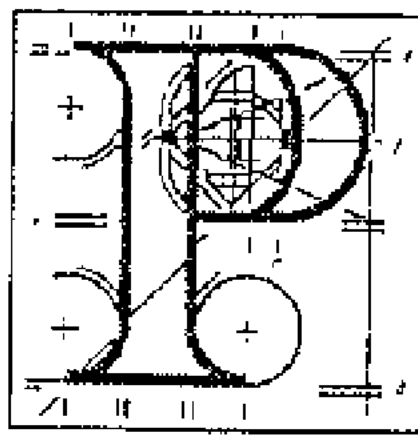


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0590	
1. Location	Firhouse Shopping Centre, Firhouse, Dublin 24.		
2. Development	Variations to approved plans Reg. Ref. S98A/0568 for residential and commercial development including revised floor plans to blocks A and C, increased floor area to block A, variations to gable elevations to blocks A and C caused by omission of block B, changes to roofs, addition of balconies.		
3. Date of Application	24/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Gerald Cantan, Address: Unit 2, Edel House,		
5. Applicant	Name: John Regan, Address: Super Valu, Firhouse Shopping Centre, Firhouse, Dublin 24.		
6. Decision	O.C.M. No. 2306 Date 21/10/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	19/11/1999	Written Representations	
9. Appeal Decision	15/06/2000	Grant 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: S99A/0590

APPEAL by John Regan care of Gerald Cantan of Unit 2, Edel House, 51-52 Bolton Street, Dublin and by Firhouse Village Community Council care of O'Neill and Associates of Harbour Road, Howth, County Dublin against the decision made on the 21st day of October, 1999 by the Council of the County of South Dublin to grant subject to conditions a permission to the said John Regan for development comprising variations to approved plans (planning register reference number S98A/0568) for residential and commercial development including revised floor plans to block A and C, increased floor area to block A, variations to gable elevations to blocks A and C, caused by omission of block B, changes to roof, addition of balconies at Firhouse Shopping Centre, Firhouse, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the planning history of the site and to the provisions of the current South County Dublin Development Plan in relation to site, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. Each apartment shall be used as a single dwelling unit.

Reason: In the interest of orderly development.

2. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.

Reason: In the interest of orderly development and the visual amenities of the area.

3. No apartment shall be occupied until all the services have been connected thereto and are operational.

Reason: In the interest of visual amenity.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

5. Prior to commencement of development, details of a landscape plan for the full extent of the site, known as the Firhouse Shopping Centre, to include full works specification and a planting and maintenance programme, together with details of proposed treatment to all site boundaries, shall be submitted for the written agreement of the planning authority.

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

6. Prior to commencement of development, the developer shall lodge with the planning authority a bond of an insurance company, a cash deposit, or other security to secure the provision and satisfactory completion of roads, sewers, watermains, drains, car parks, open spaces and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion of any part of the development. The security to be lodged shall be, as follows -

- (a) an approved insurance company bond in the sum of £20,000 (twenty thousand pounds), [€25,394.76 (twenty-five thousand three hundred and ninety-four euro and seventy-six cents)], or
- (b) a cash sum of £20,000 (twenty thousand pounds) [€25,394.76 (twenty-five thousand three hundred and ninety-four euro and seventy-six cents)] to be applied by the planning authority at its absolute discretion if such services are not provided to its satisfaction, or

- (c) a letter of guarantee by any body approved by the planning authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the planning authority and such lodgement in any case has been acknowledged in writing by the planning authority.

Reason: To ensure the satisfactory completion of the development.

