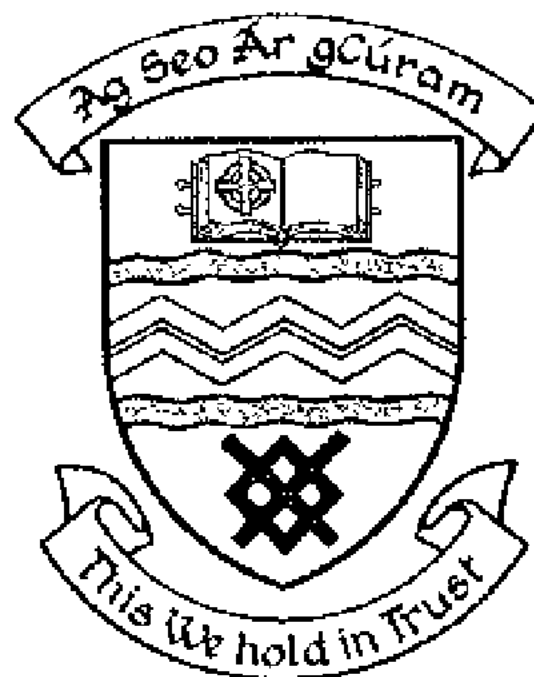


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0414	
1. Location	2 Castle Crescent, Monastery Road, Clondalkin, Dublin 22.		
2. Development	Single storey extension to rear and change of use of existing ground floor shop to restaurant with take away facilities and change of use of first floor from residential to office use.		
3. Date of Application	22/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Pat O'Brien MRIAI Architect, Address: 19 Cadogan Road, Fairview,		
5. Applicant	Name: Frankie Wong, Address: 2 Castle Crescent, Monastery Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1663 Date 20/08/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2001 Date 01/10/98	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



**PLANNING
DEPARTMENT**
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Town Centre, Tallaght
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Pat O'Brien MRIAI Architect,
19 Cadogan Road,
Fairview,
Dublin 3.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2001	Date of Final Grant 01/10/98
Decision Order Number 1663	Date of Decision 20/08/98
Register Reference S98A/0414	Date 22nd June 1998

Applicant Frankie Wong,

Development Single storey extension to rear and change of use of existing ground floor shop to restaurant with take away facilities and change of use of first floor from residential to office use.

Location 2 Castle Crescent, Monastery Road, Clondalkin, Dublin 22.

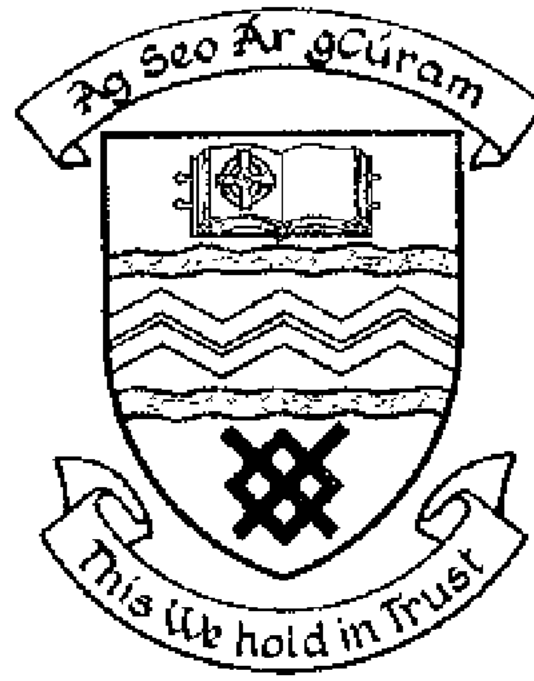
Floor Area 253.900 Sq Metres

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 (13) Conditions.

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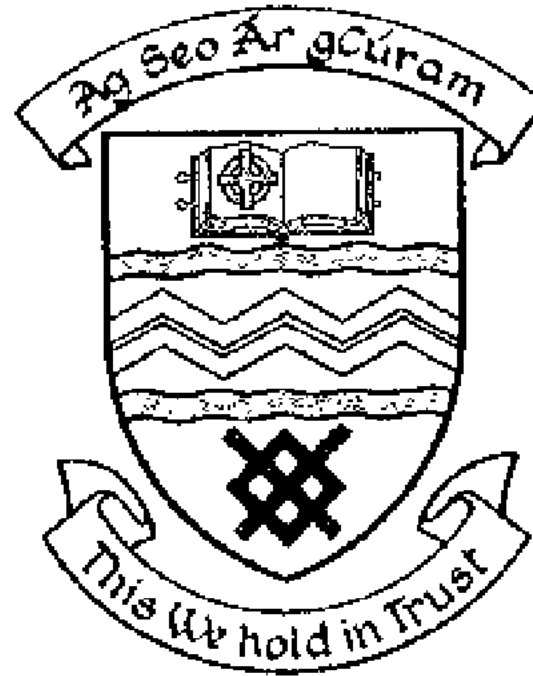
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Conditions and Reasons

