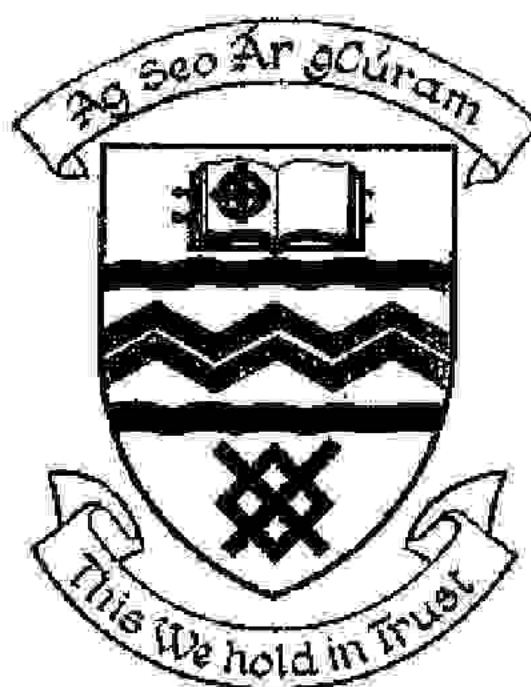


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0696	
1. Location	The Two Sisters, 2,4,6,8 Wainsfort Drive, Kimmage, Dublin 6W.		
2. Development	(a) Change of use to public bar from shop. (b) Retain change of use from permitted off-licence to public bar at numbers 2, 4, 6 and now incorporating (c) additional parking - 8 Spaces - in part of rear garden of number 8.		
3. Date of Application	24/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/12/97 2.	1. 28/01/98 2.
4. Submitted by	Name: Delahunty & Harley, Address: Architects Designers, 122 Merrion Road,		
5. Applicant	Name: Devitt & Birrane Ltd., Address: The Two Sisters, 2,4,6 Wainsfort Drive, Kimmage, Dublin 6W.		
6. Decision	O.C.M. No. 0537 Date 26/03/98	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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

**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0537	Date of Decision 26/03/98
Register Reference S97A/0696	Date 24th October 1997

Applicant Devitt & Birrane Ltd.,

Development (a) Change of use to public bar from shop. (b) Retain change of use from permitted off-licence to public bar at numbers 2, 4, 6 and now incorporating (c) additional parking - 8 Spaces - in part of rear garden of number 8.

Location The Two Sisters, 2,4,6,8 Wainsfort Drive, Kimmage, Dublin 6W.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/12/97 /28/01/98

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 **REFUSE PERMISSION** in respect of the above proposal.

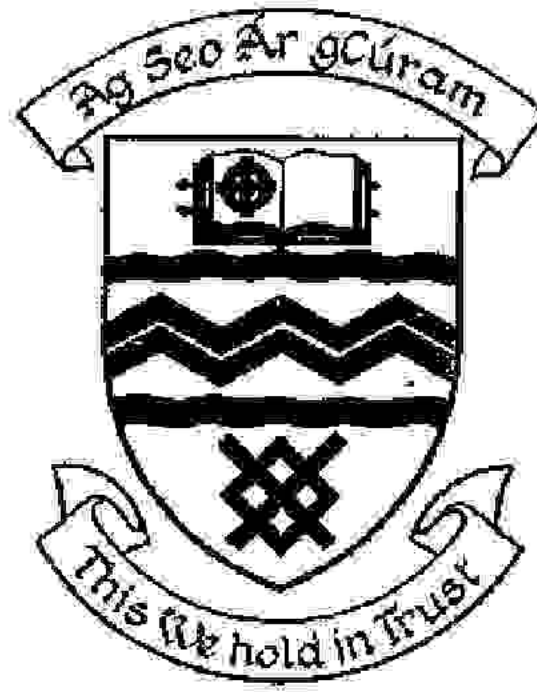
for the (2) Reasons on the attached Numbered Pages.

signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER 26/03/98

Delahunty & Harley,
Architects Designers,
122 Merrion Road,
Ballsbridge,
Dublin 4.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S97A/0696

Reasons

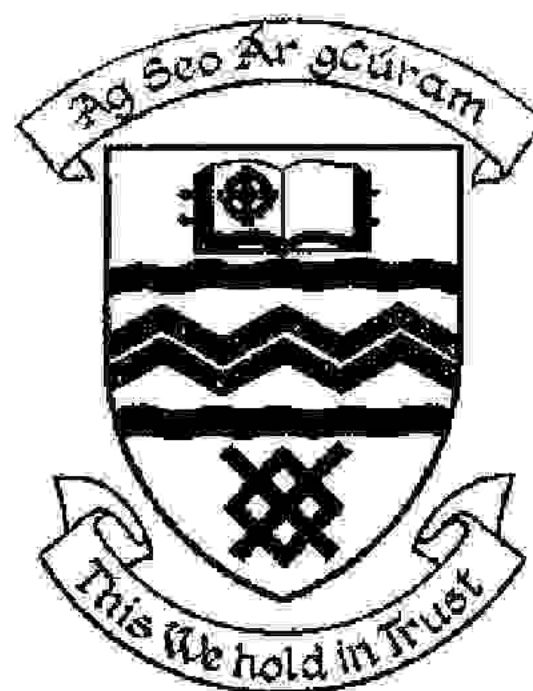
- 1 The existing and proposed development, by reason of inadequate car parking provision would generate additional on-street parking and traffic congestion in a residential area which would be prejudicial to public safety by reason of traffic hazard and would seriously injure the residential amenities and depreciate the value of property in the area.

