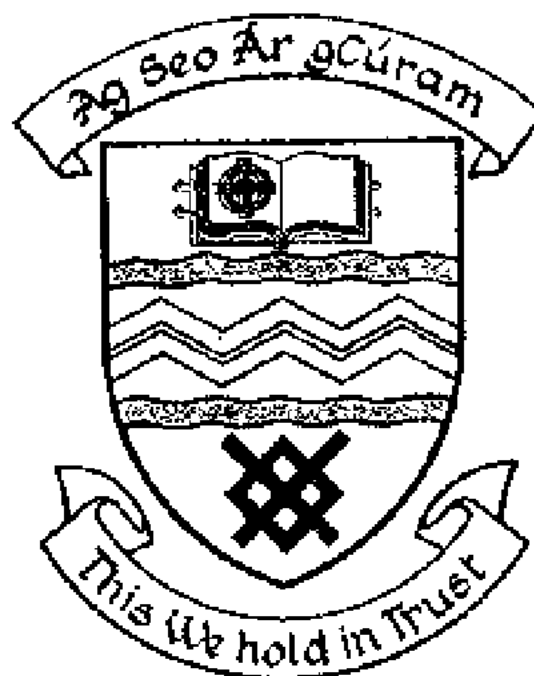


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0797	
1. Location	Orwell Shopping Centre, Orwell Road, Templeogue, Dublin 6W.		
2. Development	1 floor open plan office of 775.5 sq.m. over six shops and re-organisation of car park to hold 170 cars.		
3. Date of Application	11/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 07/01/2000 2.	1. 27/01/2000 2.
4. Submitted by	Name: Lyons Associates, Address: 36 Leeson Park, Dublin 6.		
5. Applicant	Name: Mr. Michael Kavanagh, Address: 247 Orwell Park Glade, Dublin 6W.		
6. Decision	O.C.M. No. 1168 Date 30/05/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1571 Date 18/07/2000	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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Lyons Associates,
36 Leeson Park,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1571	Date of Final Grant 18/07/2000
Decision Order Number 1168	Date of Decision 30/05/2000
Register Reference S99A/0797	Date 27/01/00

Applicant Mr. Michael Kavanagh,

Development 1 floor open plan office of 775.5 sq.m. over six shops and re-organisation of car park to hold 170 cars.

Location Orwell Shopping Centre, Orwell Road, Templeogue, Dublin 6W.

