



Bloc 2, Ionad Bheatha hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0261

Date : 7th March 1991

Dear Sir/Madam,

Development : Retention of shop front and signage

LOCATION : Units 124, 125, 126 The Square, Towncentre, Tallaght,
Old Blessington Road, Tallaght

Applicant : Wigoders Ltd

App. Type : PERMISSION

Date Recd : 28th February 1991

Your application in relation to the above was submitted with a fee of
£144.20 .

On examination of the plans submitted it would appear that the
appropriate amount should be £190.00 .

I should be obliged if you would submit the balance of £45.80
as soon as possible as a decision cannot be made on this application
until the correct fee is received.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'KW'.

.....
PRINCIPAL OFFICER

Coll McCarthy Architects,
137 Lower Rathmines Road,
Dublin 6.

91A/0261

CERTIFICATE NO: 24413

PROPOSAL: Stop front signage
LOCATION: 124, 125 & 126 The Square, Town Centre, Toronto
APPLICANT: Wizards Ltd

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	PNT. OF FEE RES.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	\$232					
	\$216					
	\$200 per M ² in excess of 300M ² Min. \$20					
1000000	\$21.75 per M ² of 300					
x 1000000	\$225 per M ² of 300					
x 1000000	\$225 per M ² of 300					
x 1000000	\$225 per M ² of 300					
x 1000000	\$225 per M ² of 300					
14.42		150	104.20	45.80		13/3/91 N34129
x 1,000M ²						
0.0084		40	40			

45.80 13/3/91
N34129

Column 1 Certified by: [Signature] Date: 6/8/91
 Column 1 Endorsed: Signed: [Signature] Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified Signed: [Signature] Grade: S.O Date: 4/3/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0261

Date Received : 28th February 1991

Applicant : Wigoders Ltd

Appl.Type : PERMISSION

Development : Retention of shop front and signage

LOCATION : Units 124, 125, 126 The Square, Towncentre, Tallaght,
old Blessington Road, Tallaght

O.S.REFS.

21/12			
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AREA REFERENCE

T	A	1	0	0	3
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HISTORY

FOR HISTORY See Reg. Map.				

FEE CERTIFICATE NO. _____

FEE CLASS

--	--	--	--

MEASUREMENT FOR FEES

--	--	--	--

SIGNED

DATE

SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID

FEE ASSESSED

BALANCE DUE

--	--	--

CERTIFIED _____

GRADE _____

DATE _____

c.c. Mr. F. Vaughan,
Mr. W. Murray

D. Hylle 
cc 9/17/2



Bosca 174
P. O. Box 174
46/49 Sraid O'Connell Uacht.
46/49 Upper O'Connell Street,
Baile Atha Cliath
Dublin 1.
Telephone: (01)727777
Fax: (01)725782

Mr. J. Ring,
A/Deputy Chief Engineer,
Roads.

Our Ref. EMacN/MMcN
Your Ref.
Date 24/3/92

Re: Parking Survey at The Square, Tallaght.

I enclose our report on the parking survey at The Square, Tallaght carried out from 20th - 23rd March 1991.

Before considering the results of the parking survey, the following should be considered:

1. There is a very low car ownership in the immediate area serviced by The Square. A large increase in vehicles attracted to The Square from the immediate area will inevitably occur if car ownership increases significantly in the area.
2. There is a very good bus service provided - the buses stop at the doors of The Square Shopping Centre.
3. There is very high usage of taxis at The Square. A taxi ramp is provided and a constant supply of taxis are available. A spot check on a Thursday afternoon indicated 18 taxis waiting to be hired.
4. There is a relatively densely populated area adjacent to The Square and very large volumes of pedestrians visit the Centre.
5. The survey was not carried out at a peak period of the year.
6. The survey was carried out 6 months after the opening of The Square.

The results of the report would indicate that:

1. The number of spaces provided at The Square are too low for a development of this nature. The argument that the spaces should be reduced (from the Development Plan requirement) because of different peaks between the differing usages would appear not to be justified. On the contrary there would appear to be an argument for increasing the number of spaces - as the multiplicity and variety of uses could increase the attractiveness beyond that indicated by the individual uses. In particular, this could apply to the Cinema and Shopping Centre complexes as it would appear that at the peak shopping times there is a very considerable attendance at the Cinemas.
2. It is not possible to calculate from the survey the number of spaces that should have been provided. If 2,800 spaces were provided (as per Development Plan standards) and assuming 90% of spaces occupied full capacity i.e. 2,500 approx., the car park would have accommodated the peak demand for spaces i.e. 2,040 vehicle plus those queuing for spaces. [Note: The 2,800 spaces referred to above were calculated on the areas for individual units provided by Monarch].

It is recommended that:

1. Further surveys should be carried out at different times of the year especially at peak periods and all the parking generated by the Development should be counted including those (if any) parked outside The Square.
2. The minimum parking provided should be at least that in accordance with the Development Plan standards but consideration should be given to increasing the requirements particularly where the adjacent road network is unsuitable for on-street car parking and particularly where there is large residential development. No reduction should be allowed for differing peaks of the various users.
3. Restricted staff car parking should not be included in the calculations for spaces provided as the evidence suggests that this is not properly utilised.
4. Where possible, special areas to cater for future expansion should be included. These could be landscaped initially.

