

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0631	
1. Location	rear of St. Joseph's Road, Greenhills, Dublin 12.		
2. Development	Change of use from Social Room to Social Club with Lounge Bar.		
3. Date of Application	29/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Greenhills & District Social Club in Address: association with Greenhills Community Council Ltd.Rear of St. Joseph's Road, Greenhills,		
5. Applicant	Name: Greenhills and District Social Club in Address: association with Greenhills Community Council LtdRear of St. Joseph's Road, Greenhills, Dublin 12.		
6. Decision	O.C.M. No. 4145 Date 27/11/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0048 Date 15/01/98	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.	

SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

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

Telephone: 01-462 0000
Fax: 01-462 0104

Greenhills & District Social Club in
association with Greenhills Community Council Ltd.
Rear of St. Joseph's Road,
Greenhills,
Dublin 12

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0048	Date of Final Grant 15/01/98
Decision Order Number 4145	Date of Decision 27/11/97
Register Reference S97A/0631	Date 29th September 1997

Applicant Greenhills and District Social Club in

Development Change of use from Social Room to Social Club with Lounge Bar.

Location rear of St. Joseph's Road, Greenhills, Dublin 12.

Floor Area 120.000 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 (9) 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, 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 Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 3 That no industrial effluent be permitted without prior approval from Planning Authority.

REASON:

In the interest of health.

- 4 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 and in this regard:-

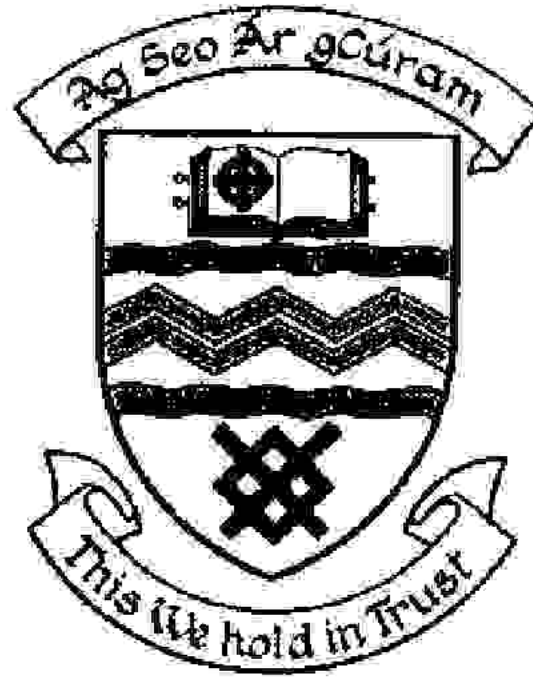
- applicant to ensure full and complete separation of foul and surface water systems.
- all waste water from the kitchen to be routed via an appropriate grease trap to the requirements of the Planning Authority (Environmental Services Department) before discharge to a public area.
- applicant to ascertain and strictly adhere to all requirements of the Planning Authority (Environmental Services Department) in respect of water supply prior to commencement of development.

REASON:

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

- 5 That the car parking area indicated on the submitted plans shall be clearly marked out and available at all times for car parking use. The Planning Authority shall reserve the right to require the provision of additional car parking

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spaces within the site if necessary.

REASON:

In the interest of traffic safety.

- 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:

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

- 7 That a satisfactory scheme of landscaping shall be provided within the site including the site boundary. The applicant shall ensure that integration and overlooking of adjacent laneways and open space be retained. Details to be submitted including the proposed programme of works for the written agreement with Planning Authority prior to commencement of development on this change of use.

REASON:

In the interest of amenity.

- 8 That a financial contribution in the sum of £969 (nine hundred and sixty nine 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.

- 9 That a financial contribution in the sum of money equivalent to the value of £1,033 (one thousand and thirty three 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

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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 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.


.....15 January 1998
for SENIOR ADMINISTRATIVE OFFICER