

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0314	
1. Location	Unit 5, Newlands Cross Shopping Centre, Newlands Cross, Clondalkin, Dublin 22.		
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.		
3. Date of Application	20/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Fitzgerald Kavanagh & Associates, Address: Architects, 26 Upper Mount Street, Dublin 2.		
5. Applicant	Name: Graham O'Sullivan Ltd., Address: 12 Duke Street, Dublin 2.		
6. Decision	O.C.M. No. 1435 Date 17/07/97	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
7. Grant	O.C.M. No. 1722 Date 28/08/97	Effect	

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 Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0314	
1. Location	Unit 5, Newlands Cross Shopping Centre, Newlands Cross, Clondalkin, Dublin 22.		
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6. Decision	O.C.M. No. 1435 Date 17/07/97	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect AG GRANT PERMISSION & REFUSE 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.dd

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Reg. Ref. S97A/0314

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

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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 0.6m 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.

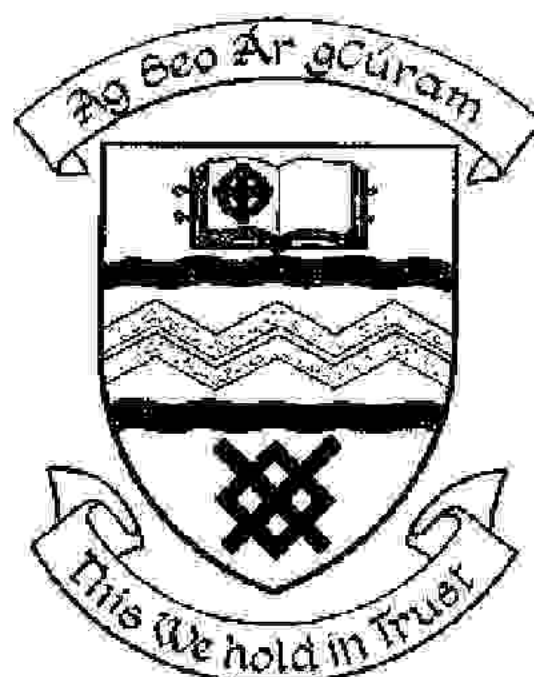
Location: Unit 5, Newlands Cross Shopping Centre, Newlands Cross, Clondalkin, Dublin 22.

**SOUTH DUBLIN COUNTY COUNCIL
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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.

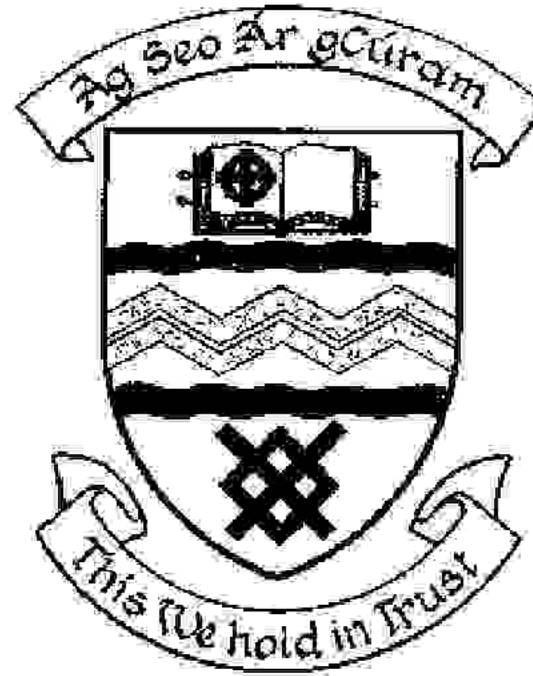
1. Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details and shall otherwise be in accordance with the terms and conditions of planning permission Reg. Ref. S95A/0652.
REASON:
In the interest of proper planning and development of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

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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.