7. Prior to commencement of development, the developer shall pay the sum of £21,400 (twenty-one thousand four hundred pounds) [€27,172.39 (twenty-seven thousand one hundred and seventy-two euro and thirty-nine cents)] (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office), to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of public services facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

8. Prior to commencement of development, the developer shall pay the sum of £26,200 (twenty-six thousand two hundred pounds) [€33,267.14 (thirty-three thousand two hundred and sixty-seven euro and fourteen cents)] (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office), to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of road improvements facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

9. Prior to commencement of development, the developer shall pay the sum of £38,000 (thirty-eight thousand pounds) [€48,250.04 (forty-eight thousand two hundred and fifty euro and four cents)] (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office), to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of development and improvement of the Dodder Valley Linear Park in the area of the proposed facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.



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

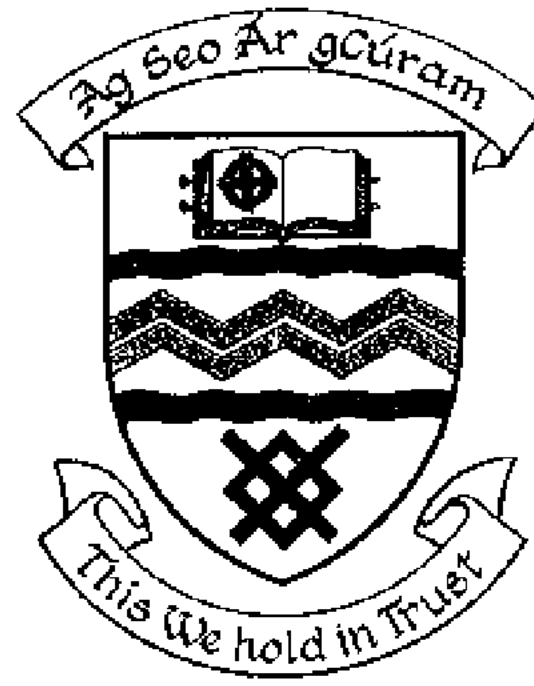
Dated this 15th day of June 2000.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0590	
1. Location	Firhouse Shopping Centre, Firhouse, Dublin 24.		
2. Development	Variations to approved plans Reg. Ref. S98A/0568 for residential and commercial development including revised floor plans to blocks A and C, increased floor area to block A, variations to gable elevations to blocks A and C caused by omission of block B, changes to roofs, addition of balconies.		
3. Date of Application	24/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Gerald Cantan, Address: Unit 2, Edel House,		
5. Applicant	Name: John Regan, Address: Super Valu, Firhouse Shopping Centre, Firhouse, Dublin 24.		
6. Decision	O.C.M. No. 2306 Date 21/10/1999	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

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

Decision Order Number 2306	Date of Decision 21/10/1999 <i>pm</i>
Register Reference S99A/0590	Date: 24/08/99

Applicant John Regan,

Development Variations to approved plans Reg. Ref. S98A/0568 for residential and commercial development including revised floor plans to blocks A and C, increased floor area to block A, variations to gable elevations to blocks A and C caused by omission of block B, changes to roofs, addition of balconies.

Location Firhouse Shopping Centre, Firhouse, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

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

Subject to the conditions (17) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

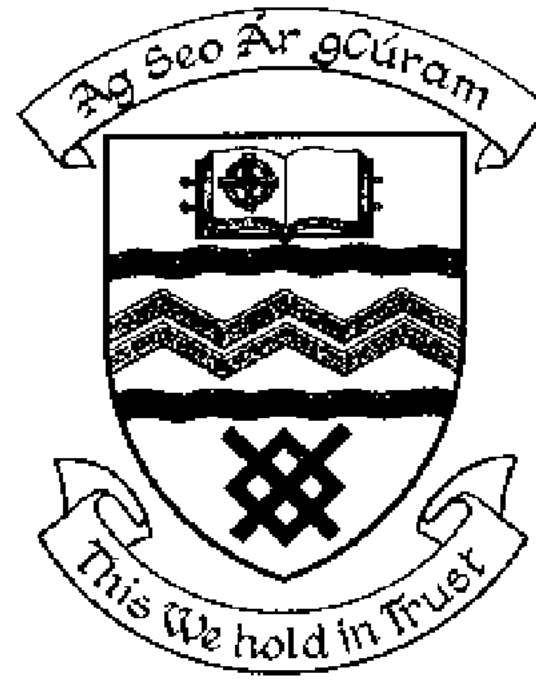
AA
..... 21/10/99
for SENIOR ADMINISTRATIVE OFFICER

Gerald Cantan,
Unit 2,
Edel House,
51-52 Bolton Street,
Dublin 1.