- 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 Applicant to ensure full and complete separation of foul and surface water systems.
REASON:
In the interest of the proper planning and development of the area and in the interests of public health.
- 3 All waste from the kitchen shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
REASON:
In the interests of public health.
- 4 A separate water meter connection shall be provided for the restaurant and the office accommodation.
REASON:
In the interests of public health.
- 5 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.
- 6 Notwithstanding the fascia sign permitted under this planning permission, no additional advertising signs or devices shall be erected on the premises without first receiving a separate planning permission from South Dublin County Council, whether or not such advertising signs or devices might constitute exempted development.
REASON:

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In the interests of the control of advertising with respect to the visual amenities of the area.

- 7 The proposed shopfront shall be painted, not varnished or stained and all the roller shutters shall be of the visi-screen type only and shall be painted to match the colour of the shopfront.

REASON:

In the interests of the protection of the visual amenities of the area.

- 8 The proposed lettering to the fascia board shall be of either handpainted or individually mounted lettering.

REASON:

In the interests of the protection of the visual amenities of the area.

- 9 The proposed takeaway facility shall be ancillary to the overall use of the premises as a restaurant.

REASON:

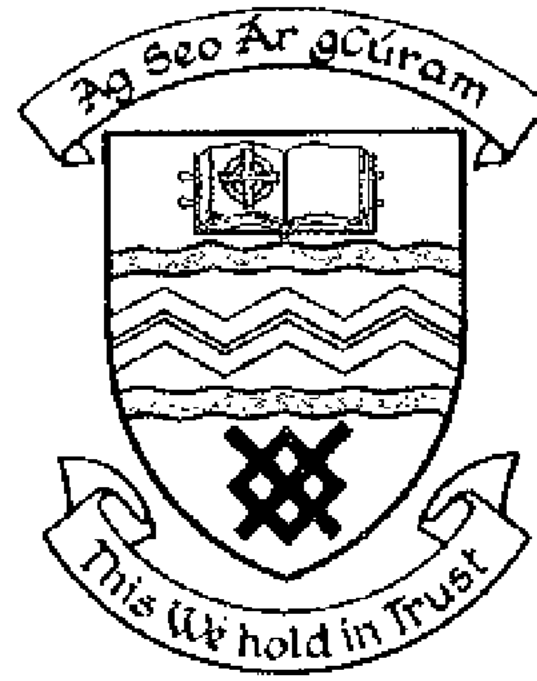
In the interests of the protection of the residential amenities of the area.

- 10 Prior to the commencement of site excavations for building works, the developer shall contract a qualified archaeologist to carry out preliminary archaeological investigations within the site and facilities shall be made available by the developer at his expense for the digging of trial holes/trenches. Subsequent to the preliminary investigations an archaeological report of the investigations shall be submitted to the Commissioners of Public Works and no building works shall commence on site until the written consent of the Planning Authority has been issued.

REASON:

To preserve and record items of archaeological interest on the site which lies within an area defined as an area of archaeological potential.

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- 11 That a financial contribution in the sum of £1,517 (one thousand five hundred and seventeen 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.

- 12 That a financial contribution in the sum of money equivalent to the value of £3,600 (three thousand six 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 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.

- 13 The hours of opening of the restaurant shall be limited from 0900 hrs. to 2400 hrs.

REASON:

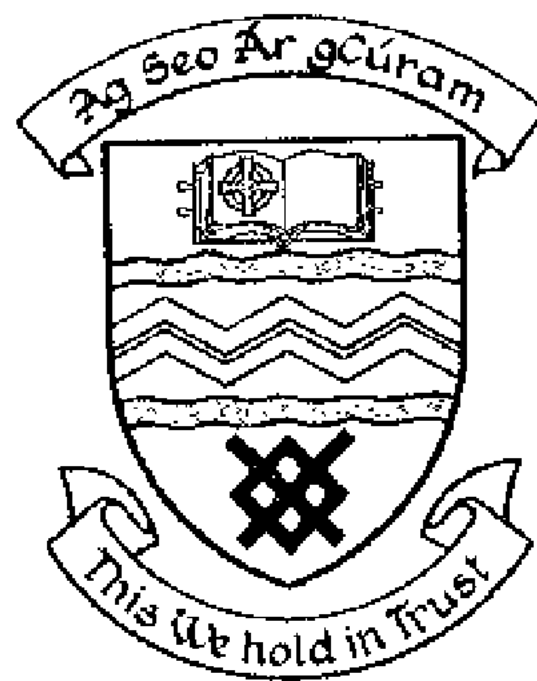
In the interests of the protection of the residential amenities of the area.

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

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- (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.

..... 5 October 1998
for SENIOR ADMINISTRATIVE OFFICER