- 2 The existing and proposed development would require a change of use of a residential rear garden to commercial car parking at anti-social hours which would be contrary to the zoning objective for the area 'to protect and improve residential amenity' and is not consistent with the proper planning and development of the area.

**SOUTH DUBLIN COUNTY COUNCIL
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Telefon: 01-462 0000
Facs: 01-462 0104



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

Decision Order Number 4285	Date of Decision 15/12/97
Register Reference S97A/0696	Date 24th October 1997

Applicant Devitt & Birrane Ltd.,
Development (a) Change of use to public bar from shop. (b) Retain change
of use from permitted off-licence to public bar.

Location The Two Sisters, 2,4,6 Wainsfort Drive, Kimmage, Dublin 6W.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 24/10/97 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 There is a shortfall of car parking for the existing and proposed development as per Development Plan standards. The applicant is asked to clarify whether or not he can provide off-street car parking facilities to Development Plan standards. If the applicant should intend providing off-street car parking in the rear garden of adjoining property then this fact should be suitably advertised with newspaper notice and site notice.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

16/12/97

Delahunty & Harley,
Architects Designers,
122 Merrion Road,
Ballsbridge,
Dublin 4.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0697	
1. Location	Joel's Restaurant, Newlands Cross, Naas Road, Dublin 22.		
2. Development	Retention of ESB sub station, / switch room, stock room and boiler house. Also for approval of elevation changes to approved application Ref. S96A/0502.		
3. Date of Application	24/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Oppermann Associates, Address: Attn. Declan Cargan, The Black Church, St. Mary's Place,		
5. Applicant	Name: Queens Catering Company Limited, Address: Joels Restaurant, Newlands Cross, Naas Road, Dublin 22.		
6. Decision	O.C.M. No. 4313 Date 17/12/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0174 Date 28/01/98	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.	

REG. REF. S97A/0697 **SOUTH DUBLIN COUNTY COUNCIL**
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Facs: 01-462 0104



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Oppermann Associates,
Attn. Declan Cargan,
The Black Church,
St. Mary's Place,
Dublin 7.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0174	Date of Final Grant 28/01/98
Decision Order Number 4313	Date of Decision 17/12/97
Register Reference S97A/0697	Date 24th October 1997

Applicant Queens Catering Company Limited,

Development Retention of ESB sub station, / switch room, stock room and boiler house. Also for approval of elevation changes to approved application Ref. S96A/0502.

Location Joel's Restaurant, Newlands Cross, Naas Road, Dublin 22.

Floor Area 78.000 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 (6) conditions.

REG REF. S97A/0697 SOUTH DUBLIN COUNTY COUNCIL
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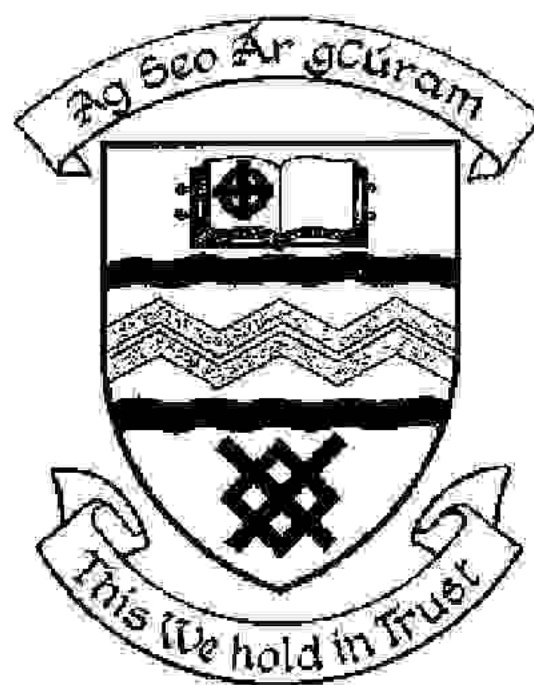
Conditions and Reasons

- 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 South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 3 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.
- 4 The height of the chimney to be sufficient to adequately defuse the smoke therefrom.
REASON:
In the interest of the proper planning and development of the area.
- 5 That a financial contribution in the sum of £630 (six hundred and thirty 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 on receipt of final grant of permission.
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.

REG. REF. S97A/0697 SOUTH DUBLIN COUNTY COUNCIL
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- 6 That a financial contribution in the sum of money equivalent to the value of £672 (six hundred and seventy two 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 on receipt of final grant of permission.

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 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.

.....*B*.....*P* January 1998
for SENIOR ADMINISTRATIVE OFFICER