

South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S97A/0600	
1. Location	Main St., Tallaght, Dublin 24.		
2. Development	Commercial/Residential development comprising coffee shop and fast food outlet to ground floor with 2 no. residential units on 2 no. floors.		
3. Date of Application	16/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/11/97 2.	1. 18/12/97 2.
4. Submitted by	Name: George Morris Architect Address: 12 Oakland Tce., Terenure,		
5. Applicant	Name: Mrs Patsy Macari Address: Main St., Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2376 Date 25/11/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0064 Date 13/01/99	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



PLANNING DEPARTMENT
Applications/Registry/Appeals
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Town Centre, Tallaght
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George Morris Architect
12 Oakland Tce.,
Terenure,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0064	Date of Final Grant 13/01/99
Decision Order Number 2376	Date of Decision 25/11/98
Register Reference S97A/0600	Date 18th December 1997

Applicant Mrs Patsy Macari

Development Commercial/Residential development comprising coffee shop and fast food outlet to ground floor with 2 no. residential units on 2 no. floors.

Location Main St., Tallaght, Dublin 24.

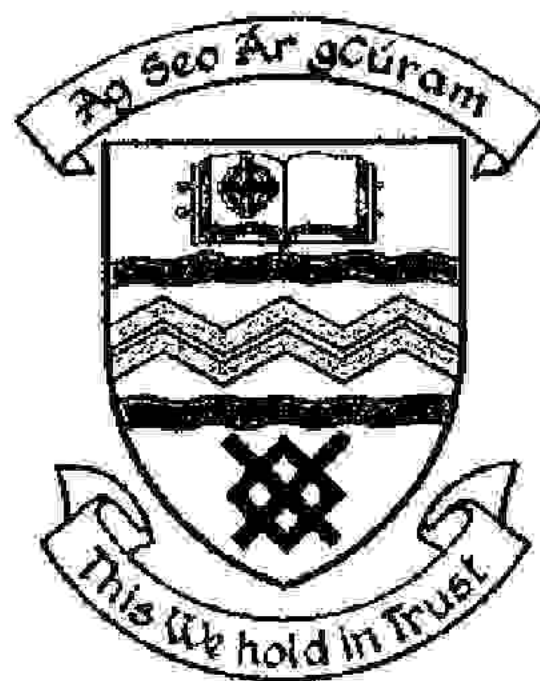
Floor Area 189.250 Sq Metres

Time extension(s) up to and including 27/11/98

Additional Information Requested/Received 13/11/97 /18/12/97

A Permission has been granted for the development described above,
subject to the following (20) 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 Additional Information received by the Planning Authority on 18.12.1997 and Unsolicited Additional Information received by the Planning Authority on 13.11.1998 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 full details of the type and colour of brick to be used on the exterior of this building and the roof tile/slate shall be submitted for the written agreement of the Planning Authority prior to the commencement of any development on site.
REASON:
In the interest of visual amenity and the proper planning and development of the area.
- 3 This permission is for TWO residential units only above ground floor commercial development.
REASON:
In the interest of clarity and the proper planning and development of the area.
- 4 That each proposed unit be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 6 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.

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- 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 all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
REASON:
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 9 That an acceptable house numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed houses.
REASON:
In the interest of the proper planning and development of the area.
- 10 All bin storage and outdoor storage connected with the commercial development on site shall be screened from public view.
REASON:
In the interest of visual amenity.
- 11 No signage, other than fascia signage at the front of the building, as shown on drawings submitted with this application, shall be erected on site without prior specific grant of planning permission from the Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of visual amenity.
- 12 Roller shutters, if required, shall be erected behind the shop facades.
REASON:
In the interest of visual amenity.

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- 13 Any proposal to erect a satellite dish on this building for commercial or residential use shall be the subject of a separate planning application.
REASON:
In the interest of visual amenity.
- 14 The area between the front of the building and the public footpath shall be re-paved using Roadstone/Castlestone paviors and the proposed planter shall be constructed of brick to match the external finish of the proposed building.
REASON:
In the interest of visual amenity.
- 15 Grease interceptor traps shall be constructed on all commercial kitchen outfalls to the public foul sewer.
REASON:
In the interest of public health and proper planning and development of the area.
- 16 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.
- 17 Prior to the commencement of any development on site the applicant shall submit to the Planning Authority written consent of permission to connect to a private surface water sewer.
REASON:
In the interest of public health and proper planning and development of the area.
- 18 That a financial contribution in the sum of £1,500 (one thousand five hundred 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.

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- 19 That a financial contribution in the sum of money equivalent to the value of £1,600 (one thousand six 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.

