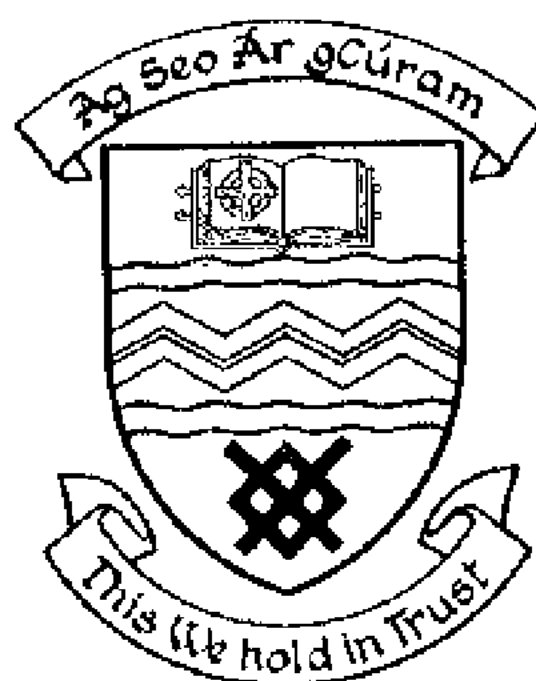


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0385	
1. Location	Fortunestown Way opposite junction with Brookfield Road, Gibbons, Tallaght.		
2. Development	Public house and four shops of approximately 1332 m.sq. on site.		
3. Date of Application	15/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 01/07/98 2.	1. 06/07/98 2.
4. Submitted by	Name: Fenton-Simons, Address: Planning and Development Consultants, 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Limited, Address: Monastery Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1774  Date 03/09/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2114  Date 14/10/98	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



Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9000  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9000  
Fax: 01-414 9104

Fenton-Simons,  
Planning and Development Consultants,  
29 Fitzwilliam Place,  
Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 2114	<b>Date of Final Grant</b> 14/10/98
<b>Decision Order Number</b> 1774	<b>Date of Decision</b> 03/09/98
<b>Register Reference</b> S98A/0385	<b>Date</b> 6th July 1998

**Applicant** Kelland Homes Limited,

**Development** Public house and four shops of approximately 1332 m.sq.  
on site.

**Location** Fortunestown Way opposite junction with Brookfield Road,  
Gibbons, Tallaght.

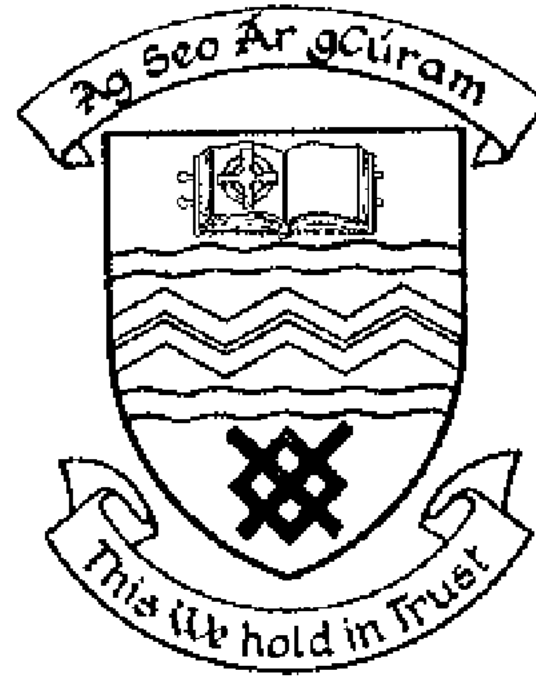
**Floor Area** 1332.000 Sq Metres

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

**Additional Information Requested/Received** 01/07/98 /06/07/98

A Permission has been granted for the development described above,  
subject to the following (8) 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, and shall be laid out as shown on layout drawing No. SS002A 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 The requirements of the Roads Department to be complied with including:-

- (a) Developer to construct to Council standards the entire road from the existing roundabout to the south west corner of the site, to close off and landscape the temporary access and to open the permanent access as when required by the Planning Authority.

**REASON:**

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

- 3 That details of landscaping and boundary treatment be submitted to and approved in writing by Planning Authority and work thereon completed prior to occupation of units.

**REASON:**

In the interest of amenity.

- 4 Standard details of materials including colour shall be submitted to and agreed in writing with the Planning Authority.

