

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S97A/0838	
1. Location	Licenced premises, Local shopping centre, Knockmitten, Clondalkin, Dublin 22.		
2. Development	An extension to the existing basement store and for ground floor extensions to the front and side and for first floor extension to the existing licensed premises and for retention of the existing basement store and for retention, for a 3-year period only, of the temporary fencing at the adjacent site of the proposed community building.		
3. Date of Application	23/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/02/1998 2.	1. 18/01/2000 2.
4. Submitted by	Name: Frank Kenny Associates, Address: 5 Clyde Lane, Dublin 4.		
5. Applicant	Name: Honeybridge Limited, Address: Local Centre Licenced Premises, Knockmitten, Clondalkin, Co. Dublin.		
6. Decision	O.C.M. No. 1817 Date 11/08/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2259 Date 06/10/2000	Effect AP GRANT PERMISSION	
8. Appeal Lodged	24/08/2000	Written Representations	
9. Appeal Decision	28/09/2000	Appeal Withdrawn	
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			

13.	E.P.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.

JB

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Frank Kenny Associates,
5 Clyde Lane,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2269	Date of Final Grant 06/10/2000
Decision Order Number 1817	Date of Decision 11/08/2000
Register Reference S97A/0838	Date 18/01/00

Applicant Honeybridge Limited,

Development An extension to the existing basement store and for ground floor extensions to the front and side and for first floor extension to the existing licensed premises and for retention of the existing basement store and for retention, for a 3-year period only, of the temporary fencing at the adjacent site of the proposed community building.

Location Licenced premises, Local shopping centre, Knockmitten, Clondalkin, Dublin 22.

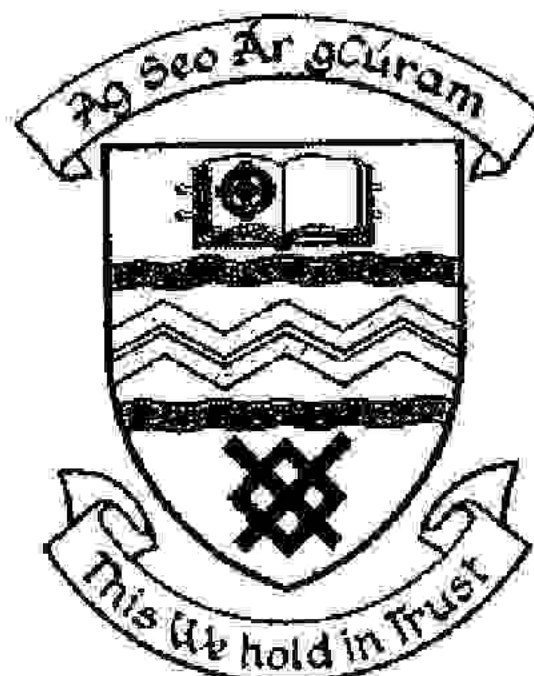
Floor Area 0.00 Sq Metres
Time extension(s) up to and including 14/08/2000
Additional Information Requested/Received 19/02/1998 /18/01/2000

A Permission has been granted for the development described above,
subject to the following (18) Conditions.

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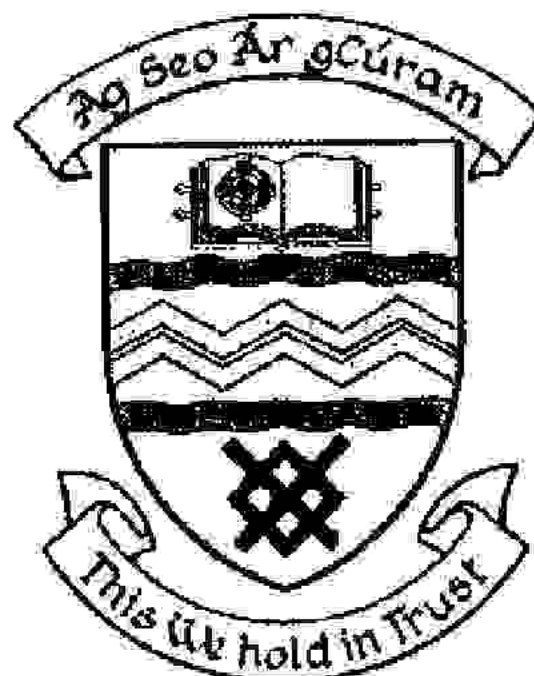
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received on 18/01/2000 and Unsolicited Additional Information received on 18/02/2000, 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 proposed development shall involve extensions to the front of the existing premises only. The applicant shall omit the proposed extension to the side. Therefore the development shall involve those works indicated on drawings submitted as unsolicited Additional Information received by the Planning Authority on 18/02/2000 with this application only.
 REASON:
 In the interest of proper planning and development of the area.
- 3 The adequacy of car parking provision at the Knockmitten Neighbourhood Centre shall be video monitored by the developer for a period of 2 years after completion of the development and the records shall be made available to South Dublin County Council on request. If found to be inadequate the applicant shall construct not more than 12 car parking spaces at the proposed adjoining neighbouring community facility, or shall contribute sufficient funding to South Dublin County Council to provide same in lieu of construction, in accordance with details to be agreed in writing with South Dublin County Council prior to provision of such additional car parking.
 REASON:
 To provide for adequate car parking to facilitate the proposed development in the interests of traffic safety and the proper planning and development of the area.
- 4 The temporary fencing erected to the side of the existing licensed premises shall be retained for a three year period only from the date of the final grant of permission.
 REASON:
 In the interest of the proper planning and development of the area.