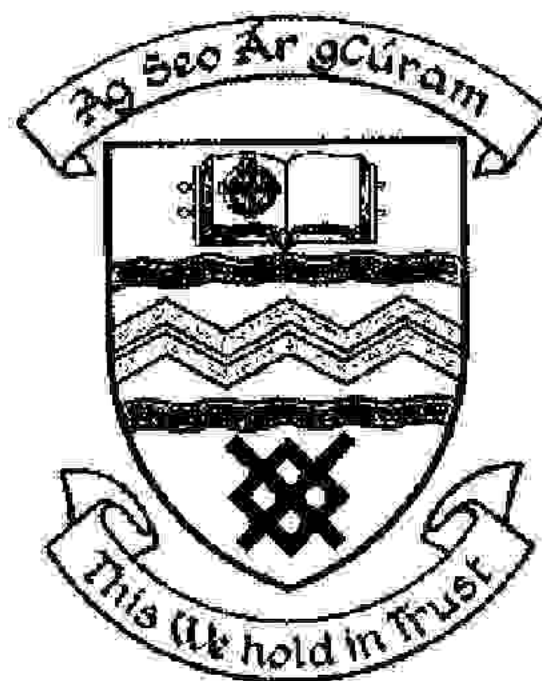
- 20 That a financial contribution in the sum of £1,000 (one thousand pounds) per residential unit be paid by the proposer to South Dublin County Council towards the cost of the provision and development of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on 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 the provision and development of amenity lands in the area which will facilitate 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.

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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.

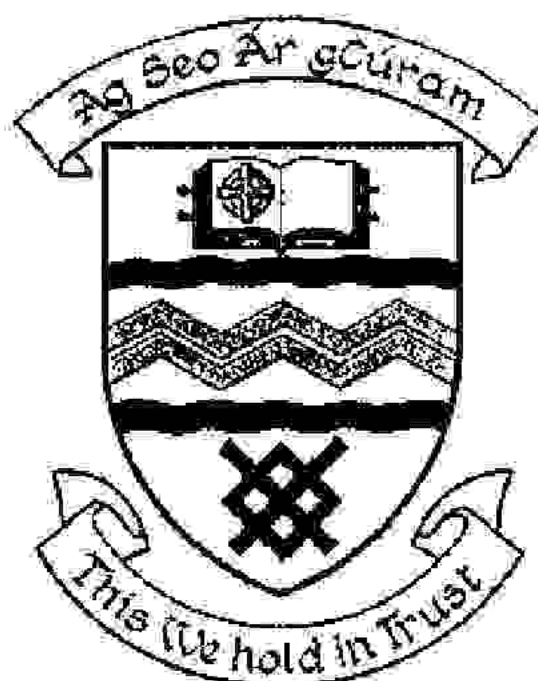
Signed on behalf of South Dublin County Council.

 15 January 1999
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2273	Date of Decision 13/11/98
Register Reference S97A/0600	Date 16th september 1997

Applicant Mrs Patsy Macari
App. Type Permission
Development Commercial/Residential development comprising coffee shop and fast food outlet to ground floor with 2 no. residential units on 2 no. floors.
Location Main St., 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 27/11/98

Yours faithfully

RA
..... 16/11/98
for SENIOR ADMINISTRATIVE OFFICER

George Morris Architect
12 Oakland Tce.,
Terenure,
Dublin 6.

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

Decision Order Number 1382	Date of Decision 13/07/98
Register Reference S97A/0600	Date 16th September 1997

Applicant Mrs Patsy Macari
App. Type Permission
Development Commercial/Residential development comprising coffee shop and fast food outlet to ground floor with 2 no. residential units on 2 no. floors.

Location Main St., 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 17/11/98

Yours faithfully

AS
..... 13/07/98
for SENIOR ADMINISTRATIVE OFFICER

George Morris Architect
12 Oakland Tce.,
Terenure,
Dublin 6.

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

Decision Order Number 0903	Date of Decision 13/05/98
Register Reference S97A/0600	Date 16th September 1997

Applicant Mrs Patsy Macari
App. Type Permission
Development Commercial/Residential development comprising coffee shop and fast food outlet to ground floor with 2 no. residential units on 2 no. floors.

Location Main St., 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 17/07/98

Yours faithfully

..... 14/05/98
for SENIOR ADMINISTRATIVE OFFICER

George Morris Architect
12 Oakland Tce.,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0447	Date of Decision 13/03/98
Register Reference S97A/0600	Date 16th September 1997

Applicant Mrs Patsy Macari
App. Type Permission
Development Commercial/Residential development comprising coffee shop and fast food outlet to ground floor with 2 no. residential units on 2 no. floors.

