

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0486	
1. Location	A site at the "Swallows", Public House, Deansrath, Clondalkin, Dublin 22.		
2. Development	Revisions to planning permission granted under Reg. Ref. S96A/0037 for 2 shop units (1 as take-away), associated car parking and entrance gates.		
3. Date of Application	23/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Paul O'Connell & Associates, Address: Architecture/Project Management, Waterway House,		
5. Applicant	Name: L. Broder, Address: 131 Thomas Street, Dublin 7.		
6. Decision	O.C.M. No. 1887  Date 19/09/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3067  Date 30/10/97	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/0486 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

Paul O'Connell & Associates,  
Architecture/Project Management,  
Waterway House,  
78 Grove Road,  
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3067	Date of Final Grant 30/10/97
Decision Order Number 1887	Date of Decision 19/09/97
Register Reference S97A/0486	Date 23rd July 1997

Applicant L. Broder,

Development Revisions to planning permission granted under Reg. Ref. S96A/0037 for 2 shop units (1 as take-away), associated car parking and entrance gates.

Location A site at the "Swallows", Public House, Deansrath, Clondalkin, Dublin 22.

Floor Area 187.000 Sq Metres

Time extension(s) up to and including

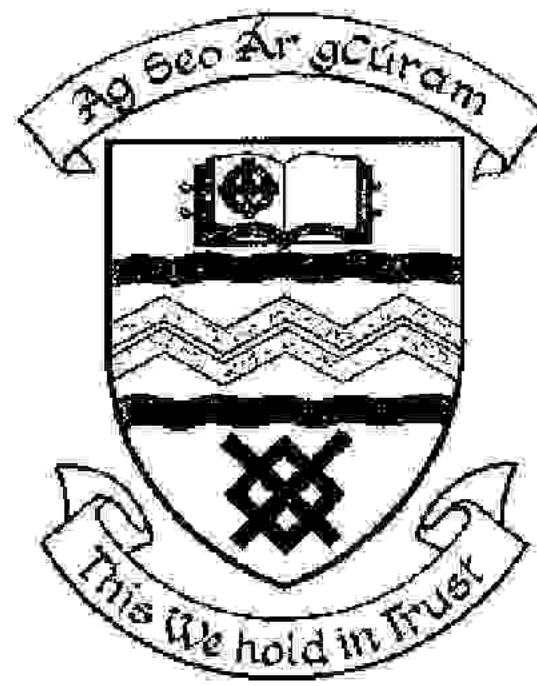
Additional Information Requested/Received /

A Permission has been granted for the development described above,  
subject to the following (5) Conditions.

REG REF. S97A/0486 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

---

**Conditions and Reasons**

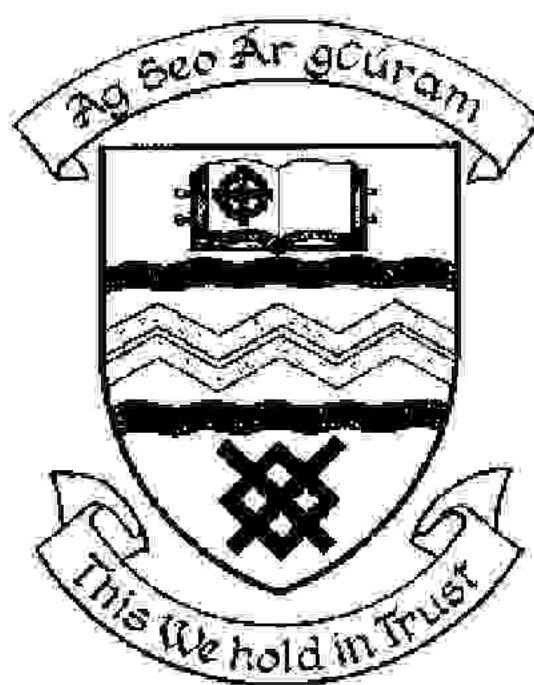
- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details and shall otherwise accord with the terms and conditions of planning permission Ref. S96A/0037, including the financial conditions thereof.  
REASON:  
In the interests of the proper planning and development of the area.
- 2 The proposed entrance gates shall be of the decorative tubular steel type.  
REASON:  
In the interests of visual amenity.
- 3 The application site shall not be physically separated from the remainder of the site.  
REASON:  
In the interests of the proper planning and development of the area.
- 4 The overall site (including the application site) shall remain open and accessible to owners, occupiers and users of the buildings on the site during the hours of operation of the various premises and there shall be unrestricted access across the application site as required during the hours of operation of the various premises to the site and buildings.  
REASON:  
In the interests of the proper planning and development of the area.
- 5 That arrangements be made with regard to the payment of the financial contribution in the sum of £2000 (two thousand pounds), in respect of the overall development, as required by Condition No. 12 of planning permission granted under Reg. Ref. S96A/0037; arrangements to be made prior to 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 road improvement works and traffic management schemes facilitating the proposed development.



REG. REF. S97A/0486 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

- (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.

  
.....3.....November 1997  
for SENIOR ADMINISTRATIVE OFFICER