I attach for your convenience a summary of the conclusion to the report.



E. MacNeill,
Senior Engineer,
Traffic Division.

CONCLUSIONS

1. The number of available parking spaces is not sufficient to cater for peak demand.
2. The number of ground level spaces provided at the centre (1,960 spaces) is significantly less than the number required (2,800 spaces) by the Dublin County Council Development Plan, 1983.
3. At 3.30p.m. on Saturday 23/3/91 while a total of 2,006 (including 103 illegal) vehicles were parked, queues were formed waiting for spaces to become available. This represents a shortfall of at least 270 spaces (or 14%) at peak, accepting that 90% of capacity represents the limit of an acceptable level of occupancy (i.e. to allow for parking and circulating).
4. The roof car park is under-utilised at present. An extra 200 spaces would be available if staff fully utilised this car park.
5. There is an obvious need to direct vehicles to areas where spaces are available. This is primarily a manual operation, possibly assisted by the use of 'car park full' signs.

FINANCIAL CONTRIBUTION :-

AMOUNT € NIL

F | NOT CONDITIONED.

PL 6/5/85824

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

- 26 AUG 1991

County Dublin

P/4095/91

Planning Register Reference Number: 91A/261

APPEAL by Wigoders Limited care of Coll and McCarthy of 137 Lower Rathmines Road, Dublin against the decision made on the 18th day of April, 1991 by the Council of the County of Dublin to grant subject to conditions permission for development comprising retention of shop front and to refuse permission for development comprising retention of signage, both at units 124, 125 and 126 The Square Towncentre, Old Blessington Road, Tallaght, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, 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 condition specified in the Second Schedule hereto, the reason for the imposition of the said condition being as set out in the said Second Schedule and the said permission is hereby granted subject to the said condition.

FIRST SCHEDULE

It is considered the development proposed to be retained subject to compliance with the condition set out in the Second Schedule hereto, is an acceptable addition to the Tallaght Towncentre and would not be contrary to the proper planning and development of the area.

SECOND SCHEDULE

The two vertical signs at first floor level shall be removed from the building.

Reason: In the interest of the amenity and visual appearance of the towncentre.

Ann. Lw. Quinn

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

Dated this 8th day of August, 1991.

PL 6/5/85824

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

26 AUG 1991

Planning Register Reference Number: 91A/261

P/4095/91

Order Noted:	L-D
Date:	26 August 1991 <i>K. O'Sullivan</i>
ASSISTANT CITY AND COUNTY MANAGER	
to be	have been delegated by error
of the	County Manager
Dated	26 th day of AUGUST 1991

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

W04539 (2)

CONFIRMED
Standard: <i>Contrib</i>
Roads: <i>Final</i>
S. Serv: <i>Full</i>
Open Space:
Other:
SECURITY:
Band / C.A.F.:

Retention of shop front and signage at units 124, 125, 126, The Square, Towncentre, Tallaght, Old Blessington Road, Tallaght, Dublin 24 for Wigoders Ltd.

Coll McCarthy Architects,
137, Lower Rathmines Rd.,
Dublin 6.

Reg. Ref. = 91A-0261
Appl. Rec'd: 28.02.1991
Floor Area:
Site Area:
Zoning:

Report of the Dublin Planning Officer, dated 11 April 1991

This is an application for PERMISSION for retention of shop front and signage at Wigoders Ltd., Unit 124, 125, 126, Towncentre, Old Blessington Road, Tallaght.

The proposal for signage includes individual lettering of a large sign in red on a glass background underneath the canopy of the facade. At first floor level two vertical signs are in place. These are dark blue and similar in colour to the permitted signs on the elevation and state the name of the store in white. Because of the vertical nature of these signs they conflict with the essentially horizontal design of the facade. Accordingly they should not be permitted. The signage for the facades was permitted by decision order no. P/4832/90, Reg. Ref. 90A-1509.

I recommend that PERMISSION be GRANTED for the shopfront subject to conditions specified in Schedule 1 and I recommend that PERMISSION be REFUSED for the retention signage for reasons specified in Schedule 2.

(MD/AC)

Endorsed:- 
for Principal Officer


For Dublin Planning Officer 17-4-91

Order:- PERMISSION is hereby GRANTED for the retention of shopfront at Units 124, 125 & 126 The Square, Tallaght, subject to the conditions specified in Column 1 of Schedule 1 hereto, the reasons for the imposition of the conditions being as set out in Column 2 of Schedule 1 and PERMISSION is hereby REFUSED for retention of vertical signage at first-floor level Units 124, 125 & 126 The Square, Tallaght, for the reasons set out in Schedule 2 herewith.

Dated: 18 April, 1991


Assistant City & County Manager

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 8 April, 1991.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Retention of shop front and signage at units 124, 125, 126, The Square, Towncentre, Tallaght, Old Blessington Road, Tallaght, Dublin 24 for Wigoders Ltd.

SCHEDULE 1

Column 1 - Conditions

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.

2. That no other advertising sign or structure be erected, except those which are exempted development, without prior approval of the Planning Authority.