Location Main St., 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 15/05/98

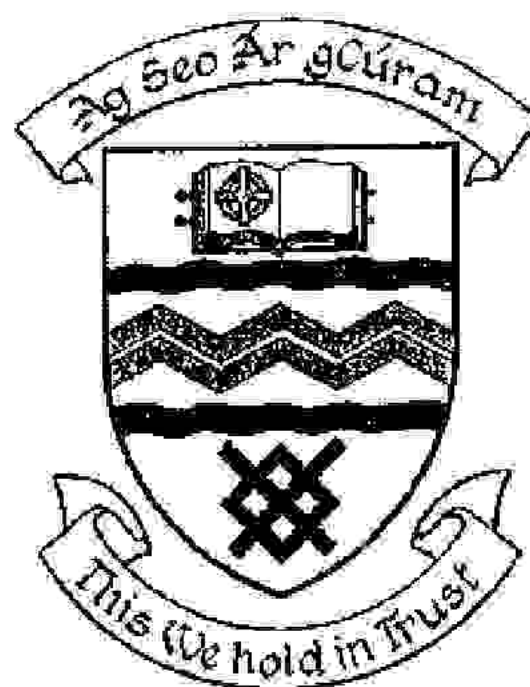
Yours faithfully

...RB.....
for SENIOR ADMINISTRATIVE OFFICER

13/03/98

George Morris Architect
12 Oakland Tce.,
Terenure,
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**SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0370	Date of Decision 26/02/98
Register Reference S97A/0600	Date 16th September 1997

Applicant Mrs Patsy Macari
App. Type Permission
Development Commercial/Residential development comprising coffee shop and fast food outlet to ground floor with 2 no. residential units on 2 no. floors.

Location Main St., 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 16/03/98

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

26/02/98

George Morris Architect
12 Oakland Tce.,
Terenure,
Dublin 6.

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

Decision Order Number 0289	Date of Decision 16/02/98
Register Reference S97A/0600	Date 16th September 1997

Applicant Mrs Patsy Macari
App. Type Permission
Development Commercial/Residential development comprising coffee shop and fast food outlet to ground floor with 2 no. residential units on 2 no. floors.
Location Main St., 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

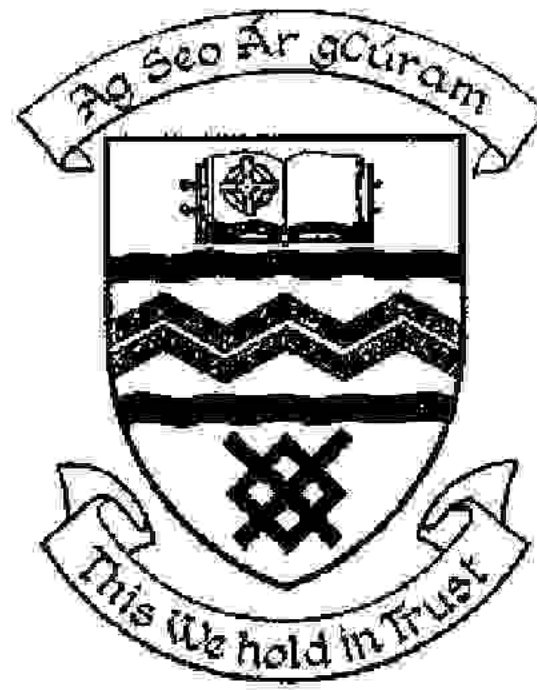
Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

16/02/98

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

Decision Order Number 4064	Date of Decision 13/11/97
Register Reference S97A/0600	Date 16th September 1997

Applicant Mrs Patsy Macari
Development Commercial/Residential development comprising coffee shop
and fast food outlet to ground floor with 2 no. residential
units on 2 no. floors.

Location Main St., Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 16/09/97 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 The applicant is requested to submit revised proposals for the external finish of the building. The proposal to use forticrete blockwork is not acceptable at this town-centre location. Revised proposals for a brick, cement render and/or wet-dash exterior should be submitted to include a brick sample if brick is proposed.
- 2 The applicant is requested to submit a parking layout for the area immediately in front of the building.
- 3 The applicant is requested to submit a surface water drainage layout for the proposed development to include pipe sizes, gradients, invert and cover levels up to and including connection point to the public mains.

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NOTE: The applicant is reminded of the need to obtain
Planning Permission for satellite dishes to be used
for commercial premises.

Signed on behalf of South Dublin County Council

.....
for senior Administrative Officer

13/11/97