permanent display detailing interpretative information with regard to the history of the Castle Building. This permanent display shall be located in a prominent position which shall be accessible to the general public but shall not be mounted directly onto the building itself. In this regard, the developer shall consider a form of paving inserted into the surrounding paved area.

REASON:

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In order to enhance and protect the integrity of the Protected Structure and in the interests of visual amenity.

- 7 The proposed uplighting of Castle Building shall be of a low intensity in order to protect the integrity of the Protected Structure. Full details of the location of these fixtures and the level of illumination proposed shall be subject to the written agreement of the Planning Authority prior to the commencement of development.

REASON:

In order to enhance and protect the integrity of the Protected Structure and in the interests of visual amenity.

- 8 No signs including any illuminated advertisements, neon or otherwise, exhibited as part of a window display affixed to the inside of the glazing, advertising structures, banners, canopies, flags, security shutters, lighting fixtures or other projecting elements shall be erected or fixed to the building without a prior grant of planning permission.

REASON:

In the interests of visual amenity and in order to protect the architectural integrity of this Protected Structure.

- 9 The following shall apply to the proposed development:

- a) The glazing of the proposed development shall be kept free of all stickers, posters and other such material.
- b) No goods, sandwich boards or similar structures shall be displayed on the public footpath or outside the premises.

REASON:

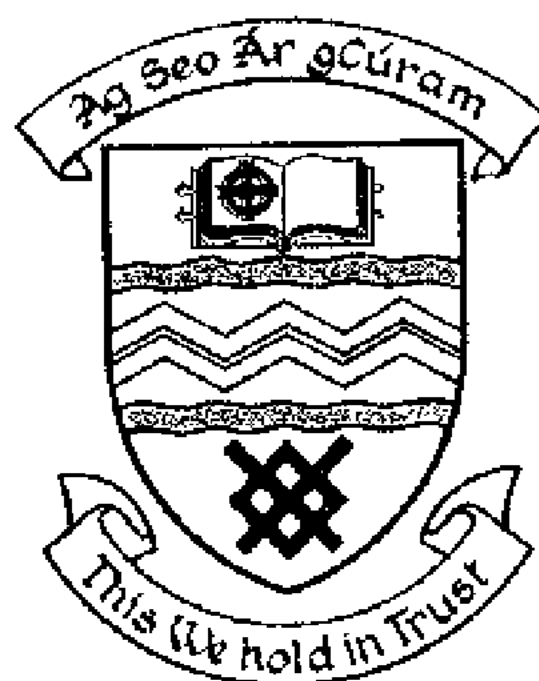
In the interests of visual and environmental amenity.

- 10 That arrangements 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. 21, 22 and 23 of Register Reference S94A/0503 (An Bord Pleanála Order No. PL.06S.096976), be strictly adhered to in respect of the proposed 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.

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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

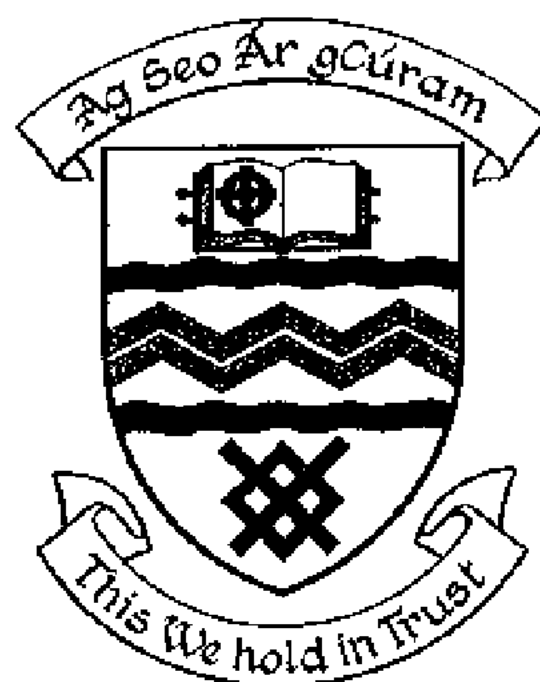
Signed on behalf of South Dublin County Council.

Patricia Bowler27/03/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0261	Date of Decision 10/02/2000 <i>1-14</i>
Register Reference S99A/0883	Date: 13/12/99

Applicant Kieran Brady & Associates Estate Agents,

Development The use of the grade 2 listed building " The Castle Unit"
as a ground floor estate agents office with new first floor
independently accessed office accommodation with external
alterations, signage and lighting.

Location "The Castle Unit", Ballyowen Shopping Centre, Lucan, Co.
Dublin.