Column 2 - Reasons for Conditions

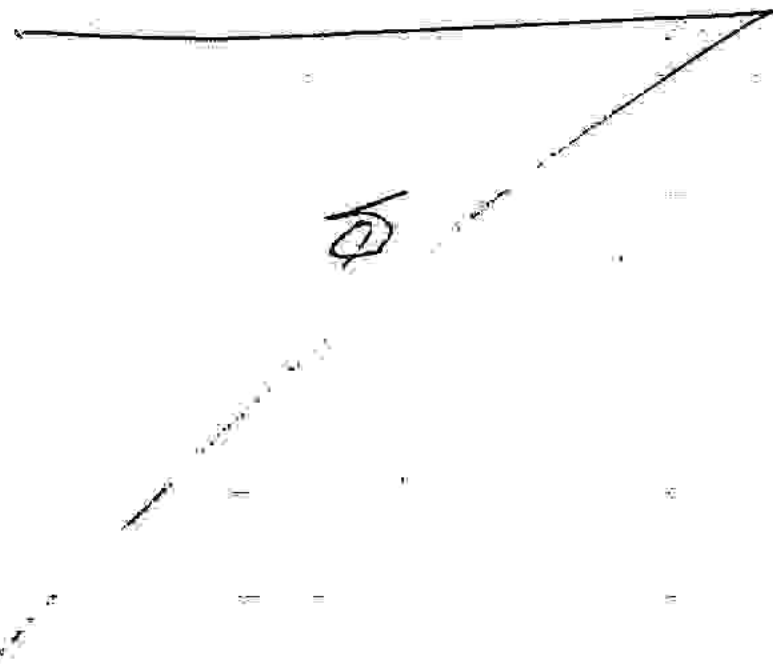
1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.

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

SCHEDULE 2

REASON:

1. The vertical emphasis of the sign and its first-floor location conflicts with signs permitted by Decision Order P/4832/90. *Key Ref. 90A/1,500*
The proposed signs are considered excessive and in particular, they would set a precedent for further such signage which would detract from the appearance of "The Square". Consequently the proposal would be contrary to the proper planning and development of the area.



Our Ref: PL 6/5/85824
P.A. Ref: 91A/261

g.B 9/8

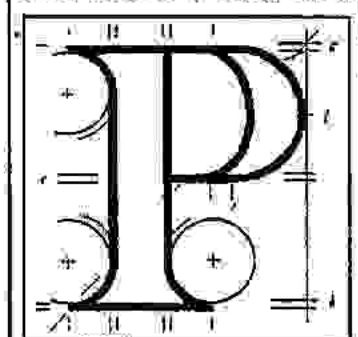
212

[Handwritten signature]

rec 6. 9/8

Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

An Bord Pleanála

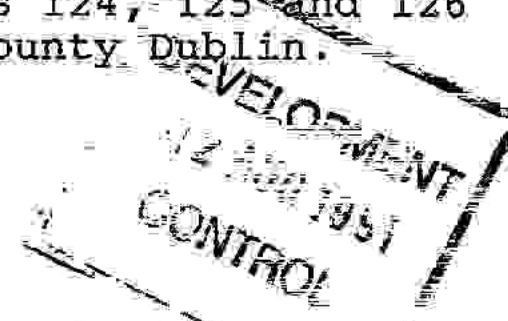


09 AUG 91

Date: -8 AUG 1991

Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Appeal Re: Retention of shopfront and vertical signage at 1st floor level at units 124, 125 and 126 The Square Towncentre, Tallaght, County Dublin.



Dear Sir,

An order has been made by An Bord Pleanála determining the above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1990. A copy of the order is enclosed.

Yours faithfully,

[Handwritten signature: Miriam Baxter]

Miriam Baxter.

Encl.

BP 352

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/261

APPEAL by Wigoders Limited care of Coll and McCarthy of 137 Lower Rathmines Road, Dublin against the decision made on the 18th day of April, 1991 by the Council of the County of Dublin to grant subject to conditions permission for development comprising retention of shop front and to refuse permission for development comprising retention of signage, both at units 124, 125 and 126 The Square Towncentre, Old Blessington Road, Tallaght, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, 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 condition specified in the Second Schedule hereto, the reason for the imposition of the said condition being as set out in the said Second Schedule and the said permission is hereby granted subject to the said condition.

FIRST SCHEDULE

It is considered the development proposed to be retained subject to compliance with the condition set out in the Second Schedule hereto, is an acceptable addition to the Tallaght Towncentre and would not be contrary to the proper planning and development of the area.

SECOND SCHEDULE

The two vertical signs at first floor level shall be removed from the building.

Reason: In the interest of the amenity and visual appearance of the towncentre.

Ann L. Quinn

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

Dated this 8th day of August, 1991.

Ann L. Quinn
1991

Our Ref: PL 6/5/85824
P.A. Reg. Ref: 91A/261

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 2nd July 1991.

Appeal re: Retention of shop front and vertical signage at 1st floor level at units 124, 125 and 126 The Square Town Centre, Tallaght, Old Blessington Road, Tallaght, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within twenty-one days of the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

Please quote the above appeal reference number in any further correspondence.

