

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0537	
1. Location	Belgard Square, Tallaght, Dublin 24.		
2. Development	2 storey over part basement extension to existing office building, extension to existing cold store facility, extension to existing marshalling area/loading bay with ancillary facilities over, provision of new truck and car parking facilities and relocation of existing vehicular entrance.		
3. Date of Application	22/08/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Anthony Reddy & Associates, Address: North Block, The Malt House,		
5. Applicant	Name: Cuisine de France Ltd., Address: Belgard Square, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 3041 Date 30/10/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4269 Date 15/12/97	Effect AP GRANT PERMISSION	
8. Appeal Notified			
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,
The Malt House,
Grand Canal Quay,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 4269	Date of Final Grant 15/12/97
Decision Order Number 3041	Date of Decision 30/10/97
Register Reference S97A/0537	Date 22nd August 1997

Applicant Cuisine de France Ltd.,

Development 2 storey over part basement extension to existing office building, extension to existing cold store facility, extension to existing marshalling area/loading bay with ancillary facilities over, provision of new truck and car parking facilities and relocation of existing vehicular entrance.

Location Belgard Square, Tallaght, Dublin 24.

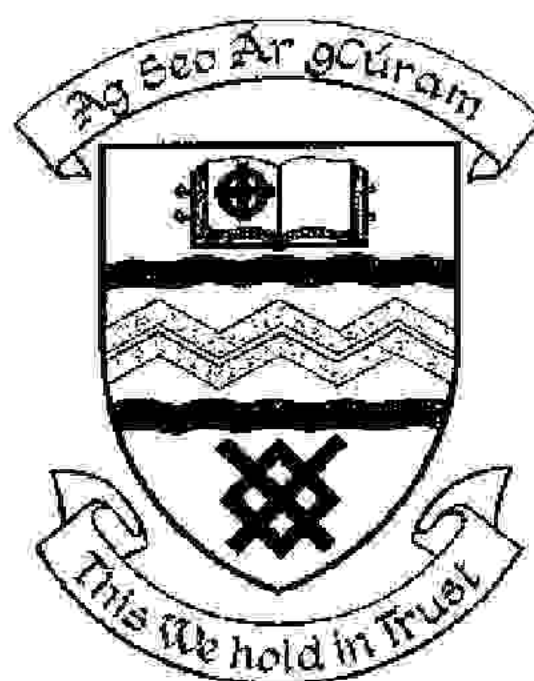
Floor Area 2857.000 Sq Metres
Time extension(s) up to and including 05/11/97
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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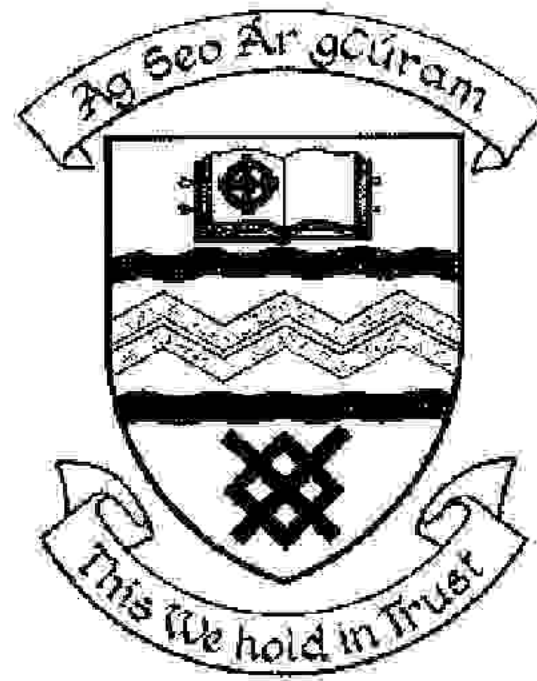
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Conditions and Reasons

- 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 Unsolicited Additional Information received by the Planning Authority on 16/10/97, 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 off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.
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:
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 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 new vehicular entrance shall be constructed to same standard and set back as the existing entrance to the development. The location of the existing entrance shown on Drawing No. 97-141-P04 is incorrect. The proposed gate shall be set back at least 17m from the edge of the carriageway.