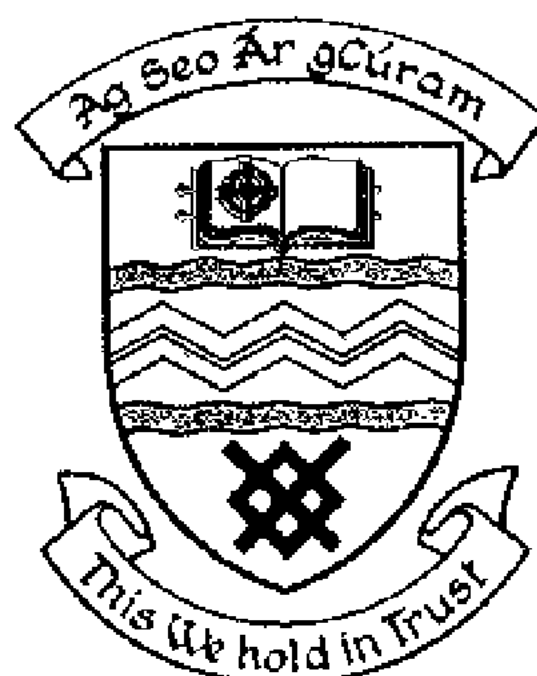
Floor Area 775.50 Sq Metres

Time extension(s) up to and including 31/05/2000

Additional Information Requested/Received 07/01/2000 /27/01/2000

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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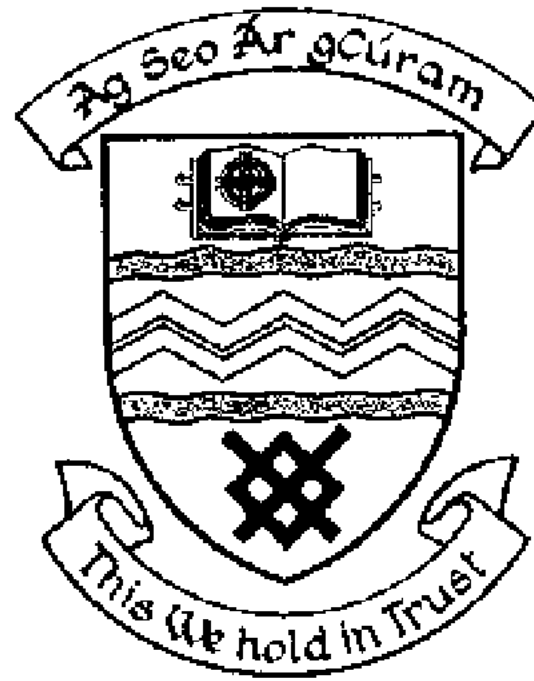
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Dublin 24

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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 27/01/2000, 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 Full details of the location, height, design and materials of the proposed low boundary wall and railings around part of the perimeter of the site, as indicated on amended drawings submitted on 27/01/2000, shall be submitted for the written agreement of the Planning Authority prior to any work commencing. The submitted details to take adequate account of and be consistent with boundary treatment proposed to be provided to the adjoining St. Jude's Church site under Reg. Ref. S99A/0859.
REASON:
To ensure a satisfactory standard of development in the interest of the proper planning and development of the area.
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 That details of landscaping be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.
REASON:
In the interest of amenity.
- 5 That 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.
- 6 The car parking area shall be available at all times for car parking use and shall not be used for storage or display or other uses. When the car parking area is not in use for the purposes of the Shopping Centre and adjoining church it shall be secured by means of a lockable vehicular barrier.
REASON:

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

- 7 Any change of use of the first floor of the premises shall require planning permission.

REASON:

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

- 8 That the separation of car parking zones for offices, shop customers and staff usage shall be achieved satisfactorily through the use of suitable landscaping and demarcation, details of which shall be submitted to 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 and visual amenity.

- 9 That prior to any development commencing a revised site layout plan shall be submitted and agreed in writing by the Planning Authority. This shall provide satisfactory pedestrian routes through the site including the retention of the existing pedestrian footpath to the church.

REASON:

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

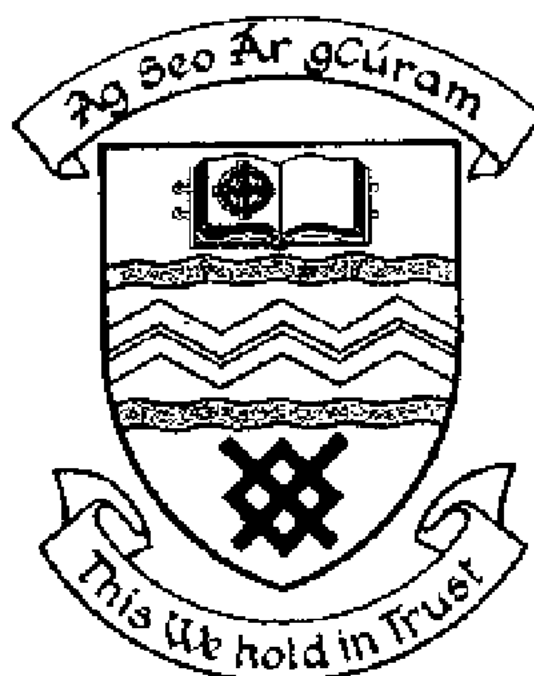
- 10 That a financial contribution in the sum of £6,261 (six thousand two hundred and sixty one pounds) EUR7,949 (seven thousand nine hundred and forty nine euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development 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.