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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That each proposed apartment be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That all necessary measures 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.
REASON:
To protect the amenities of the area.
- 4 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 5 That no apartment be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:

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

- 7 That all watermain tappings, 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.

- 8 That an acceptable street naming and apartment numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 9 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.

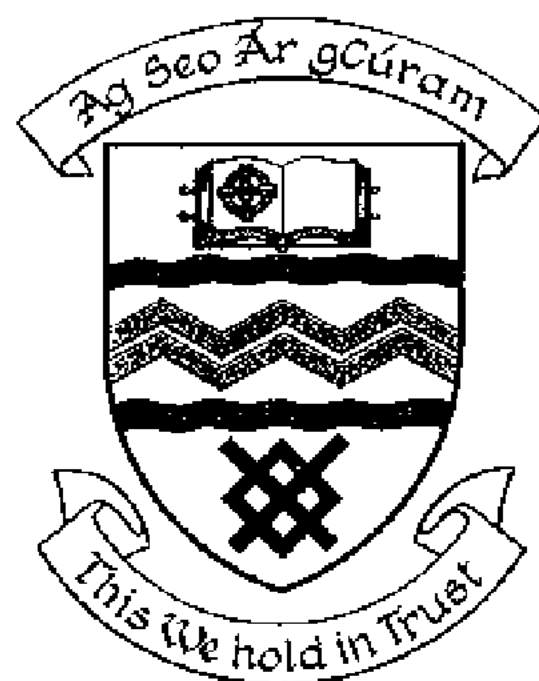
- 10 That no advertising sign or structure be erected except those which are exempted development, without prior approval of the Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 11 Prior to the commencement of development, full and comprehensive details of security arrangements on the site known as the Firhouse Shopping Centre during and after

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REG REF. S99A/0590

construction of the proposed development shall have received the written agreement of the Planning Authority.

REASON:

In the interest of public safety.

- 12 Prior to the commencement of development, full and comprehensive details of a landscape plan for the full extent of the site known as the Firhouse Shopping Centre, to include full works specification and planting and maintenance programme together with full details of proposed treatment to all site boundaries shall receive the written agreement of the Planning Authority.

REASON:

In the interest of visual amenity.

- 13 Included as a condition of tenure for each dwelling unit is to be a complete and absolute ban on the display of washing or the storage of rubbish bags or other such items that may have an adverse visual impact on the balconies or in the balcony area. This ban is to be upheld by the Management Company for the site.

REASON:

In the interest of visual amenity.

- 14 That a financial contribution in the sum of £ 21,400 (twenty one thousand, four hundred pounds) Eur 27,172 (twenty seven thousand, one hundred and seventy two 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.

- 15 That a financial contribution in the sum of money equivalent to the value of £26,200 (twenty six thousand, two hundred pounds) Eur 33,267 (thirty three thousand, two hundred and sixty seven Euros) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and

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Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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.

- 16 That a financial contribution in the sum of £38,000 (thirty eight thousand pounds) Eur 48,250 (forty eight thousand, two hundred and fifty Euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of Dodder Valley Linear Park 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.

- 17 Before the development is commenced, the developer shall lodge with South Dublin County Council an approved Insurance Company Bond or cash in the sum of £20,000 (twenty thousand pounds) Eur 25,395 (twenty five thousand, three hundred and ninety five Euros) to secure the provision and satisfactory completion of services, kerbs, grass margins and footpaths fronting the site.

REASON:

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