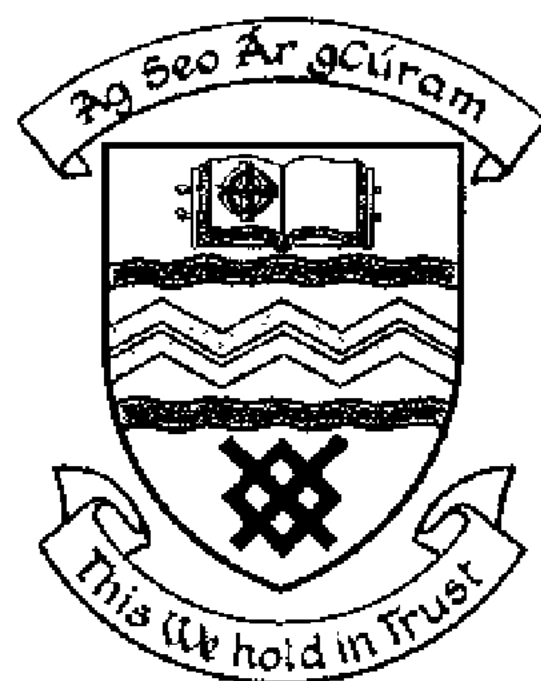


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0860	
1. Location	Red Cow Inn, Redcow, Naas Road, Dublin 22.		
2. Development	2 storey conservatory extension. Extensions to and raising existing roof over first floor function room and alterations to elevations.		
3. Date of Application	14/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 07/01/1999 2.	1. 08/01/1999 2.
4. Submitted by	Name: John Duffy Design Group, Address: 24 The Crescent, Monkstown,		
5. Applicant	Name: T. & S. Taverns Ltd., Address: Red Cow Inn, Naas Road, Dublin 22.		
6. Decision	O.C.M. No. 0854  Date 04/03/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0731  Date 14/04/1999	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

Telefon: 01-414 9230  
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**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

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John Duffy Design Group,  
24 The Crescent,  
Monkstown,  
Co. Dublin.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0731	Date of Final Grant 14/04/1999
Decision Order Number 0854	Date of Decision 04/03/1999
Register Reference S98A/0860	Date 8th January 1999

**Applicant** T. & S. Taverns Ltd.,

**Development** 2 storey conservatory extension. Extensions to and raising existing roof over first floor function room and alterations to elevations.

**Location** Red Cow Inn, Redcow, Naas Road, Dublin 22.

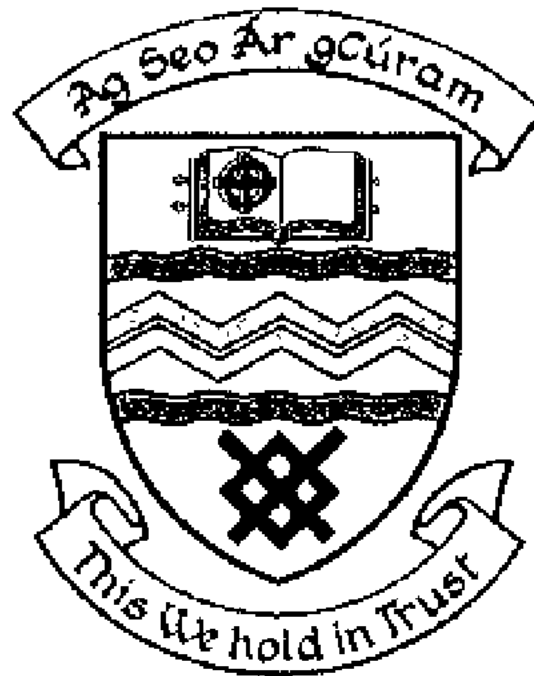
**Floor Area** 163.40 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 07/01/1999 /08/01/1999

A Permission has been granted for the development described above,  
subject to the following (7) Conditions.