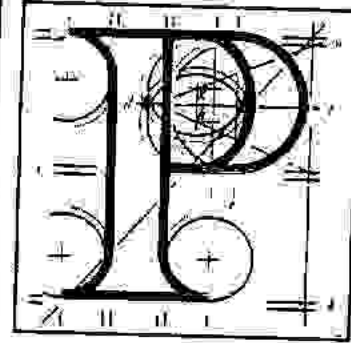
Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

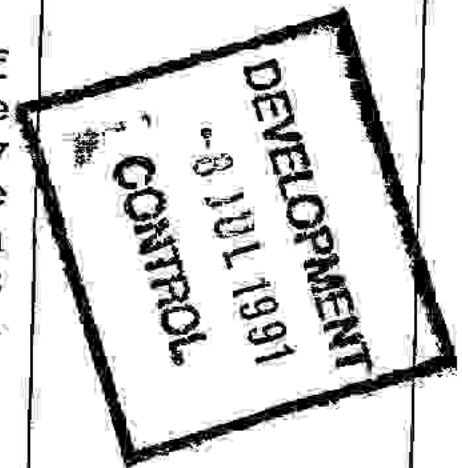
BP 553

PL
An Bord Pleanála



Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

577
03 JUL 91



065

An Bord Pleanála,
 Floor 3,
 Blocks 6 & 7,
 Irish Life Centre,
 Lower Abbey Street,
 Dublin 1



26.6.1991

RE : Retention of signs at The Square, Tallaght
 ABP Ref No.: PL 6/5/85824
 P.A Ref No.: 91a/261

Dear Sirs,

We refer to our appeal in the above matter and set out below our grounds of appeal as requested in your letter dated 22.5.1991 :

1. In their reason for refusal, the Planning Authority cite the vertical emphasis of the signs in question as conflicting with the signs permitted under an earlier permission. While acknowledging that the signs differ insofar as they are vertical in emphasis rather than horizontal, we would respectfully submit that this difference is not in itself prejudicial to the proper planning and development of the area. We would point out in passing that the applicants went to great lengths in all other aspects of the signs' design to ensure consistency with signage elsewhere in the precinct i.e. in respect of materials, colour and general treatment. In the circumstances we would consider this aspect of the decision harsh and unnecessary.
2. The Planning Authority in their reason for refusal consider the signs "excessive" without further defining their reasons for such a view. We would submit that, when compared with other signage both immediately adjacent (and fixed at a higher level above ground), and elsewhere in the precinct, this view is not sustainable in terms of proper planning and development.
3. As regards the matter of precedent we would again submit that the nature and quality of the signs in question is entirely acceptable in terms of proper planning and development and that any precedent that might be set by permitting such signs would not in any way detract from the appearance of the building having regard to its form and function.

We trust that you find this in order and sufficient to allow you to process this appeal.

Yours faithfully,

John A. Mc Carthy
 John A. Mc Carthy B. Arch. MRIAI

Coll & Mc Carthy Architects.
 Phil Coll B. Arch. MRIAI

Kevin Mc Carthy B. Arch.

John A. Mc Carthy B. Arch. MRIAI

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755
Ext. 268/269

Planning Department,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

Your Ref.: PL6/5/85824
Our Ref.: 91A/261

6 June 1991

An Bord Pleanála,
Blocks 6 and 7,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

Proposal: Retention of shop front and signage at Units 124, 125, 126 The Square, Towncentre, Tallaght, Old Blessington Road, Tallaght

Applicant: Wigodens Ltd.

Dear Sir,

With reference to your letter dated 22nd May, 1991 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. Irish Press, 23rd February, 1991.
- (4) The plan(s) received from the applicant on 28th February, 1991.
- (6) & (7) A certified copy of Manager's Order P/1566/91, dated 18th April, 1991 together with technical reports in connection with the application.
- (8) 90A/1509 enclosed.

Yours faithfully,

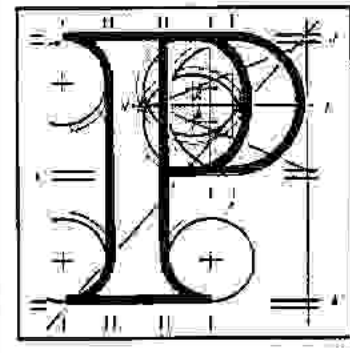
M. Murtagh
for Principal Officer.

Encls.

PK
27/5

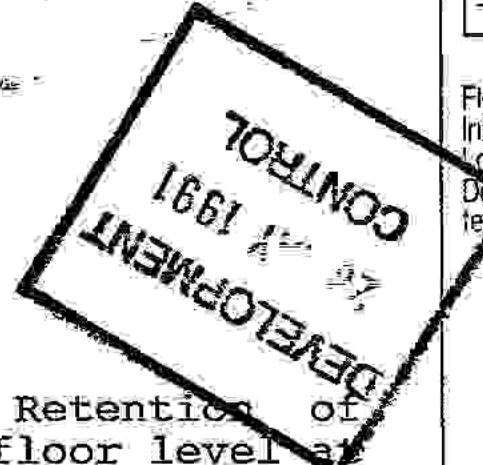
Our Ref: PL 6/5/85824
Your Ref: 91a/261

An Bord Pleanála



Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel: (01) 728011

Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.



Date: 22nd May 1991

Planning authority decision re: Retention of shopfront and vertical signage at 1st floor level at units 124, 125 and 126 The Square, Towncentre, Tallaght, Old Blessington Road, Tallaght, County Dublin.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.

Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

The Board has accepted and will deal with this appeal, arising from a split decision on the basis of determining the application as if it had been made to it in the first instance and the Board decision will operate to annul in total the decision of the planning authority as and from the time when the decision was given. The parties to the appeal are being advised accordingly. Furthermore you are hereby advised not to issue a final grant of permission in respect of these decisions.

Please quote the above appeal reference number in any further correspondence.

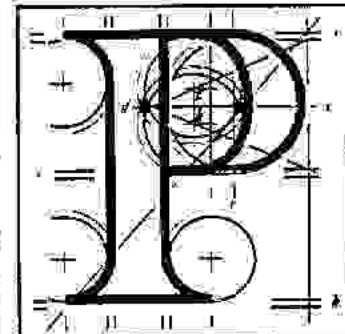
Yours faithfully,


Miriam Baxter.

Encl.

BP 005

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

COLL + MC GARTHY

ARCHITECTS

137 Lower Rathmines Road, Dublin 6

Phone 973099 Fax 973870

AN BORD PLEANALA
FLOOR 3
BLOCKS 6 & 7
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

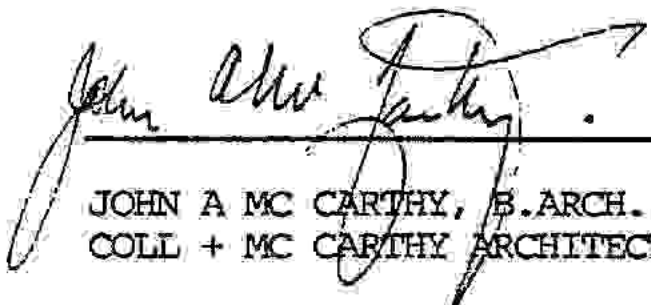
May 17th., 1991

Dublin County Council decision re: retention of shopfront and signage
at units 124,125,126 The Square, Towncentre, Old Blessington Road,
Tallaght, Dublin 24. Applicant: Wigoders Ltd. Plan No. P / 1566 / 91.

Dear Sirs,

We hereby give notice of appeal, on M/S Wigoders' behalf, against the decision of Dublin County Council to refuse Permission for the retention of vertical signage in its decision referred to above, a copy of which we enclose herewith. Detailed grounds of Appeal will be lodged within the next 14 days. Enclosed is a cheque in the amount of £100.00 being the appropriate fee for appeals of this nature.

Yours faithfully,



JOHN A MC CARTHY, B.ARCH., MR.IAI,
COLL + MC CARTHY ARCHITECTS

By Hand 17/5/91
17/5/91
£100 chq.
B 23162

Coll McCarthy Architects,
137 Lr. Rathmines Road,
Dublin 6.

P/1566/91 18.04.91

18 April 1991

Re: Retention of shop front and signage at Units 124, 125, 126
The Square, Towncentre, Tallaght, Old Blessington Road, Tallaght,
Dublin 24 for Wigoders Limited.

Dear Sir/Madam,

With reference to the above proposal submitted by you on 28 February 1991, you are hereby notified that the Planning Authority in pursuance to the powers conferred on it by the Local Government (Planning and Development) Acts, 1963-1983, has decided to Grant Permission for the retention of shopfront at Units 124, 125 & 126 the Square, Tallaght, subject to the conditions specified in Column 1 of Schedule 1 hereto, the reason for the imposition of the condition being as set out in Column 2 of Schedule 1 and to Refuse Permission for retention of vertical signage at first-floor level Units 124, 125 & 126 The Square, Tallaght, as being contrary to the proper planning and development for the reasons set out in Schedule 2 herewith.

SCHEDULE 1

<u>Column 1 - Conditions</u>	<u>Column 2 - Reasons for Conditions</u>
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.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That no other advertising sign or structure be erected, except those which are exempted development, without prior approval of the Planning Authority.	2. In the interest of the proper planning and development of the area.

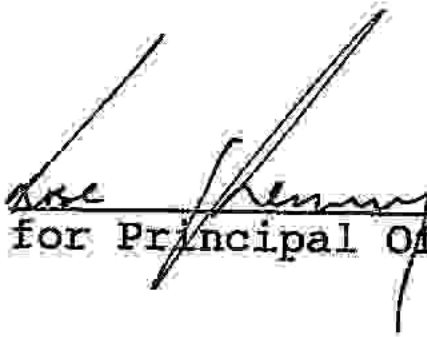
Over

SCHEDULE 2

REASON:

1. The vertical emphasis of the sign and its first-floor location conflicts with signs permitted by Decision Order P/4832/90 *by Ref 90A/1509*. The proposed signs are considered excessive and in particular, they would set a precedent for further such signage which would detract from the appearance of "The Square". Consequently the proposal would be contrary to the proper planning and development of the area.

Yours faithfully,


for Principal Officer

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N. 34189

CASH
CHEQUE
M.O.
B.L.
I.T.

£45.80

Received this 12th day of March 1991

from Bill McConthy Archs.
134 Lower Rathmines Rd.

the sum of forty five Pounds
eighty Pence, being

of fee on 9/A/261

Michael Deane Cashier

S. CAREY Principal Officer

Coll McCarthy
Architects

137 Lower Rathmines Road
Rathmines, Dublin 6
Telephone: 973099
Fax: 973870

Dublin County Council,
Planning Department,
Block 2, Irish Life Centre,
Lower Abbey Street,
Dublin 1 .



