

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0707	
1. Location	The Cuckoo's Nest Public House, Greenhills Road, Tallaght, Dublin 24.		
2. Development	2 restaurants and ancillary services, shop units for a cab hire company, an off-licence and automatic teller machine lobby to the rear and various shop fronts, illuminated signs, new boundary wall to Greenhills Road and upgrading of some existing elevations.		
3. Date of Application	16/10/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Design Draughting Services, Address: 161 Lower Rathmines Road, Dublin 6.		
5. Applicant	Name: Mr. Bernard Lynch, Address: The Cuckoo's Nest Public House, Greenhills Road, Dublin 24.		
6. Decision	O.C.M. No. 2488  Date 10/12/1998	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0158  Date 27/01/1999	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

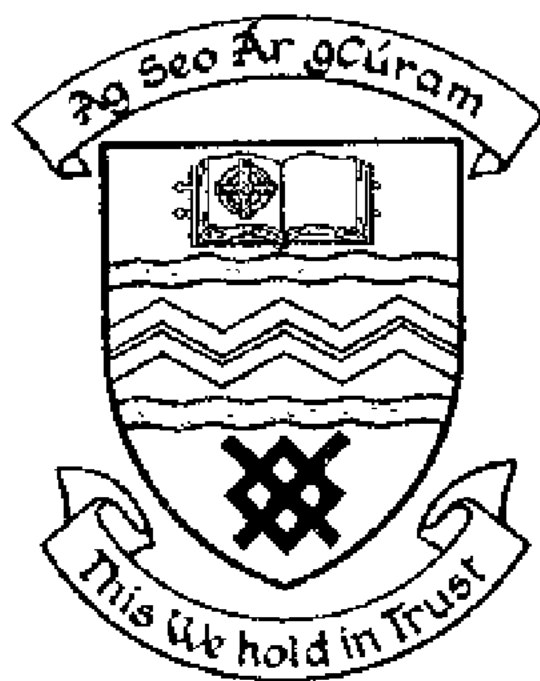
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Date

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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 DEPARTMENT**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

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Design Draughting Services,  
161 Lower Rathmines Road,  
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0158	Date of Final Grant 27/01/19
Decision Order Number 2488	Date of Decision 10/12/1998
Register Reference S98A/0707	Date 16th October 1998

**Applicant** Mr. Bernard Lynch,

**Development** 2 restaurants and ancillary services, shop units for a cab hire company, an off-licence and automatic teller machine lobby to the rear and various shop fronts, illuminated signs, new boundary wall to Greenhills Road and upgrading of some existing elevations.

**Location** The Cuckoo's Nest Public House, Greenhills Road, Tallaght, Dublin 24.

**Floor Area** 803.05 Sq Metres

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

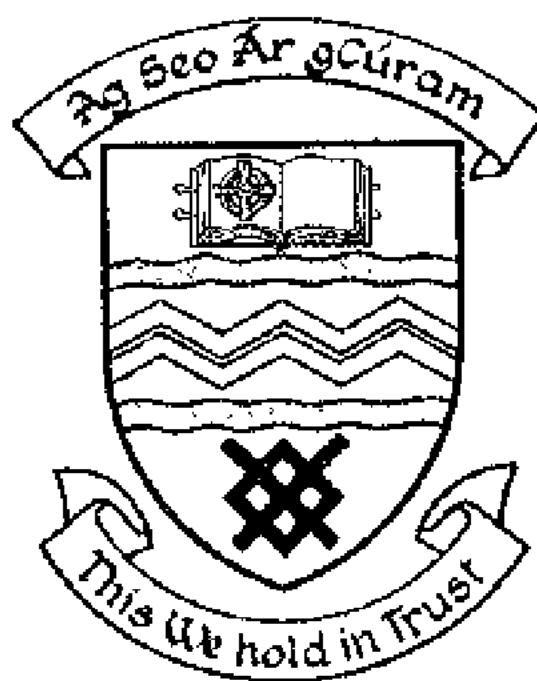
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (9) Conditions.

