

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0847
1. Location	Belgard Square, Tallaght, Dublin 24.	
2. Development	Two storey production facility and ancillary service space at the rear of the existing building.	
3. Date of Application	24/12/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Anthony Reddy & Associates, Address: North Block, The Malt House,	
5. Applicant	Name: Cuisine De France, Address: Belgard Square, Tallaght, Dublin 24.	
6. Decision	O.C.M. No. 0393 Date 04/03/98	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 0748 Date 20/04/98	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

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Anthony Reddy & Associates,
North Block,
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NOTIFICATION OF GRANT OF Permission**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Final Grant Order Number 0748	Date of Final Grant 20/04/98
Decision Order Number 0393	Date of Decision 04/03/98
Register Reference S97A/0847	Date 24th December 1997

Applicant Cuisine De France,

Development Two storey production facility and ancillary service space
at the rear of the existing building.

Location Belgard Square, Tallaght, Dublin 24.

Floor Area 3190.000 Sq Metres

Time extension(s) up to and including 06/03/98

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (12) 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 as amended by Unsolicited Additional Information received by the Planning Authority on 30/01/98 and 26/02/98, 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 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.
- 3 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 4 That, in lieu of the shortfall of parking provision within the development, that a financial contribution in the sum of £33,000 (thirty three thousand pounds) be paid prior to the commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 5 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.
REASON:
In the interest of the proper planning and development of the area.
- 6 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:

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

- 7 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. In this regard the applicant shall ensure the following:-
- a) full and complete separation of foul and surface water drainage;
 - b) that grease traps be installed on outfalls from all kitchens either commercial, business or institutional;
 - c) that surface water run-off from truck parking and marshalling areas be routed via petrol/oil/diesel interceptors to be designed, installed and certified to BS 8301.

REASON:

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

- 8 Prior to commencement of development the applicant shall submit for the written agreement of the Planning Authority a detailed site watermain layout indicating existing and proposed main sizes and valve and hydrant locations.

REASON:

In the interest of public health.

- 9 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 10 The proposed seven silos shall be located to the north of the proposed building and shall not exceed the height of this building. The silos shall be painted to match the exterior cladding on the north facade of the building.

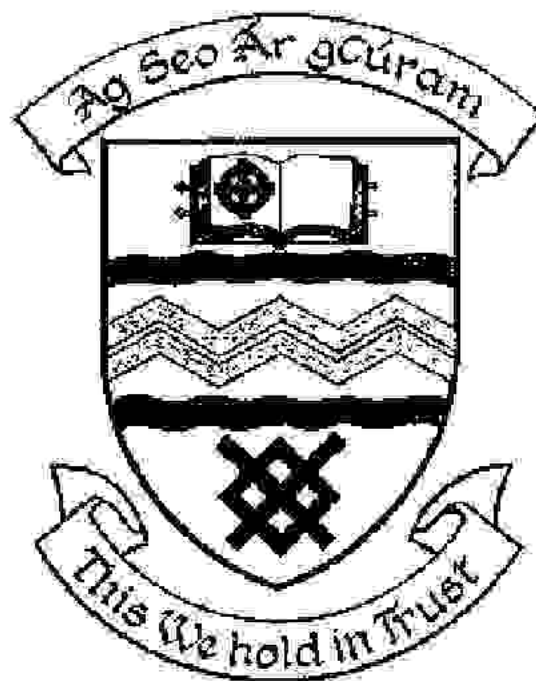
REASON:

In the interests of clarity and the proper planning and development of the area.

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- 11 That a financial contribution in the sum of £4,680 (four thousand six hundred and eighty 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 £7,800 (seven thousand eight 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:

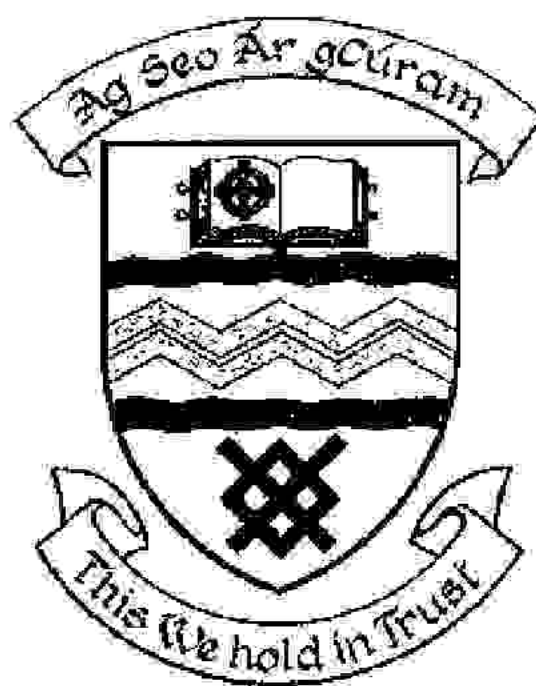
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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

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Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

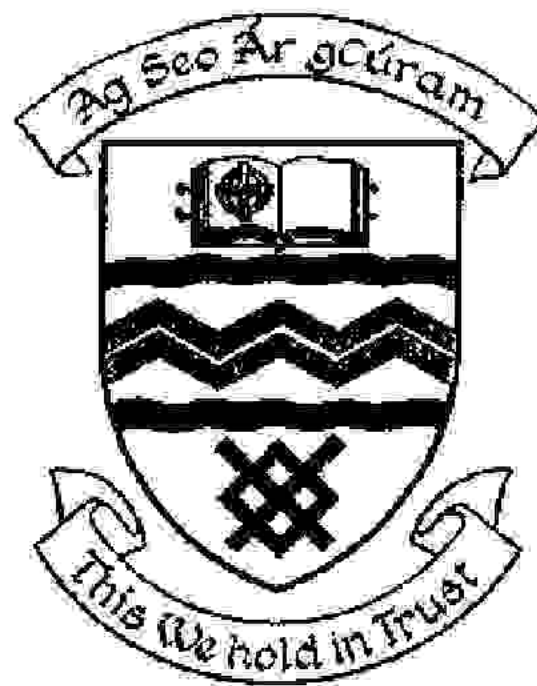
Signed on behalf of South Dublin County Council.


.....April 1998
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0346	Date of Decision 23/02/98
Register Reference S97A/0847	Date 24th December 1997

Applicant Cuisine De France,
App. Type Permission
Development Two storey production facility and ancillary service space
at the rear of the existing building.
Location Belgard Square, Tallaght, Dublin 24.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 02/03/98

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

23/02/98

Anthony Reddy & Associates,
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The Malt House,
Grand Canal Quay,
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**SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0375	Date of Decision 02/03/98
Register Reference S97A/0847	Date 24th December 1997

Applicant Cuisine De France,
App. Type Permission
Development Two storey production facility and ancillary service space
at the rear of the existing building.
Location Belgard Square, Tallaght, Dublin 24.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 06/03/98

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

02/03/98

Anthony Reddy & Associates,
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Dublin 2.