- 11 That a financial contribution in the sum of £16,285 (sixteen thousand two hundred and eighty five pounds) EUR20,677 (twenty thousand six hundred and seventy seven 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:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

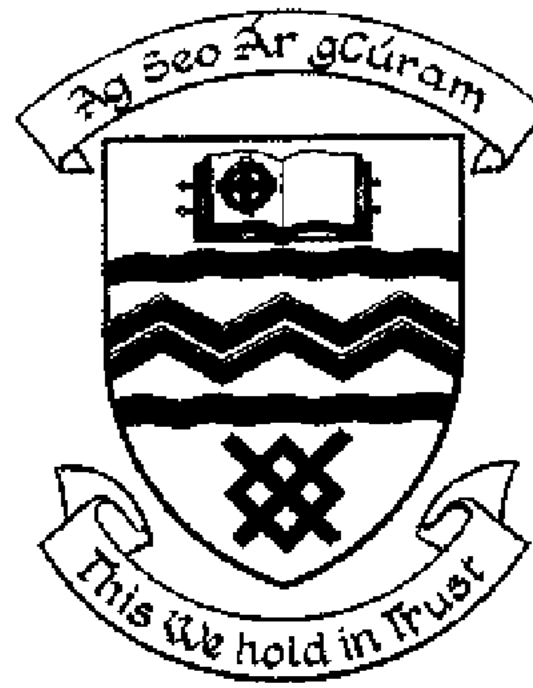
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority,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

Signed on behalf of South Dublin County Council.

..........18/07/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0797	
1. Location	Orwell Shopping Centre, Orwell Road, Templeogue, Dublin 6W.		
2. Development	1 floor open plan office of 775.5 sq.m. over six shops and re-organisation of car park to hold 170 cars.		
3. Date of Application	11/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 07/01/2000 2.	1. 27/01/2000 2.
4. Submitted by	Name: Lyons Associates, Address: 36 Leeson Park, Dublin 6.		
5. Applicant	Name: Mr. Michael Kavanagh, Address: 247 Orwell Park Glade, Dublin 6W.		
6. Decision	O.C.M. No. 1168 Date 30/05/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1168	Date of Decision 30/05/2000 <i>JA</i>
Register Reference S99A/0797	Date: 11/11/99

Applicant Mr. Michael Kavanagh,

Development 1 floor open plan office of 775.5 sq.m. over six shops and
re-organisation of car park to hold 170 cars.

Location Orwell Shopping Centre, Orwell Road, Templeogue, Dublin 6W.

Floor Area Sq Metres

Time extension(s) up to and including 31/05/2000

Additional Information Requested/Received 07/01/2000 /27/01/2000

Clarification of Additional Information Requested/Received /

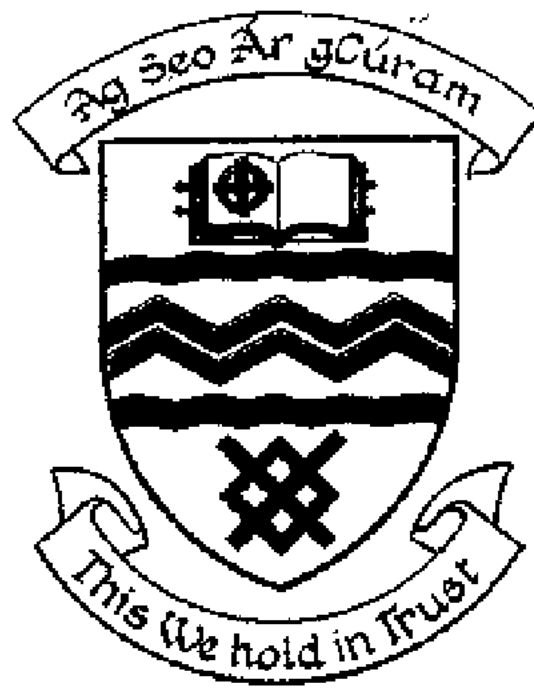
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