**REASON:**

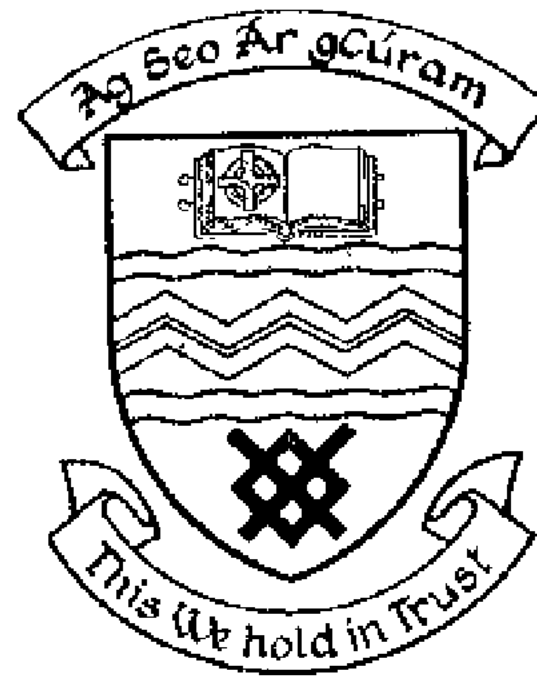
In the interest of the proper planning and development of the area.

- 5 Apart from exempted development, no signage, flags, bunting or other advertisements to be erected without a prior grant of planning permission.

**REASON:**

In the interests of visual amenity.

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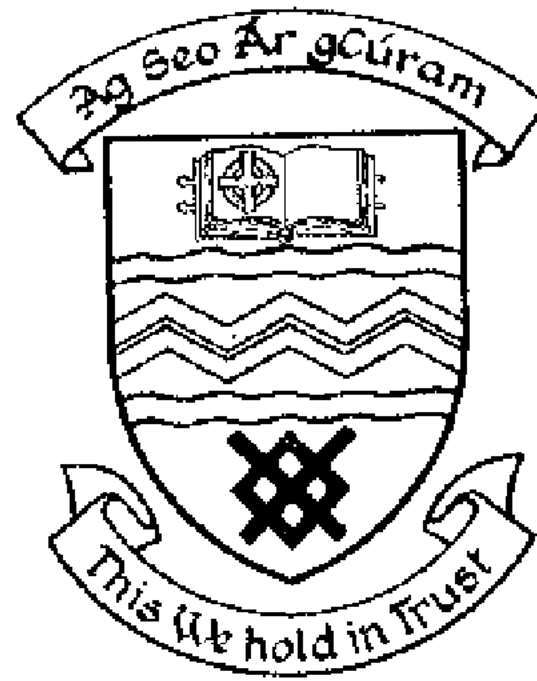
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- 6 The uses of the proposed 4 no. first floor units to be restricted to those providing local services.  
REASON:  
To ensure the provision of local services.
- 7 The requirements of the Environmental Services Engineer be ascertained and strictly adhered to in the development including any necessary diversion of services at applicants expense. Applicant to note that insufficient information was submitted with regard to foul sewer, surface water and water supply to demonstrate compliance with these requirements.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 8 That a financial contribution in the sum of £20,000 (twenty thousand pounds) be paid by the proposer to the 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 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.

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Facs: 01-414 9104



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- (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.

 ..... 19 October 1998  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Order Number 1285	Date of Order 01/07/98
Register Reference S98A/0385	Date 15th June 1998

**Applicant** Kelland Homes Limited,  
**Development** Public house and four shops of approximately 1332 m.sq.  
on site.  
**Location** Fortunestown Way opposite junction with Brookfield Road,  
Gibbons, Tallaght.

Dear Sir/Madam,

An inspection carried out on 23/06/98 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

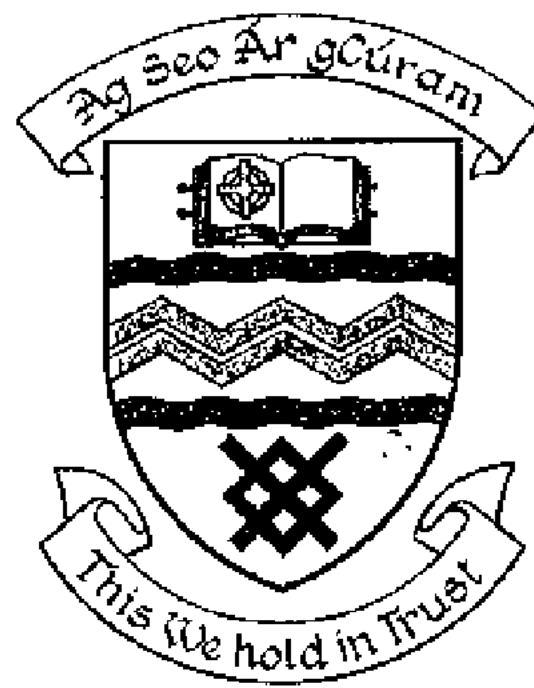
The notice must be maintained in position for at least one month and must fulfill the following conditions:-

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

Fenton-Simons,  
Planning and Development Consultants,  
29 Fitzwilliam Place,  
Dublin 2.

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REG REF. S98A/0385

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- (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,

.....  
for Senior Administrative Officer. 01/07/98