			, ž	ž	
	NH 6 6 6 6 6 6 6	(12	h Dublin County C Local Governmen lanning & Develop Acts 1963 to 19 nning Register (P	t ment) 93	Plan Register No. S97A/0314
1.	Location	0	wlands Cross Shop , Dublin 22.	ping Centre, N	ewlands Cross,
2.	Development	 (a) Change of use to 'restaurant with facilities; (b) Minor revisions to shop front; (c) 3 number signs, 2 at approx 2.0m long x 0.6m high overall and 1 at 2.5m long x 9.6m overall, located on the shop front and; (d) 1 no. two-sided twin leg site sign, approx 2.0m high x 0.6m wide overall, located adjacent the boundary wall to Fonthill Road. 			
з.	Date of Application	20/05/97	T. T. 1.1.		ther Particulars ested (b) Received
3a.	Type of Application	Permission	5- 2-10	1.	1.
4.	Submitted by	Name: Address:	Fitzgerald Kavan Architects,26 Up		-
5.	Applicant	Name: Graham O'Sullivan Ltd., Address: 12 Duke Street, Dublin 2.			
J6.	Decision	O.C.M. No. Date	1435 17/07/97	Effect AG GRANT PERMISSION	PERMISSION & REFUSE
7.	Grant	O.C.M. NO. Date	1722 28/08/97	Effect	

8.	Appeal Notified			
9.	Appeal Decision			
10.	Material Contravention			1949 <u>99699</u>
11.	Enforcement	Compensation	Purchase Notice	
12.	Revocation or Amendmen	t		
13.	E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14.	Registrar	Date	Receipt No.	

÷.

>



		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)			Plar	1 Register No. S97A/0314	
1.	Location	Unit 5, Newlands Cross Shopping Centre, Newlands Cross, Clondalkin, Dublin 22.					
2.	Development	(a) Change	s of use to 're	staurant	with fa	cilitie	37
		(b) Minor	revisions to a	hop front	-		
		overa	ber signs, 2 at 11 and 1 at 2.5 hop front and;	approx 2 m long x	2.0m lon 9.6m ov	g x 0.61 rerall, 1	n high Located on
		0.6m	two-sided twin wide overall, I nthill Road.	n leg site .ocated ad	e sign, ljacent	approx i the bound	2.0m high x ndary wall
į							
3.	Date of Application	20/05/97	<u> </u>				rticulars b) Received
3a.	Type of Application	Permission			1.		1.
4.	Submitted by	Name: Address:	Fitzgerald Kar Architects,26				lin 2.
5.	Applicant	Name; Address:	Graham O'Sull 12 Duke Stree				
б.	Decision	O.C.M. NO.	1435	Effe			
		Date	17/07/97	AG PERM	GRANI ISSION	P PERMIS	SION & REFUSE
7.	Grant	O.C.M. No. Date		Effe AG PERM		r permis	SION & REFUSE
8.	Appeal Lodged						
9.	Appeal Decision	2 <u>2</u>	e 'a		<u> </u>		
	Material Contra	vention					
10.	Material concra						

i.

F.

ЭС

Т

13.	E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
- 14.	Registrar	Date	Receipt No.dd

9

э



Reg. Ref. S97A/0314

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

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

್ಷತ್ತಿ



PLANNING DEPARTMENT

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

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

Fitzgerald Kavanagh & Associates, Architects, 26 Upper Mount Street, Dublin 2.

NOTIFICATION OF GRANT OF PERMISSION & REFUSE PERMISSION LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1993.

Final Grant Order Number 1722	Date of Final Grant 28/08/97
Decision Order Number 1435	Date of Decision 17/07/97
Register Reference S97A/0314	Date 20th May 1997.

Applicant: Graham O'Sullivan Limited.

Development: (a) Change of use to 'restaurant with facilities;

(b) Minor revisions to shop front;

(c) 3 number signs, 2 at approx 2.0m long X 0.6m high overall and 1 at 2.5m long X 9.6m overall, located on the shop front and;

(d) 1 no. two-sided twin leg site sign, approx 2.0m high X 0.6m wide overall, located adjacent the boundary wall to Fonthill Road.

Location: Unit 5, Newlands Cross Shopping Centre, Newlands Cross, Clondalkin, Dublin 22.

Reg. Ref. S97A//0314

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

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



PLANNING DEPARTMENT F.O. Box 4122,

Town Centre, Tallaght, Dublin 24.

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

Floor Area 274.00 sq. Metres.

Time extension(s) up to and including Additional Information Requested/Received.

A Permission has been granted and refused for the development described above, subject to the following (7) conditions.

A decision to Grant Permission for change of use to 'restaurant with facilities; (b) Minor revisions to shop front; and (c) 3 number signs, 2 at approx. 2.0m long X0.6m high overall and 1 at 2.5m long X9.6m overall, located on the shop front for the reasons set out in schedule 1.

Schedule 1.