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

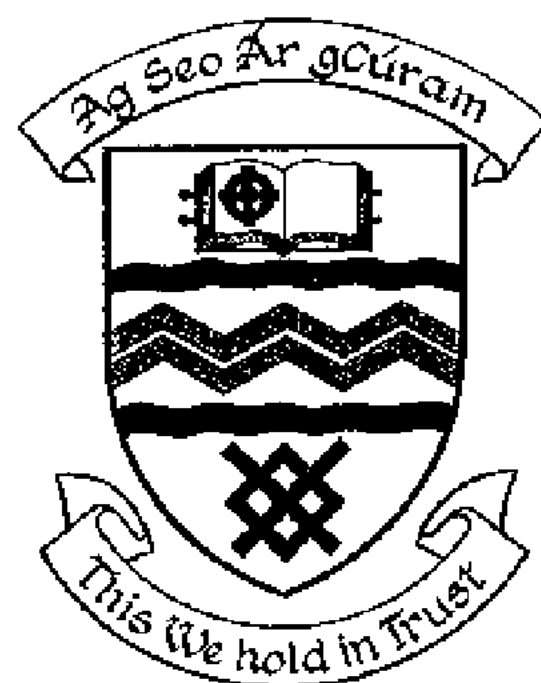
1-14
..... 10/02/00
for SENIOR ADMINISTRATIVE OFFICER

Donal McNally Architects,
3 Mount Argus Crescent,
Kimmage Road,
Dublin 6.

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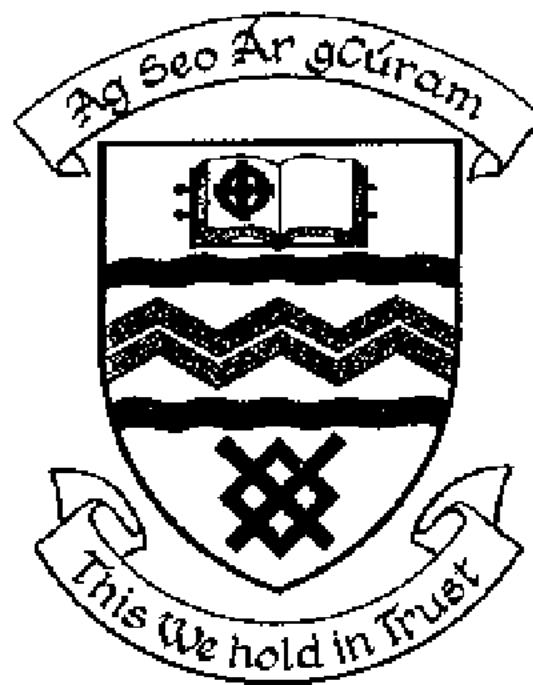
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REG REF. S99A/0883

Conditions and Reasons

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REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The high level signage proposed on west and south elevations shall be omitted from the development.
REASON:
In order to protect the integrity of the Protected Structure and in the interests of visual amenity.
- 3 The timber shopfront and projecting canopy located on the south elevation shall be omitted from the development. Any consequential alteration proposed to lighting/signage of the shopfront as a result of this condition and condition No. 2 above shall be submitted for the written agreement of the Planning Authority prior to commencement of development.
REASON:
In order to protect the integrity of the Protected Structure and in the interests of visual amenity.
- 4 All replacement windows shall comprise of timber hardwood windows or other such windows as shall have been agreed in writing with the Planning Authority.
REASON:
In order to protect the integrity of the Protected Structure and in the interests of visual amenity.
- 5 The existing wooden door located on the north elevation shall be retained.
REASON:
In order to protect the integrity of the Protected Structure.
- 6 The development shall incorporate a permanent display detailing interpretative information with regard to the

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REG. REF. S99A/0883

history of the Castle Building. This permanent display shall be located in a prominent position which shall be accessible to the general public but shall not be mounted directly onto the building itself. In this regard, the developer shall consider a form of paving inserted into the surrounding paved area.

REASON:

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REASON:

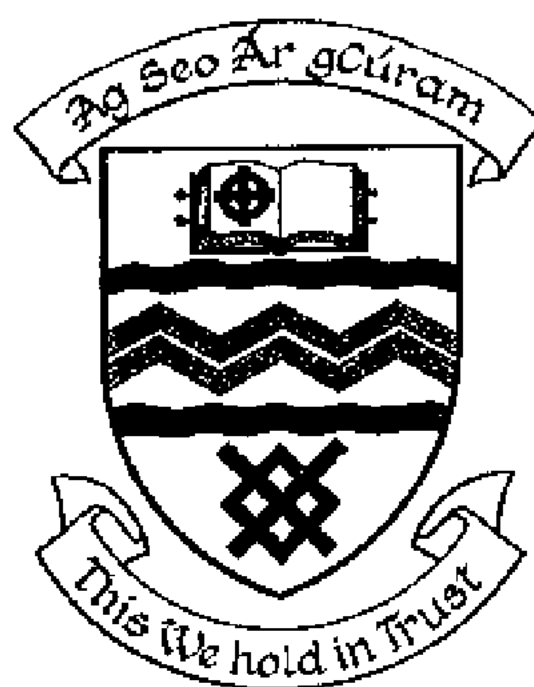
In the interests of visual and environmental amenity.

- 10 That arrangements made with regard to the payment of financial contributions and lodgement of security in respect

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REG REF. S99A/0883

of the overall development, as required by Condition No's.
21, 22 and 23 of Register Reference S94A/0503 (An Bord
Pleanála Order No. PL.06S.096976), be strictly adhered to in
respect of the proposed 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.