11.3.1991

RE : Retention of shopfront and signage at units 124,125,126 The Square Towncentre,
Tallaght, Old Blessington Rd., Tallaght, Co. Dublin for Wigodiers Ltd.

Register Reference : 91A/0261.

Dear Sir / Madam,

With reference to letter dated 7th March 1991 with regard to fee submitted (£144.20) enclosed please find cheque for the sum of £45.80. It would appear that the correct fee for the application should have been £190.00.

I would be obliged if you would forward receipt to above address.

Yours faithfully,

Kevin Mc Carthy B.Arch.

P.P. Helen O'Fullen

Copy : File

Coll McCarthy
Architects

137 Lower Rathmines Road
Rathmines, Dublin 6
Telephone: 973099
Fax: 973870

16 MAR 91

Planning Department,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

5th March 1991

Re: 124,125 and 126 The Square, Towncentre, Tallaght, Old Blessington Road,
Tallaght. Retention of shop front and signage for Wigoders Ltd.
Register Reference 91A/0261.

Dear Sir/Madam,

We are in receipt of your letter of 29th February 1991 relating to the
above. With reference to your letter. We omitted to state our client's
legal interest in the property. We wish to confirm that our client's
legal interest in the property is leasehold.

We hope that this will clarify the situation. Should you have any further queries
please contact the undersigned.

Yours faithfully,

Kevin McCarthy BArch

Kevin McCarthy B.Arch.
Coll McCarthy Architects.



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreachí Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0261

Date : 28th February 1991

Dear Sir/Madam,

Development : Retention of shop front and signage

LOCATION : Units 124, 125, 126 The Square, Towncentre, Tallaght,
Old Blessington Road, Tallaght

Applicant : Wigodera Ltd

App. Type : PERMISSION

Date recd. : 28th February 1991

I refer to your planning application in connection with the above.
You have omitted to state your/your client's legal interest in this
property, (i.e. whether freehold, leasehold etc.).
This information is required to comply with Article 17 of the Local
Government (Planning and Development) Regulations 1977.

Please submit this information at your earliest convenience.

Yours faithfully,

.....

PRINCIPAL OFFICER

Coll McCarthy Architects,
137 Lower Rathmines Road,
Dublin 6.

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Bloc 2, Ionad Bheatha na hÉireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0261

Date : 28th February 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Retention of shop front and signage

LOCATION : Units 124, 125, 126 The Square, Towncentre, Tallaght,
Old Blessington Road, Tallaght

APPLICANT : Wigoders Ltd

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 28th February 1991.

Yours faithfully,

.....

PRINCIPAL OFFICER

Coli McCarthy Architects,
137 Lower Rathmines Road,
Dublin 6.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building UNITS 124/125/126, THE SQUARE TOWNCENTRE, OLD BLESSINGTON ROAD,
(if none, give description sufficient to identify) TALLAGHT, DUBLIN 24.

3. Name of applicant (Principal not Agent) WIGODERS LTD
Address LONG MILE ROAD, DUBLIN 12 Tel. No. 50502/50000/50527

4. Name and address of COLL MAC CARTHY ARCHITECTS, 137 LOWER RATHMINES ROAD, DUBLIN 6.
person or firm responsible for preparation of drawings Tel. No. 973099

5. Name and address to which COLL MAC CARTHY ARCHITECTS, 137 LOWER RATHMINES ROAD, DUBLIN 6.
notifications should be sent

6. Brief description of proposed development RETENTION OF SHOPFRONT AND SIGNAGE

7. Method of drainage N/A 8. Source of Water Supply N/A

9. In the case of any building or buildings to be retained on site, please state:
(a) Present use of each floor or use when last used N/A

DUBLIN 24 retention sought for Shop Front and Signage at Units 124, 125, 126, The Square Towncentre, Tallaght, Old Blessington Road, Tallaght, Dublin 24. Wigoders Ltd.

(b) Proposed use of each floor N/A

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? N/A

Grid
Pres
23/491

11.(a) Area of Site N/A Sq. m.

(b) Floor area of proposed development N/A Sq. m.

(c) Floor area of buildings proposed to be retained within site N/A Sq. m.

RECEIVED
144-20
28/2
N 34036
RECEIPT NO.

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) N/A

13. Are you now applying also for an approval under the Building Bye Laws?
Yes No Place in appropriate box.

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
IN SO FAR AS THEY APPLY TO THIS TYPE OF DEVELOPMENT

15. List of documents enclosed with application.
4 COPIES SITE LOCATION MAP
4 COPIES DRG NO 900026/14
4 COPIES OF AD. IN IRISH PRESS SAT. 23 FEB 1991

16. Gross floor space of proposed development (See back) N/A Sq. m.

No of dwellings proposed (if any) N/A Class(es) of Development 9 ADVERTISING STRUCTURES

Fee Payable £ 144-20 Basis of Calculation 14.42 SQ.M x £10.00

If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Kevin Mc Carthy Date 28.2.1991

Application Type P

Register Reference 91A/0261

Amount Received £ 21-12

Receipt No

Date

FOR OFFICE USE ONLY

1.8.0.4

RECEIVED
28 FEB 1991
REG. SEC.

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.