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 be in accordance with the terms and conditions of planning permission Reg. Ref. S95A/0652. REASON: In the interest of proper planning and development of the area.
- 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 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.
- 4. That arrangements be made with regard to the payment of the financial contribution in the sum of £1,020 (one thousand and twenty pounds) as required by condition No. 10 of planning permission granted under

Reg. Ref. 597A/0314

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





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

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

Reg. Ref. S97A/0125; arrangements to be made prior to commencement of development on site. REASON:

The provision os such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.

5. That arrangement be made with regard to the payment of the financial contribution in the sum of £300 (three hundred pounds) as required by Condition No. 8 of planning permission granted under Reg. Ref. S97A/0125; arrangements to be made prior to commencement of development on site. REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.

6. That arrangements be made with regard to the payment of the financial contribution in the sum of £600 (six hundred pounds) as required by Condition No. 9 of planning permission granted under Reg. Ref. S97A/0125; arrangements to be made prior to commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.

A decision to Refuse Permission for 1. no. two-sided twin leg site sign, approx. 2.0m X 0.6m wide overall, located adjacent to the boundary wall to Fonthill Road for reasons set out in Schedule 2.

Schedule 2.

Reasons:

 The proposed sign by virtue of its location and size would be a distraction to road users and would therefore endanger public safety by reason of traffic hazard.

Reg. Ref. S97A/0314.

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

- The proposed sign would set an undesirable precedent in this area which would led to visual clutter and would therefore be contrary to the proper planning and development of the area.
- (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. <u>A copy of the Commencement Notice is attached.</u>
- (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.

September 1997. for SENIOR ADMINISTRATIVE OFFICER.



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

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

NOTIFICATION OF DECISION TO GRANT PERMISSION & REFUSE PERMISSION LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1435	Date of Decision 17/07/97
Register Reference S97A/0314	Date 20th May 1997
Applicant Graham Orgulligen The	

Development

AL.

<u>,</u>

Bosca 4122,

Lár an Bhaile, Tamhlacht,

Baile Átha Cliath 24.

Telefon: 01-462 0000

Facs: 01-462 0104

Granam O'Sullivan Ltd.,

- (a) Change of use to 'restaurant with facilities;
 - (b) Minor revisions to shop front;
 - 3 number signs, 2 at approx 2.0m long x 0.6m high (C) overall and 1 at 2.5m long x 9.6m overall, located on the shop front and;
- 1 no. two-sided twin leg site sign, approx 2.0m high x (d) 0.6m wide overall, located adjacent the boundary wall to Fonthill Road.

1

Location Unit 5, Newlands Cross Shopping Centre, Newlands Cross, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to GRANT PERMISSION & REFUSE PERMISSION in respect of the above proposal, as detailed on the following page.

Signed on behalf of the South Dublin County Council.

Page 1 of 4



A decision to Grant Permission for change of use to 'restaurant with facilites; (b) Minor revisions to shop front; and (c) 3 number signs, 2 at approx. 2.0m long x 0.6m high overall and 1 at 2.5m long x 9.6m overall, located on the shop front for the reasons set out in Schedule 1.

Schedule 1

1

N.

W 38

01

200 ||____|

210

e: Ni Conditions and Reasons

- Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details and shall otherwise be in accordance with the terms and conditions of planning permission Reg. Ref. S95A/0652. REASON: In the interest of the proper planning and development of the area.
- 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 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.

Page 2 of 4



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

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

4 That arrangements be made with regard to the payment of the financial contribution in the sum of £1,020 (one thousand and twenty pounds) as required by Condition No. 10 of planning permission granted under Reg. Ref. s97A/0125; arrangements to be made prior to commencement of development on site. REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered

Bosca 4122,

Lár an Bhaile, Tamhlacht,

REG. REF. S97A/0314

Baile Átha Cliath 24.

Telefon: 01-462 0000

Facs: 01-462 0104

6

reasonable that the development should contribute towards the cost of providing the services.

5 That arrangements be made with regard to the payment of the financial contribution in the sum of £300 (three hundred

pounds) as required by Condition No. 8 of planning permission granted under Reg. Ref. S97A/0125; arrangements to be made prior to commencement of development on site, REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.

That arrangements be made with regard to the payment of the financial contribution in the sum of £600 (six hundred pounds) as required by Condition No. 9 of planning permission granted under Reg. Ref. S97A/0125; arrangements to be made prior to commencement of development on site. REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered Page 3 of 4



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

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

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

reasonable that the development should contribute towards the cost of providing the services.

A decision to Refuse Permission for 1 no. two-sided twin leg site sign, approx. 2.0m x 0.6m wide overall, located adjacent to the boundary wall to Fonthill Road for reasons set out in Schedule 2.

Schedule 2

Reasons

- 1 The proposed sign by virtue of its location and size would be a distraction to road users and would therefore endanger public safety by reason of traffic hazard.
- The proposed sign would set an undesirable precedent in this area which would led to visual clutter and would therefore be contrary to the proper planning and development of the area.

Page 4 of 4