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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following shall apply:-

- (a) Applicant to ensure full and complete separation of foul and surface water systems.
- (b) Foul Drainage:  
All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (c) All waste water from commercial kitchens shall be routed via an appropriate grease trap or grease removal system before discharge to the public sewer.
- (d) Surface Drainage:  
Drawings indicate similar area to be drained in future. Applicant to ensure that all drainage pipelines are appropriately sized to convey storm flows and prevent flooding.
- (e) Water Supply:  
A separate connection is required for each commercial unit;
- (f) Each commercial unit to be metered;
- (g) 24 hours storage per commercial unit to be provided.

REASON:

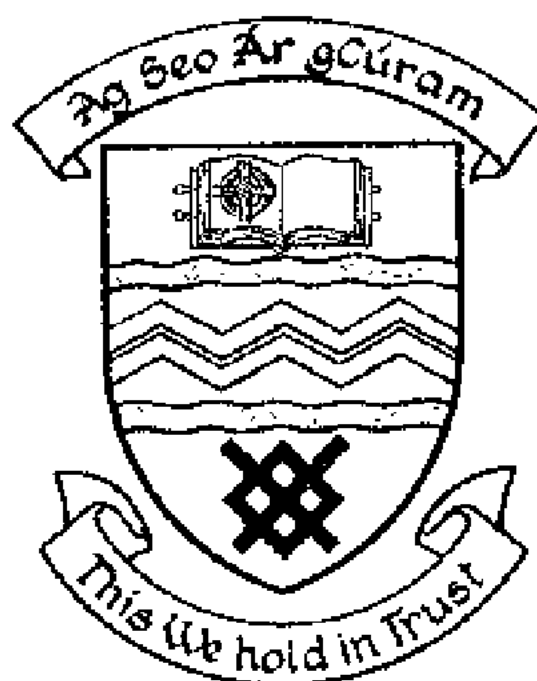
In order to comply with the Sanitary Services Acts, 1878-1964.

- 3 That prior to any works commencing the developer shall submit a site layout plan to provide car parking in accordance with Development Plan Standards in respect of all existing and proposed development within the application site, for the written agreement of the Planning Authority.

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REASON:

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

- 4 That the advertising sign shown on lodged plans located on the south west side elevation and indicated as 'existing sign', shall be removed prior to any works commencing on the site. Written confirmation of the removal of the said sign to be submitted to the Planning Authority prior to development commencing.

REASON:

In the interest of visual amenity.

- 5 That no advertising signs or structures shall be displayed or erected additional to any existing approved signs unless planning permission is granted for such signage by the Planning Authority or by An Bord Pleanála on appeal.

REASON:

In the interest of visual amenity.

- 6 That prior to any works commencing the developer shall submit a detailed landscaping plan for the site including full works specification, for the written agreement of the Planning Authority.

REASON:

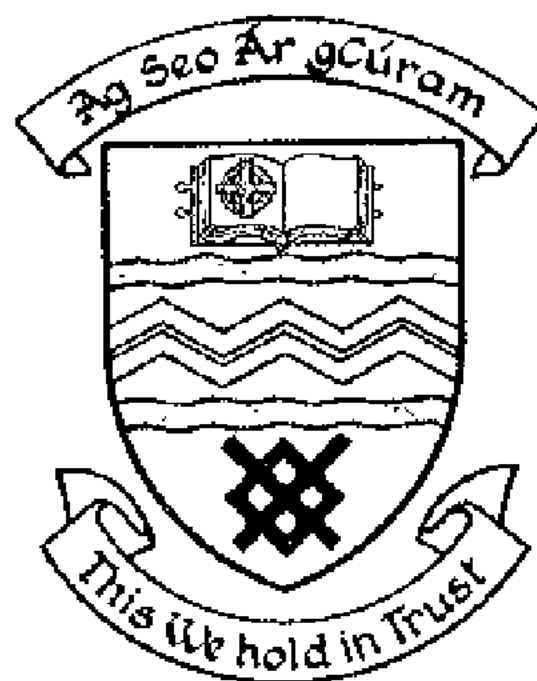
In the interest of amenity.