JA
..... 30/05/00
for SENIOR ADMINISTRATIVE OFFICER

Lyons Associates,
36 Leeson Park,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
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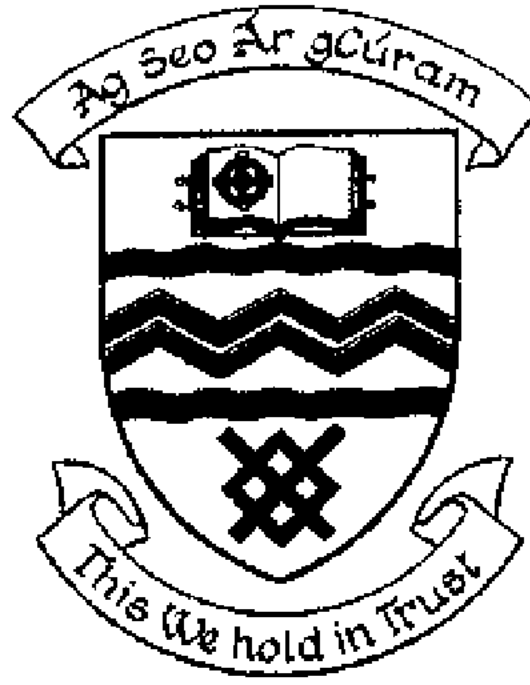
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REG REF. S99A/0797

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 27/01/2000, 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 Full details of the location, height, design and materials of the proposed low boundary wall and railings around part of the perimeter of the site, as indicated on amended drawings submitted on 27/01/2000, shall be submitted for the written agreement of the Planning Authority prior to any work commencing. The submitted details to take adequate account of and be consistent with boundary treatment proposed to be provided to the adjoining St. Jude's Church site under Reg. Ref. S99A/0859.
REASON:
To ensure a satisfactory standard of development in the interest of the proper planning and development of the area.
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 That details of landscaping be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.
REASON:
In the interest of amenity.
- 5 That 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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REG. REF. S99A/0797

- 6 The car parking area shall be available at all times for car parking use and shall not be used for storage or display or other uses. When the car parking area is not in use for the purposes of the Shopping Centre and adjoining church it shall be secured by means of a lockable vehicular barrier.

REASON:

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

- 7 Any change of use of the first floor of the premises shall require planning permission.

REASON:

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

- 8 That the separation of car parking zones for offices, shop customers and staff usage shall be achieved satisfactorily through the use of suitable landscaping and demarcation, details of which shall be submitted to 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 and visual amenity.

- 9 That prior to any development commencing a revised site layout plan shall be submitted and agreed in writing by the Planning Authority. This shall provide satisfactory pedestrian routes through the site including the retention of the existing pedestrian footpath to the church.

REASON:

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

- 10 That a financial contribution in the sum of £6,261 (six thousand two hundred and sixty one pounds) EUR7,949 (seven thousand nine hundred and forty nine 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.

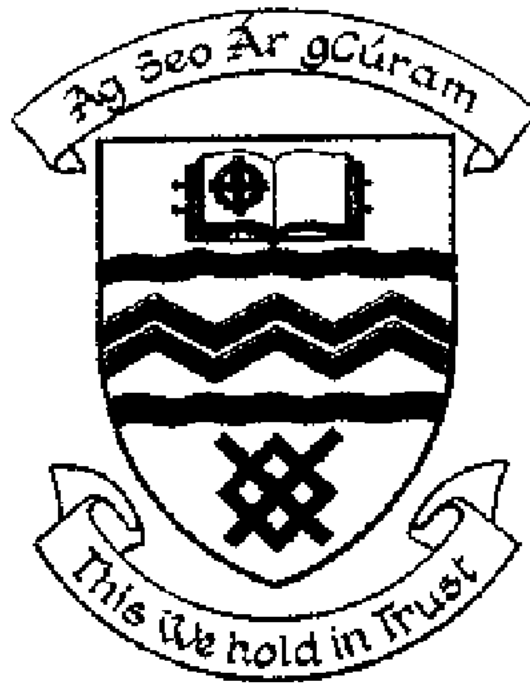
REASON:

The provision of such services in the area by the Council

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REG REF. S99A/0797

will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 11 That a financial contribution in the sum of £16,285 (sixteen thousand two hundred and eighty five pounds) EUR20,677 (twenty thousand six hundred and seventy seven 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.

