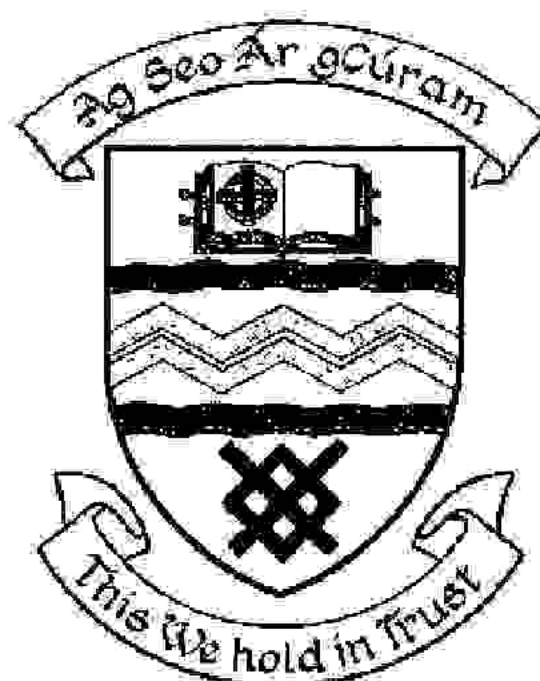


Plan Register No. S97A/0473		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	
1. Location		Site 3A, Newlands/Fonthill Road, Newlands Cross, Dublin 22.	
2. Development		Single storey restaurant.	
3. Date of Application	18/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1.	2.
4. Submitted by		Name: K. Brady Architects, Address: 1 Mount Street Crescent, Dublin 2. Name: Ronald Fair, Address: 34 Foxrock Manor, Foxrock, Dublin 18.	
6. Decision	O.C.M. No. 1856	Date	16/09/97
7. Grant	O.C.M. No. 3067	Date	30/10/97
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/0473 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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

Telephone: 01-462 0000
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K. Brady Architects,
1 Mount Street Crescent,
Dublin 2.

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 3067	Date of Final Grant 30/10/97
Decision Order Number 1856	Date of Decision 16/09/97
Register Reference S97A/0473	Date 18th July 1997

Applicant Ronald Fair,

Development Single storey restaurant.

Location Site 3A, Newlands/Fonthill Road, Newlands Cross, Dublin 22.

Floor Area 291.500 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Approval has been granted for the development described above,
subject to the following (9) Conditions.

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Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details shall otherwise accord with the terms and conditions of outline planning permission ref.; S96A/0613.
REASON:
In the interest of the proper planning and development of the area.
- 2 Signage to the proposed development shall be limited to that as shown on the submitted drawings. In this regard, signage over entrance doors shall be static type only and shall not exceed an overall diameter of 600 mm for each sign. Lighting shall not be illuminated other than during specified hours of operation. No other advertising signs or devices shall be painted or erected on the premises, including what may be considered an exempted development, without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal.
REASON:
In the interests of the control of advertising with respect to the visual amenities of the area.
- 3 Boundary treatment to the northern and eastern elevations shall comprise plinth wall with decorative railings not exceeding an overall height of 2.2 metres. Boundary treatment to the southern elevation shall comprise a 2 metre high concrete block wall capped and plastered.
REASON:
In the interests of visual amenity.
- 4 Car parking areas shall be surfaced with a dense bituminous macadam and circulation and parking bays shall be marked with a durable and visible material. Only low level lights shall be provided to car park areas in such a manner as not to cause harm to residential amenity.
REASON:
In the interests of the proper planning and development of the area and residential amenity.

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- 5 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

In the interest of safety and amenity.

- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In Particular the applicant shall submit fully detailed foul and surface water drainage layout including pipe sizes, gradients, cover and invert levels up to and including discharge to public sewer, ensure full and complete separation of foul and surface water systems and provide suitable grease traps for kitchen and food preparation areas.

REASON:

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

- 7 That a financial contribution in the sum of £2414 (two thousand four hundred and fourteen 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.

- 8 That a financial contribution in the sum of £5,000 per ha. (five thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of Watery Lane foul sewer duplication which facilitates this development; this contribution to be paid before the commencement of development on the site.

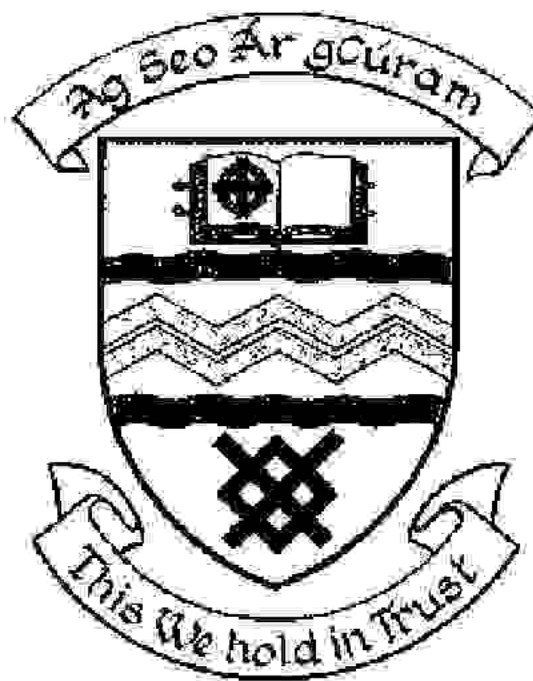
REASON:

The provision of such service in the area by the Council will facilitate the proposed development. It is considered

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reasonable that the developer should contribute towards the cost of providing the service.

- 9 That a financial contribution in the sum of £10,000 per ha. (ten thousand pounds) be paid by the proposer to South Dublin County Council towards upsizing of 525 mm diameter surface water pipe 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 service 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 service.

- (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.

 November 1997
for SENIOR ADMINISTRATIVE OFFICER