- 7 That a financial contribution in the sum of money equivalent to the value of #16,000 (sixteen thousand 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 contribute towards the expenditure that was incurred and/or

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that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 8 That a financial contribution in the sum of #6,483 (six thousand four hundred and eighty three pounds) 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.

- 9 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.

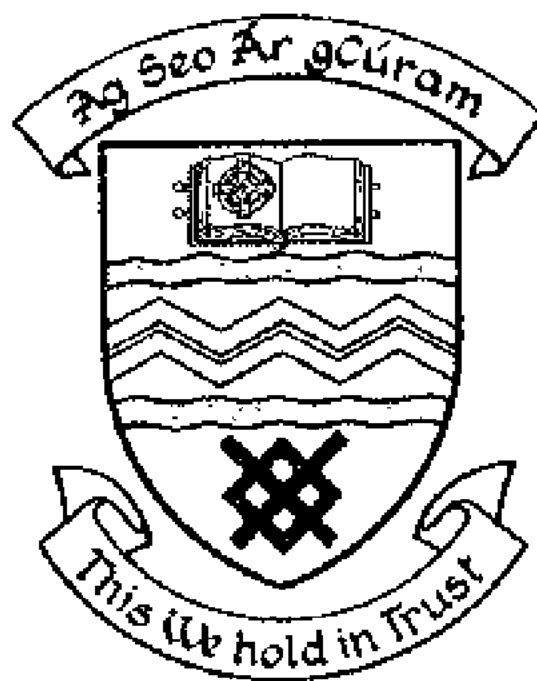
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control 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.

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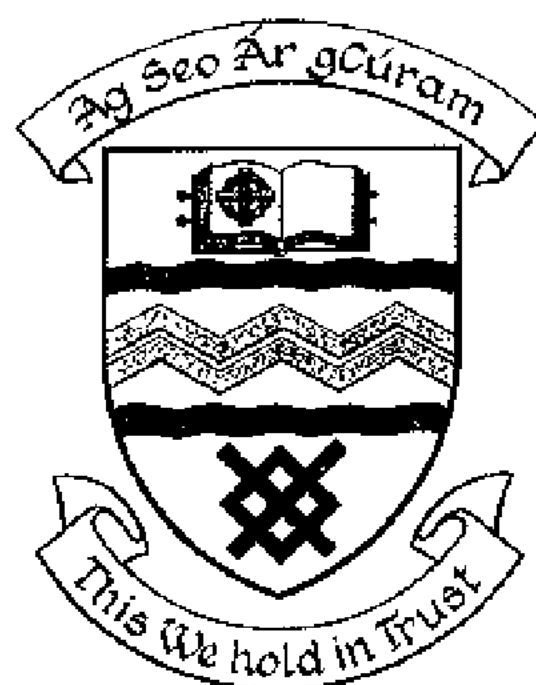
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.....  
for SENIOR ADMINISTRATIVE OFFICER

.....  
January 1999

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

Decision Order Number 2488	Date of Decision 10/12/98
Register Reference S98A/0707	Date 16th October 1998

**Applicant** Mr. Bernard Lynch,

**Development** 2 restaurants and ancillary services, shop units for a cab hire company, an off-licence and automatic teller machine lobby to the rear and various shop fronts, illuminated signs, new boundary wall to Greenhills Road and upgrading of some existing elevations.

**Location** The Cuckoo's Nest Public House, Greenhills Road, Tallaght, Dublin 24.

**Floor Area** Sq Metres

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

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

..... 10/12/98  
for SENIOR ADMINISTRATIVE OFFICER

Design Draughting Services,  
161 Lower Rathmines Road,  
Dublin 6.