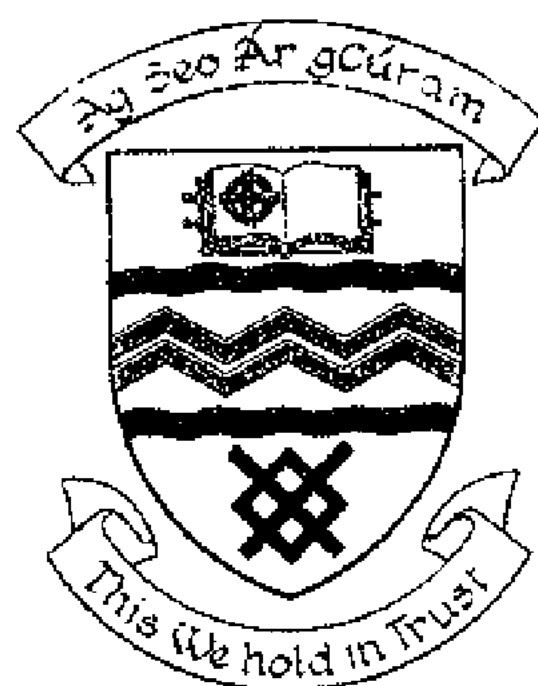
REASON:

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.

COMHAIRLE CHONTAE AITHA CLIATH THEAS

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

Decision Order Number 0908	Date of Decision 28/04/2000 <i>W.M.</i>
Register Reference S99A/0797	Date 11/11/99

Applicant Mr. Michael Kavanagh,
App. Type Permission
Development 1 floor open plan office of 775.5 sq.m. over six shops and
re-organisation of car park to hold 170 cars.

Location Orwell Shopping Centre, Orwell Road, Templeogue, Dublin 6W.

Dear Sir / Madam,

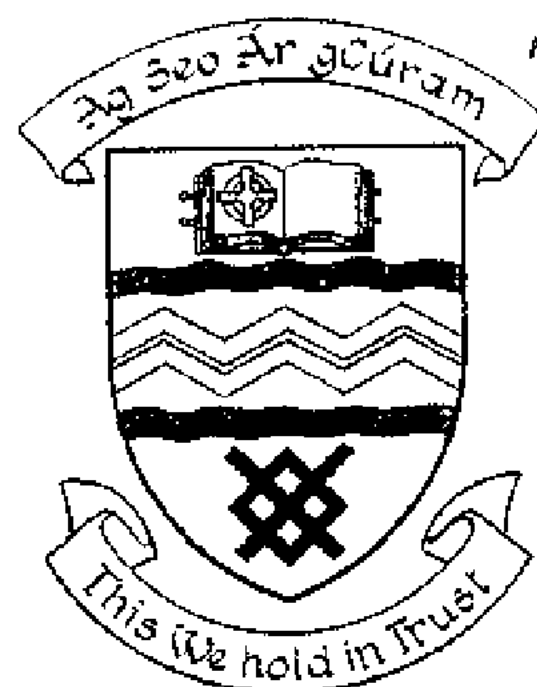
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 31/05/2000

Yours faithfully

W.D. 28/04/00
for SENIOR ADMINISTRATIVE OFFICER

Lyons Associates,
36 Leeson Park,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0603	Date of Decision 24/03/2000
Register Reference S99A/0797	Date 11/11/99

Applicant Mr. Michael Kavanagh,
App. Type Permission
Development 1 floor open plan office of 775.5 sq.m. over six shops and
re-organisation of car park to hold 170 cars.

Location Orwell Shopping Centre, Orwell Road, Templeogue, Dublin 6W.