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- 5 The applicant shall pay a financial contribution to the Council in the sum of £77,000 towards the future provision of a community facility on a site to be agreed under a separate planning application. Method of payment to be agreed in writing with the Planning Authority prior to commencement of development. The applicant is required to make provisions to reserve a potential pedestrian access through the existing local centre which could, if required, serve the community centre site. The position of this access shall not interfere with the car parking area provided to the front of the church. Details of this access are to be agreed with the Planning Department prior to the commencement of development on this site. If necessary, part of the adjacent site enclosed with temporary fencing shall be reserved to provide this reserve access.

REASON:

In the interest of providing a community facility and the proper planning and development of the area.

- 6 Prior to the commencement of development on site, the applicant shall submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to the public sewer. The applicant is advised to consult with Environmental Services Department, South Dublin County Council to discuss this issue prior to submission of such details.

REASON:

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 County Council.

REASON:

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

- 8 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 public health.

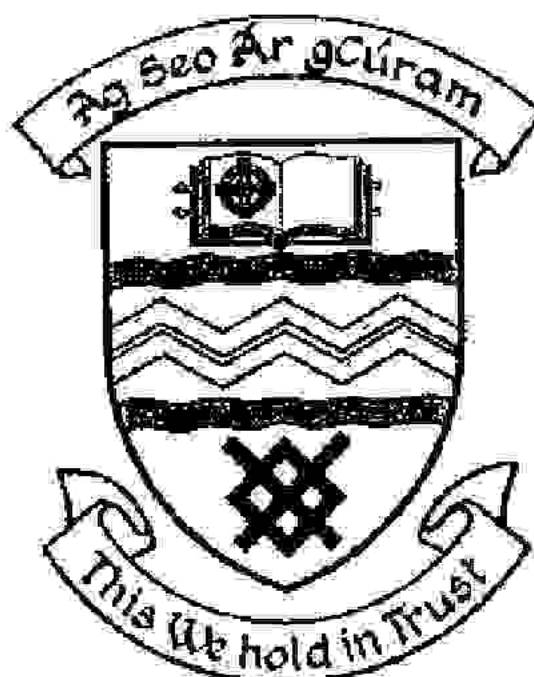
- 9 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 10 The car parking area indicated on the submitted site layout plan shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other such purposes.

REASON:

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

- 11 This planning permission specifically excludes the use of the restaurant for the sale of hot food for consumption off the premises.

REASON:

In the interest of visual amenity.

- 12 No fans, venting ducts or other plant or machinery shall be located on the front and rear elevations without a prior grant of planning permission and shall not be visible from the parking area or the local distributor road.

REASON:

In the interest of visual amenity.

- 13 Refuse and storage facilities shall be provided in a rodent proofed enclosure within the curtilage of the site and no refuse at any time shall be deposited on the public pavement except immediately prior to collection.

REASON:

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

- 14 Any kegs, crates, or other material used in connection with the proposed development shall be stored within an enclosure within the curtilage of the site and shall not be stored on the public footpath.

REASON:

In the interest of orderly development.

- 15 No external lighting, security shutters, signs or canopy shall be erected on the premises without the prior grant of a separate planning permission.

REASON:

In the interest of visual amenity.

- 16 That a financial contribution in the sum of £6361.00 (six thousand three hundred and sixty one pounds) EUR8077 (eight thousand and seventy seven euros) 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.

- 17 That a financial contribution in the sum of £16,548.00 (sixteen thousand five hundred and forty eight pounds) EUR21011 (twenty one thousand and eleven euros) 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 facilitates 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.

- 18 That a financial contribution in the sum of £1576.00 (one thousand five hundred and seventy six pounds) EUR2001 (two thousand and one euros) be paid by the proposer to South Dublin County Council towards the cost of upgrading of Watery Lane Foul Sewer which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.

CU
.....06/10/00
for SENIOR ADMINISTRATIVE OFFICER