4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1:2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are.
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
* 9.	Advertising Structures.	£10.00 per m ² (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

RECEIPT CODE

COMHAIRLE CHONTAE ATHA GLATH

this receipt is not an acknowledgment that the tax tendered is the prescribed application fee.

PAID BY
CASH
CHEQUE
M.O.
B.L.
I.T.

DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET,
DUBLIN 1.

N 34036

€ 114.20
28th

day of February 1991

Received this

from Paul M. Caughy Archt.
137 Lower Rillnimes Rd.
D 6

the sum of one hundred and forty four Pounds

twenty Pence, being tax

planning application at The Square
Tullaghan

Michael Deane Cashier

S. CAREY Principal Officer



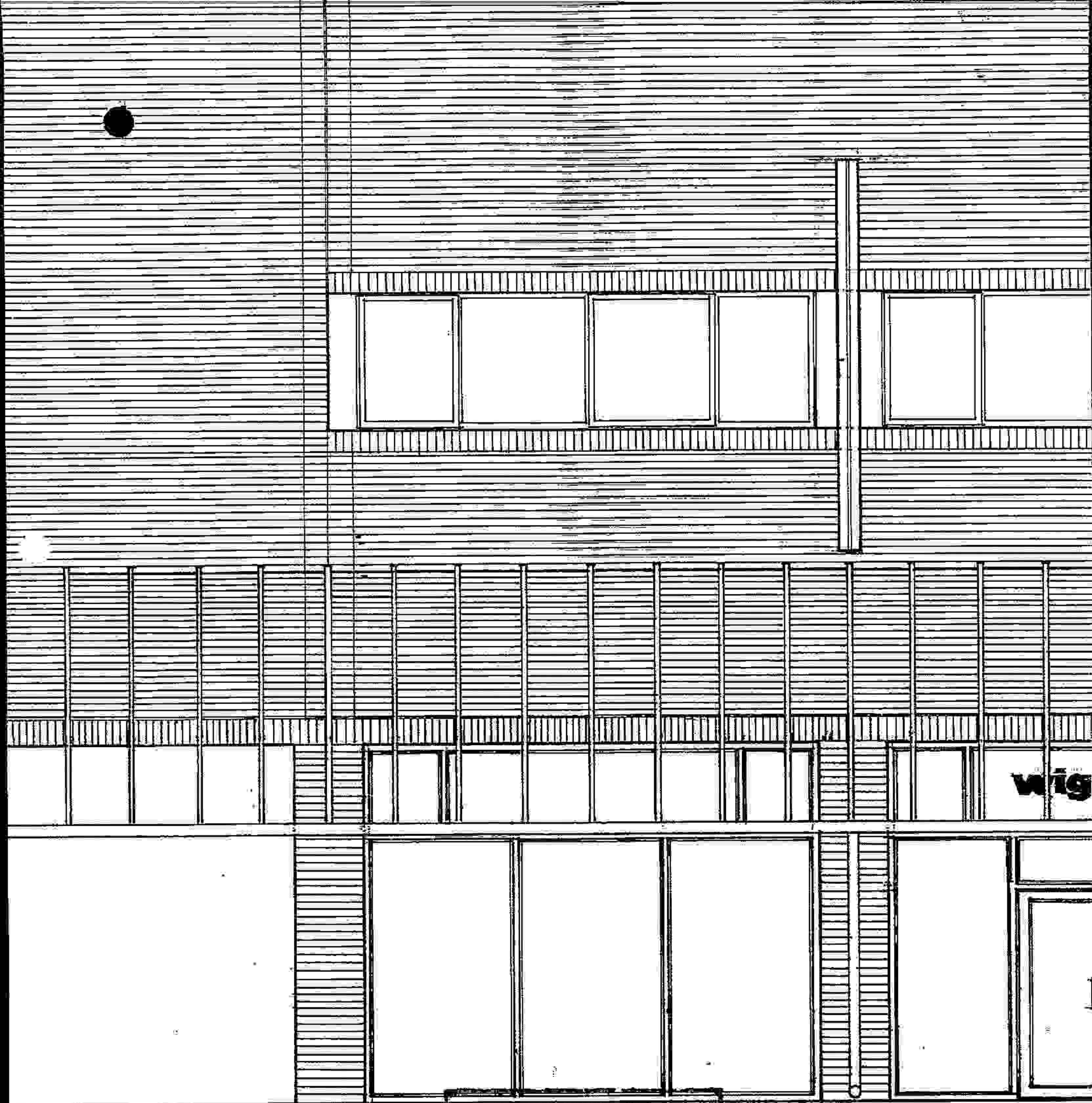
28 FEB 1991
 91A/0261
 TELEPHONE (01) 973099

Coll McCarthy Architects
 137 Lower Rathmines Road, Rathmines, Dublin.6

PROJECT UNITS 124/125/126, THE SQUARE TWENTYFOUR, OLD BLESSINGTON ROAD, TALLAGHT, DUBLIN 24 FOR WOODERS LTD.

DRAWING PHOTOGRAPHS OF SIGNAGE TO BE RETAINED.

