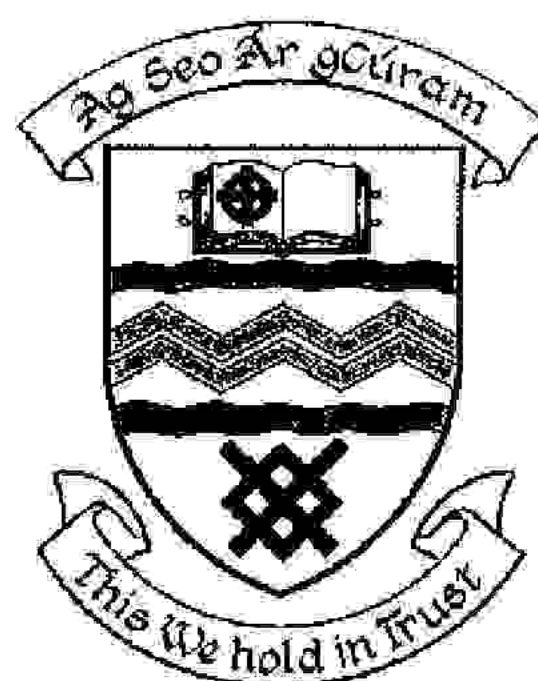


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0194
1. Location	The Traders, St. James Rd., Walkinstown, Dublin 12.	
2. Development	Internal alterations to existing licensed premises at ground and first floors, relocation of WC facilities and provision of kitchen at first floor, provision of storage area at lower ground level; for external treatment and alterations including provision of additional windows at ground and first floor, new shop front treatment including minor extensions providing porches.	
3. Date of Application	04/04/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permisaiion	1. 2. 1. 2.
4. Submitted by	Name: Paul Joyce Architects, Address: Les Buissonets, Richmond Avenue Sth.,	
5. Applicant	Name: Stanalees Services Ltd. Address: Palmerstown House, Palmerstown, Dublin 20.	
6. Decision	O.C.M. No. 1047 Date 30/05/97	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 1352 Date 09/07/97	Effect AP GRANT PERMISSION
8. Appeal Lodged		
9. Appeal Decision		
10. Material Contravention		
11. Enforcement	Compensation	Purchase Notice
0	0	0
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



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

Telefon: 01-462 0000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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Dublin 24.

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

Paul Joyce Architects,
Les Buissonets,
Richmond Avenue Sth.,
Dartry,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1352	Date of Final Grant 09/07/97
Decision Order Number 1047	Date of Decision 30/05/97
Register Reference S97A/0194	Date 4th April 1997

Applicant Stanalees Services Ltd.

Development Internal alterations to existing licensed premises at ground and first floors, relocation of WC facilities and provision of kitchen at first floor, provision of storage area at lower ground level; for external treatment and alterations including provision of additional windows at ground and first floor, new shop front treatment including minor extensions providing porches.

Location The Traders, St. James Rd., Walkinstown, Dublin 12.

Floor Area 1034.000 Sq Metres

Time extension(s) up to and including

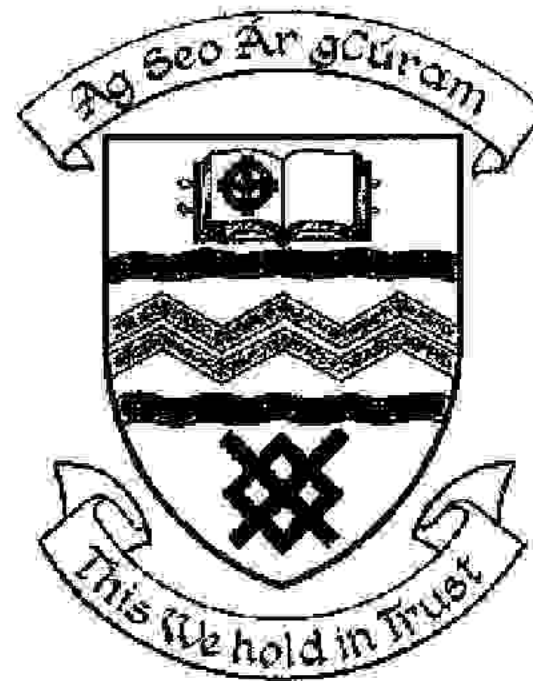
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (6) Conditions.