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:

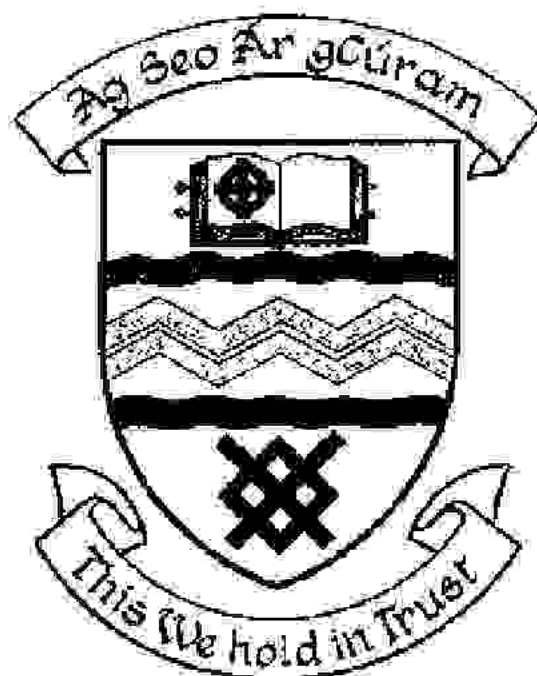
1. The proposed sign by virtue of its location and size would be a distraction to road users and would therefore endanger public safety by reason of traffic hazard.

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Reg. Ref. S97A/0314.

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2. 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. 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.

Brian Connolly 3rd September 1997.
for SENIOR ADMINISTRATIVE OFFICER.

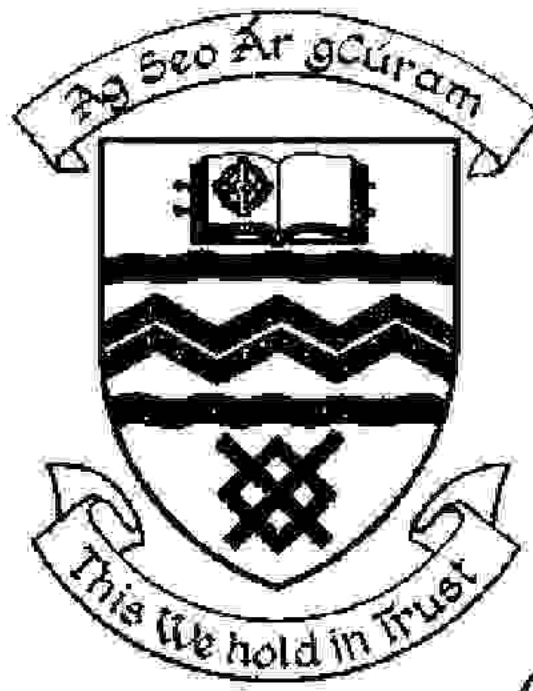
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Decision Order Number 1435	Date of Decision 17/07/97
Register Reference S97A/0314	Date 20th May 1997

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**SOUTH DUBLIN COUNTY COUNCIL
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17/07/97

.....
for SENIOR ADMINISTRATIVE OFFICER

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

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 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

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 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.

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- 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 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:

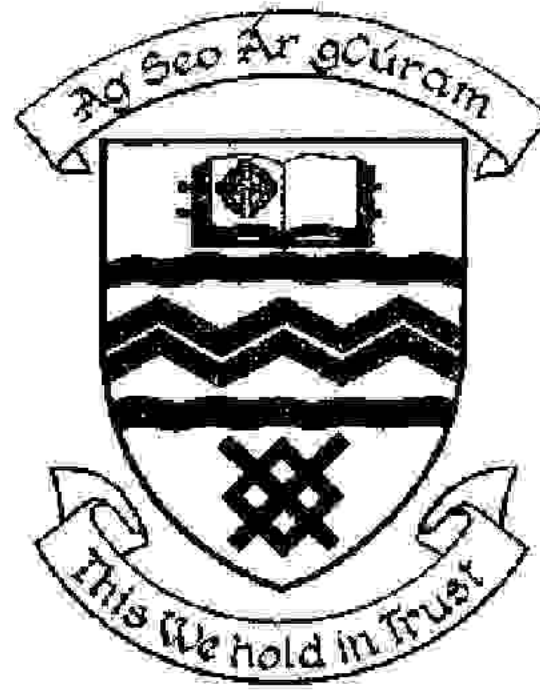
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.

- 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

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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.
- 2 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.