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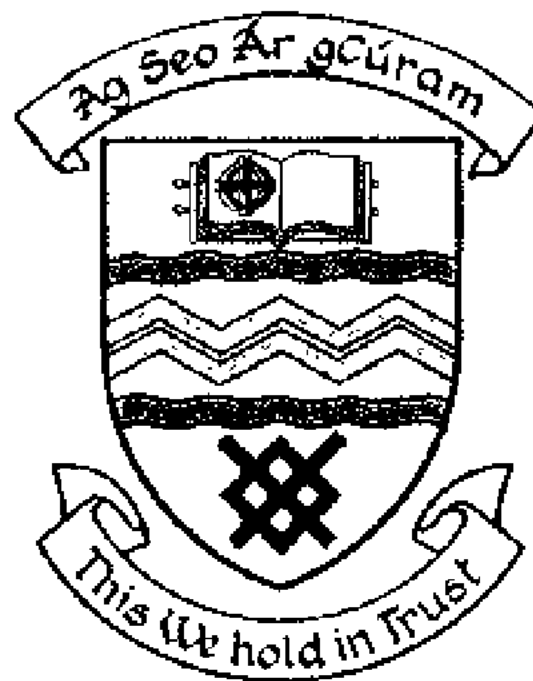
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**Conditions and Reasons**

- 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 all external finishes harmonise in colour and texture with the existing premises.  
 REASON:  
 In the interest of visual amenity.
- 3 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
 REASON:  
 In the interest of health.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.  
 REASON:  
 In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 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 That a financial contribution in the sum of money equivalent to the value of £8,500 (eight thousand five hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and 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

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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.

- 7 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 12 & 14 of Register Reference S96A/0408, arrangements to be made prior to commencement of development.

**REASON:**

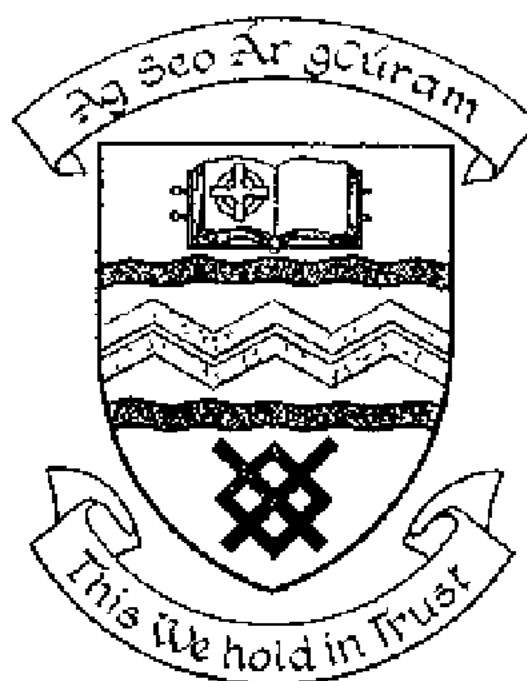
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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.

*Emma Books* 19<sup>th</sup>  
 .....April 1999  
 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 0854	Date of Decision 04/03/1999
Register Reference S98A/0860	Date: 14/12/1998

Applicant T. & S. Taverns Ltd.,

Development 2 storey conservatory extension. Extensions to and raising existing roof over first floor function room and alterations to elevations.

Location Red Cow Inn, Redcow, Naas Road, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 07/01/1999 /08/01/1999

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

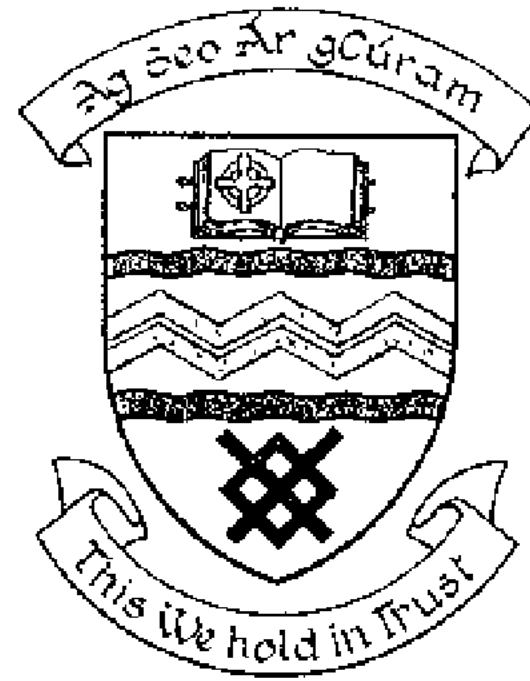
..... 04/03/1999  
for SENIOR ADMINISTRATIVE OFFICER

John Duffy Design Group,  
24 The Crescent,  
Monkstown,  
Co. Dublin.