SCALES NOT TO SCALE DATE FEB 1991 DRAWN CHECKED

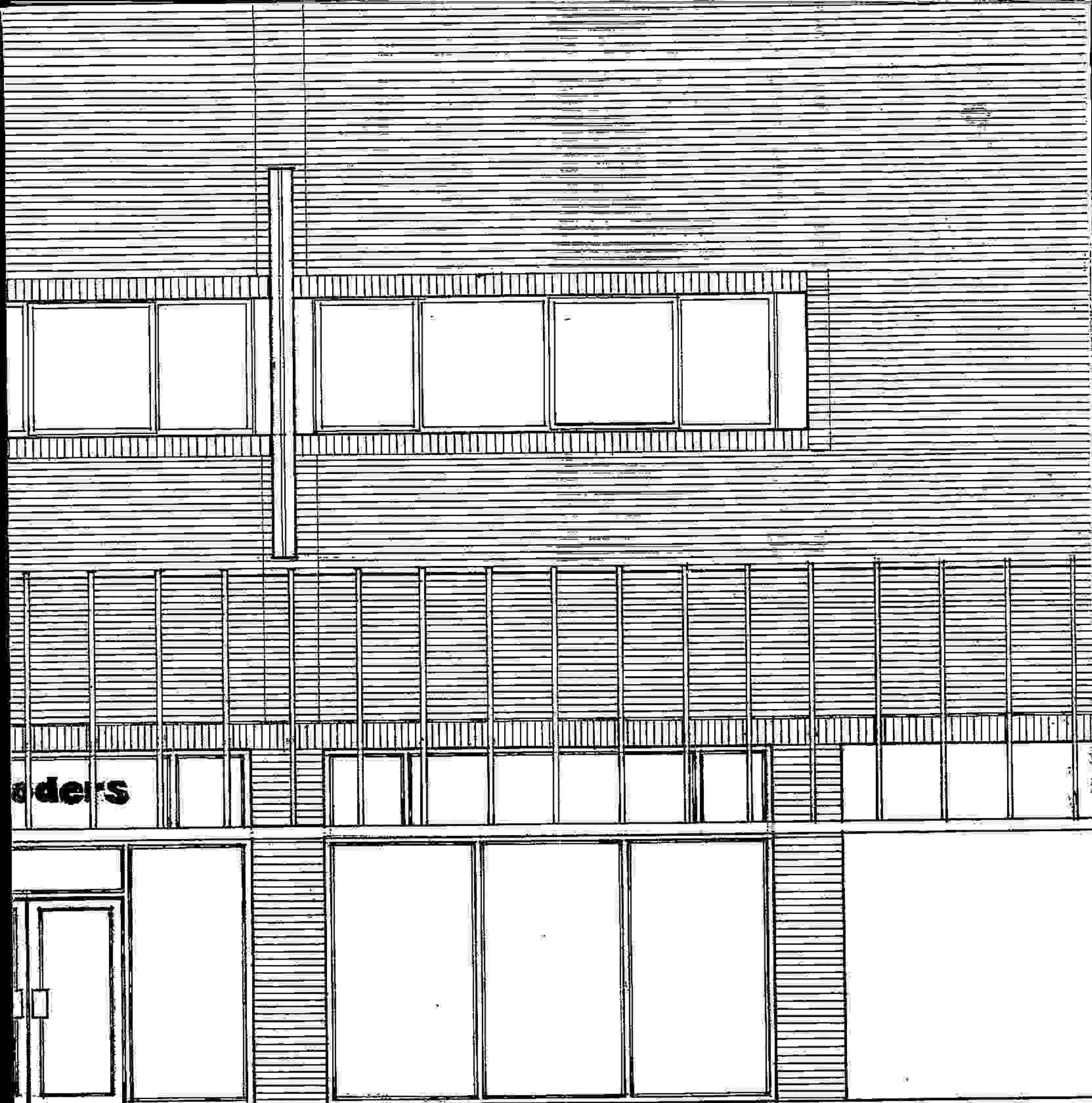


WIG

Approved Design Program Section
 28 FEB 1991
 91A/026/

PROJECT : Units 124/125/126 The Square Towncentre, Tallaght.
 CLIENT : Wigoders.
 DRAWING: Elevations/Signs SCALE: 1:50 DATE: 11.12.90
 DRG. NO. 900026/14 DRAWN: KMcC

SHOPFRONT : BRONZE ANOD
 AND DOORS,
 BY NOMINAT
 OVERHEAD : NO. WIGOD
 SIGNS : SUBCENTRA
 OVERALL SIZ
 COLOUR : R
 2 NO. HIGH : BACKUP
 LEVEL SIGNS : SIGNSA
 HEIGHT
 WIDTH
 THICKNES
 AREA/8
 TOTAL AREA OF SIGNS
 NOTE : SEE PHOTOGRAPH



orders

USED ALUMINIUM WINDOW FRAMES
SAFETY GLASS TO ALL LOWER OPENINGS
ORDERED SUB-CONTRACTOR.

ORDER SIGN BY NOMINATED CONTRACTOR
SIZE OF SIGN: HEIGHT: 600 LENGTH: 2700 AREA = 1.62 SQM.

LETTERING IN BLUE
COST BOX
COST : 4.000
COST : 0.800
COST : 0.180
SIGN : 3.2 x 4 (NO. OF SIDES) = 12.8
AREA : 14.42 SQM
SEE FOR DETAILS.

Coll Mc Carthy Architects.
137 Lower Rathmines Road, Dublin 6.
Tel. 973099 Fax. 973870.

Springfield