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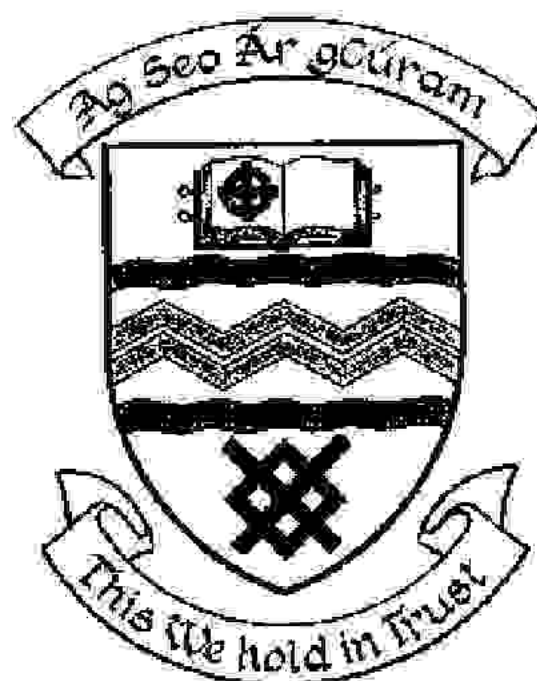
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
REASON:
 In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 That details of landscaping and boundary treatment be submitted for written agreement of the Planning Authority prior to commencement of development. Details to include lowered and upgraded boundary wall and railings.
REASON:
 In the interest of the proper planning and development of the area.
- 5 The car parking area indicated on submitted plans shall be clearly marked out and available at all times for car parking and shall not be used for the purpose of storage or display of goods.
REASON:
 In the interest of the proper planning and development of the area.
- 6 That details of external finishes including colour, texture of material, paintwork, colour scheme and signage which

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would normally be exempted development shall be discussed and agreed in writing with the Planning Authority prior to commencement of development.

REASON:

In the interest of visual amenity in 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.

 10 July 1997
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1047	Date of Decision 30/05/97
Register Reference S97A/0194	Date 4th April 1997

Applicant Stanalees Services Ltd.

Development Internal alterations to existing licensed premises at ground and first floors, relocation of WC facilities and provision of kitchen at first floor, provision of storage area at lower ground level; for external treatment and alterations including provision of additional windows at ground and first floor, new shop front treatment including minor extensions providing porches.

Location The Traders, St. James Rd., Walkinstown, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

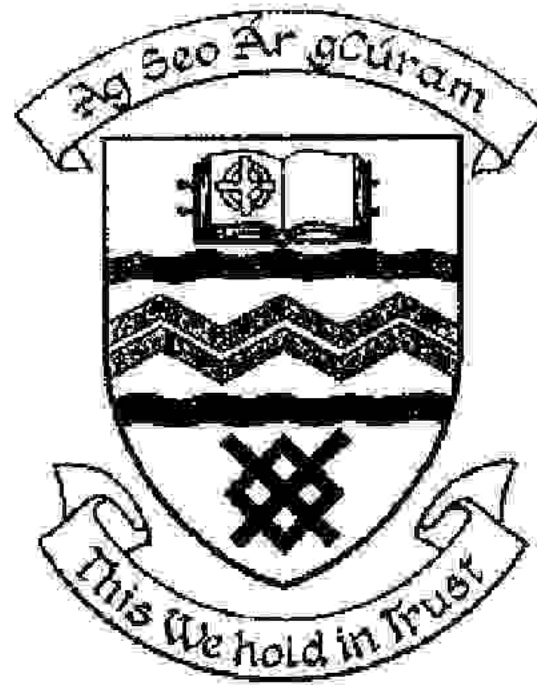
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

subject to the conditions (6) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

..... 30/05/97
for SENIOR ADMINISTRATIVE OFFICER

Paul Joyce Architects,
Les Buissonets,
Richmond Avenue Sth.,
Dartry,
Dublin 6.

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REG REF. S97A/0194

Conditions and Reasons

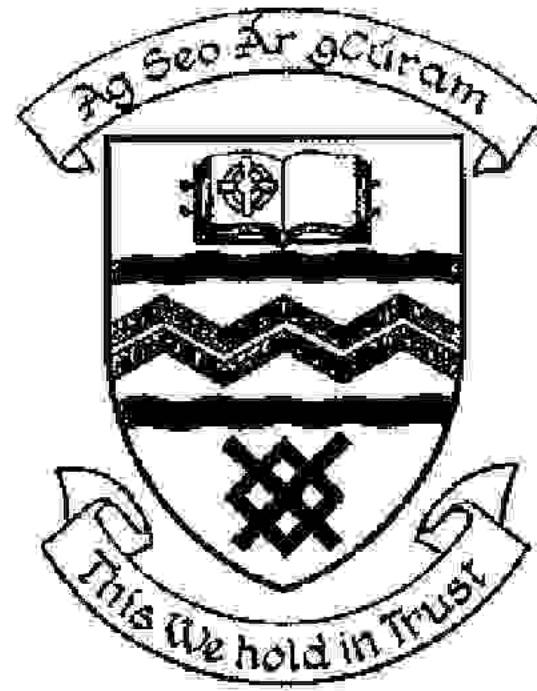
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
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- 2 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
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- 5 The car parking area indicated on submitted plans shall be clearly marked out and available at all times for car parking and shall not be used for the purpose of storage or display of goods.

REASON:

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

- 6 That details of external finishes including colour, texture of material, paintwork, colour scheme and signage which would normally be exempted development shall be discussed and agreed in writing with the Planning Authority prior to commencement of development.

REASON:

In the interest of visual amenity in the area.

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6. Decision	O.C.M. No. Date	Effect	
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