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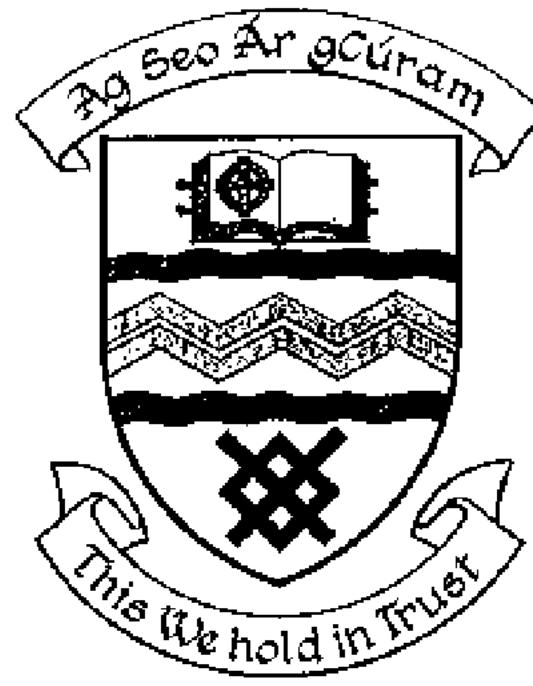
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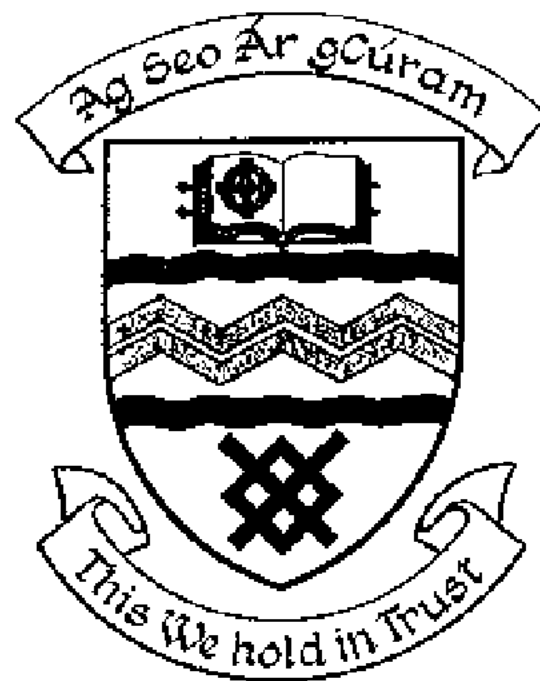
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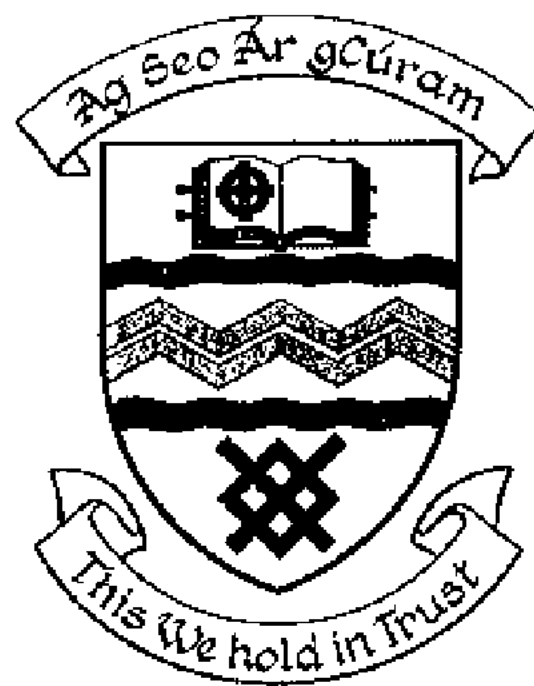
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**REASON:**

In the interest of health.