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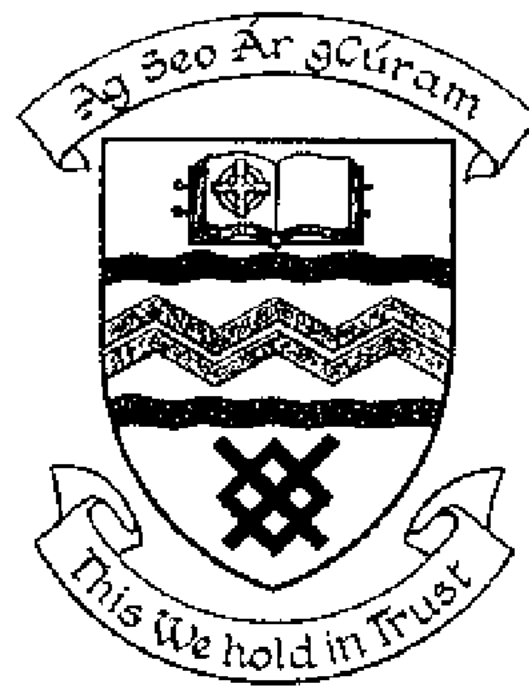
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REG REF. S98A/0860

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 all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 3 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON:  
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- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.  
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REASON:  
In the interest of the proper planning and development of the area.
- 6 That a financial contribution in the sum of money equivalent to the value of £8,500 (eight thousand five hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the

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REG. REF. S98A/0860

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:

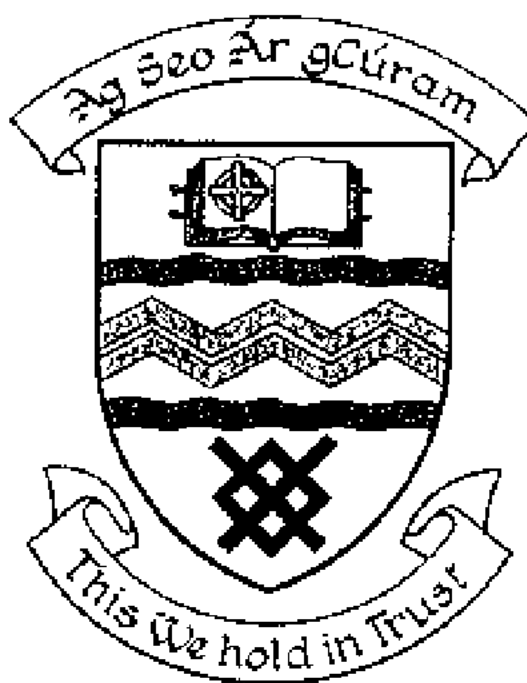
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 7 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 12 & 14 of Register Reference S96A/0408, arrangements to be made prior to commencement of development.

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 these services.

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

Order Number 0008	Date of order 07/01/99
Register Reference S98A/0860	Date 14th December 1998

**Applicant** T. & S. Taverns Ltd.,

**Development** 2 storey conservatory extension. Extensions to and raising existing roof over first floor function room and alterations to elevations.

**Location** Red Cow Inn, Redcow, Naas Road, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 22/12/98 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

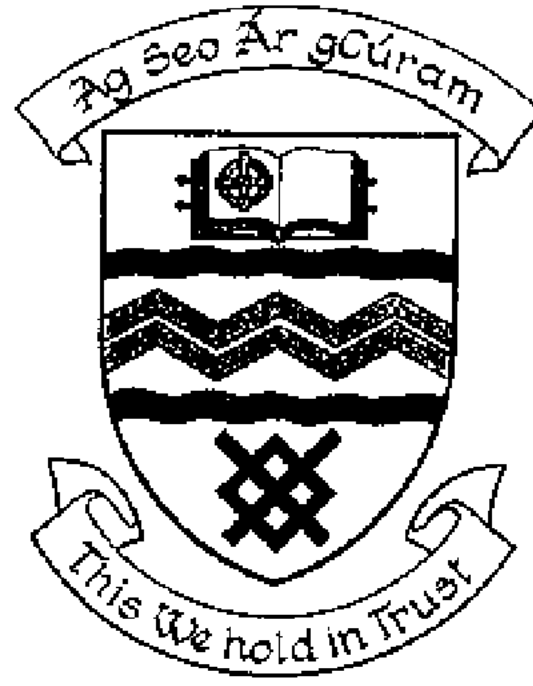
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name

John Duffy Design Group,  
24 The Crescent,  
Monkstown,  
Co. Dublin.



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REG REF. S98A/0860

- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

*SH*  
..... 07/01/99  
for Senior Administrative Officer.