Dear Sir / Madam,

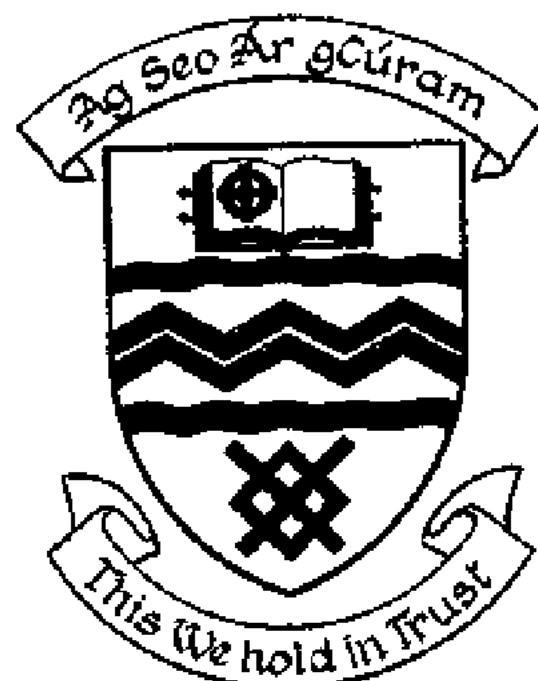
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 30/04/2000

Yours faithfully

..... 24/03/00
for SENIOR ADMINISTRATIVE OFFICER

Lyons Associates,
36 Leeson Park,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0012	Date of Decision 07/01/2000
Register Reference S99A/0797	Date: 11/11/99

Applicant Mr. Michael Kavanagh,
Development 1 floor open plan office of 775.5 sq.m. over six shops and re-organisation of car park to hold 170 cars.

Location Orwell Shopping Centre, Orwell Road, Templeogue, Dublin 6W.

App. Type Permission

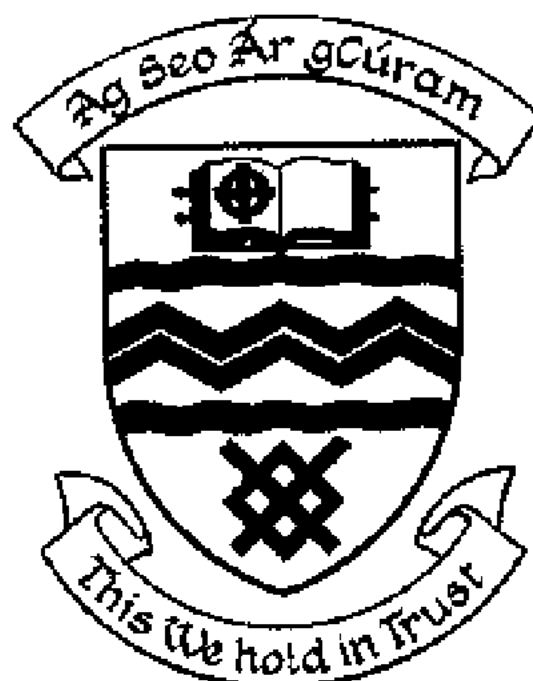
Dear Sir/Madam,

With reference to your planning application, received on 11/11/99 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 submit revised elevational drawings to provide for a uniform elevational treatment to the side and rear of the proposed extension to match the existing first floor roof treatment. This should provide for a more satisfactory integration of the proposed stairwell projection to the side of the existing premises.
- 2 The applicant is requested to submit a revised site layout plan to provide satisfactory pedestrian routes through the car parking area. In this regard the existing pedestrian route to the adjacent church shall be maintained and a suitable route to the adjacent housing area to the south shall be provided.
- 3 The revised site layout shall provide an adequate loading/unloading area to the rear of the existing shops to accommodate delivery vehicles during business hours.
- 4 The revised site layout plan shall indicate the location of the proposed escape stairs at the rear of the premises.

Lyons Associates,
36 Leeson Park,
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REG REF. S99A/0797

- 5 The revised site layout plan shall provide a designated area for car parking to serve the proposed offices in a location that will ensure that forecourt parking areas are reserved for retail shop customers.

Signed on behalf of South Dublin County Council

LA
.....
for Senior Administrative Officer

07/01/00