REASON:

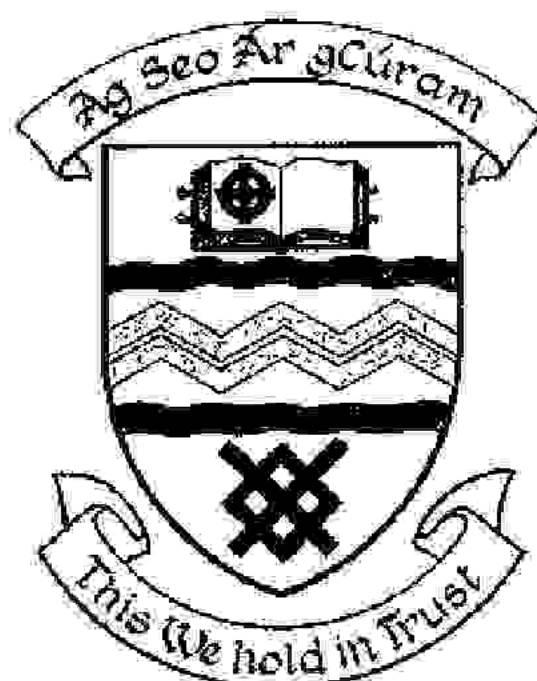
In the interest of traffic safety.

- 11 The proposed new west boundary of the site to replace the existing wall and palisade fence shall be wall and railings not greater than 3.0m in height where visible from the public road. The use of palisade fencing is not acceptable at this location.

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REASON:

In the interest of visual amenity.

- 12 The existing South Dublin County Council switchroom building serving the halting site and located adjacent to the existing west boundary of the site shall be relocated outside the revised site boundary at the applicants expense. The exact location to be agreed with the Community and Parks Department of South Dublin County Council.

REASON:

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

- 13 That a financial contribution in the sum of £5,520 (five thousand five hundred and twenty 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.

- 14 That a financial contribution in the sum of money equivalent to the value of £9,200 (nine thousand two 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.

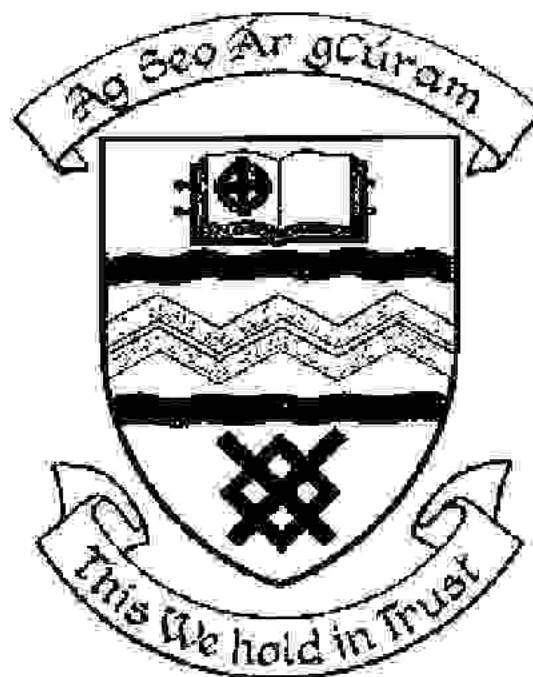
REASON:

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

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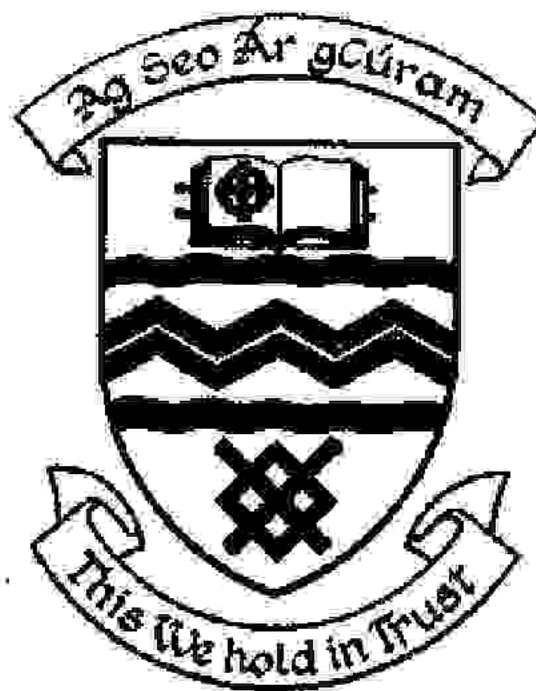
improvement works and traffic management schemes
facilitating the proposed development.

- (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. December 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2080	Date of Decision 21/10/97
Register Reference S97A/0537	Date 22nd August 1997

Applicant Cuisine de France Ltd.,
App. Type Permission
Development 2 storey over part basement extension to existing office building, extension to existing cold store facility, extension to existing marshalling area/loading bay with ancillary facilities over, provision of new truck and car parking facilities and relocation of existing vehicular entrance.

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 05/11/97

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

21/10/97

Anthony Reddy & Associates,
North Block,
The Malt House,
Grand Canal quay,
Dublin 2.