

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0147	
1. Location	Fortunestown Way, Gibbons, Tallaght, Dublin 24.		
2. Development	Use of Unit No. 2 of previously permitted shops Reg. Ref. 92A/1989 for sale of hot food for consumption off the premises.		
3. Date of Application	18/03/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/06/97 2.	1. 26/06/97 2.
4. Submitted by	Name: Fenton-Simons, Address: Planning & Development Consultants, 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd., Address: Monastery Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1689 Date 22/08/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1983 Date 01/10/97	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.	

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 1689	Date of Decision 22/08/97
Register Reference S97A/0147	Date 18th March 1997

Applicant Kelland Homes Ltd.,

Development Use of Unit No. 2 of previously permitted shops Reg. Ref. 92A/1989 for sale of hot food for consumption off the premises.

Location Fortunestown Way, Gibbons, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 11/06/97 /26/06/97

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 (1) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

..... 22/08/97
for SENIOR ADMINISTRATIVE OFFICER

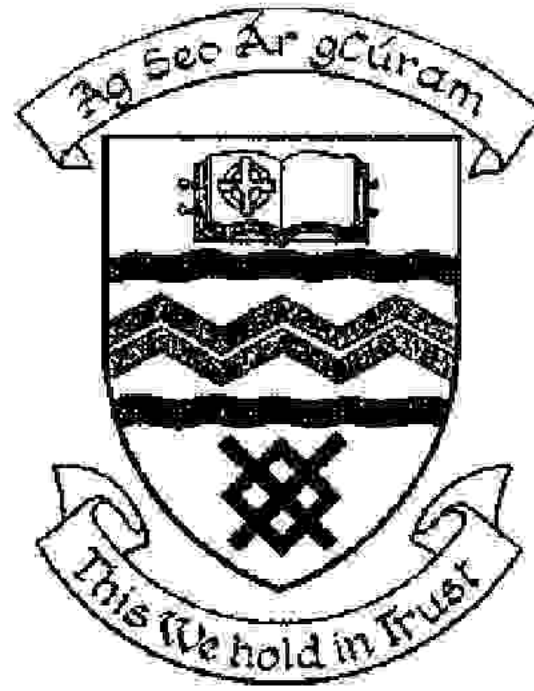
Fenton-Simons,
Planning & Development Consultants,
29 Fitzwilliam Place,
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 26/06/97, 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 This permission is subject to the relevant conditions of permission ref. 92A/1898 which is the parent permission for this development.
REASON:
In the interest of charity and the proper planning and development of the area.

- 3 No building shall be within 5.0m of a sewer or watermain which is to be taken-in-charge.
REASON:
In the interest of public health and the proper planning and development of the area.

- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.

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- 5 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 6 Watermain details and water metering requirements shall be agreed with the Area Engineer, Deansrath Depot, South Dublin County Council, prior to the commencement of development on site.

REASON:

In the interest of public health.

- 7 At least two litter bins shall be provided for the public area in front of the premises which shall be regularly emptied by the operator of the unit.

REASON:

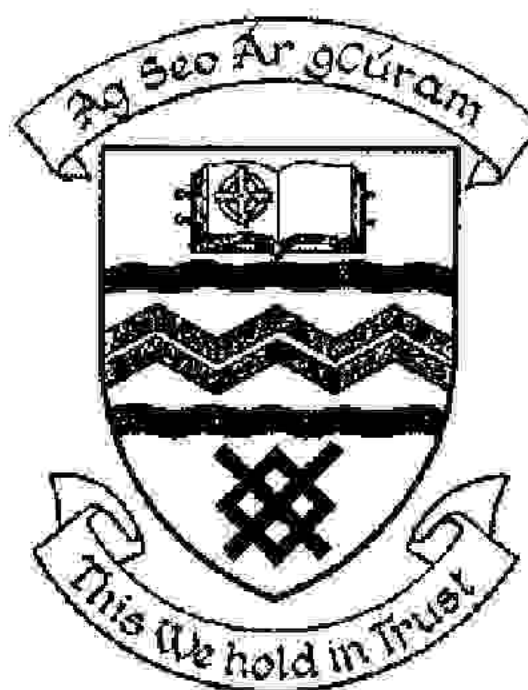
In the interest of litter control and residential amenity.

- 8 Advertising/signage for the unit shall consist of a fascia board above the windows and door with individually mounted letters either back lit or strip lit from above and/or below. No further advertising sign, device or structure shall be erected on the premises or inside the glass except those which are exempted development without prior specific grant of planning permission from the planning authority or An Bord Pleanála on appeal.

REASON:

In the interest of visual amenity

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- 9 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.

- 10 The premises shall not trade between the hours of 0030 and 0800 on any day.

REASON:

To preserve the residential amenities of proposed adjoining housing in the interest of the proper planning and development of the area.

- 11 That arrangements be made with regard to the payment of the financial contribution in the sum of £15,000 (fifteen thousand pounds), in respect of the overall development, as required by Condition No. 8 of planning permission granted under Reg. Ref. 92A/1898; 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.

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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1983	Date of Final Grant 01/10/97
Decision Order Number 1689	Date of Decision 22/08/97
Register Reference S97A/0147	Date 26th June 1997

Applicant Kelland Homes Ltd.,

Development Use of Unit No. 2 of previously permitted shops Reg. Ref. 92A/1989 for sale of hot food for consumption off the premises.

Location Fortunestown Way, Gibbons, Tallaght, Dublin 24.

Floor Area 86.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 11/06/97 /26/06/97

A Permission has been granted for the development described above,
subject to the following ¹¹(2) 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 as amended by Additional Information received by the Planning Authority on 26/06/97, 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 This permission is subject to the relevant conditions of permission ref. 92A/1898 which is the parent permission for this development.
REASON:
In the interest of charity and the proper planning and development of the area.
- 3 No building shall be within 5.0m of a sewer or watermain which is to be taken-in-charge.
REASON:
In the interest of public health and the proper planning and development of the area.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
REASON:
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the

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proposed development it is considered reasonable that the council should recoup the cost.

- 6 Watermain details and water metering requirements shall be agreed with the Area Engineer, Deansrath Depot, South Dublin County Council, prior to the commencement of development on site.

REASON:

In the interest of public health.

- 7 At least two litter bins shall be provided for the public area in front of the premises which shall be regularly emptied by the operator of the unit.

REASON:

In the interest of litter control and residential amenity.

- 8 Advertising/signage for the unit shall consist of a fascia board above the windows and door with individually mounted letters either back lit or strip lit from above and/or below. No further advertising sign, device or structure shall be erected on the premises or inside the glass except those which are exempted development without prior specific grant of planning permission from the planning authority or An Bord Pleanála on appeal.

REASON:

In the interest of visual amenity

- 9 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.

- 10 The premises shall not trade between the hours of 0030 and 0800 on any day.

REASON:

To preserve the residential amenities of proposed adjoining housing in the interest of the proper planning and development of the area.

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- 11 That arrangements be made with regard to the payment of the financial contribution in the sum of £15,000 (fifteen thousand pounds), in respect of the overall development, as required by Condition No. 8 of planning permission granted under Reg. Ref. 92A/1898; 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.

- (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.

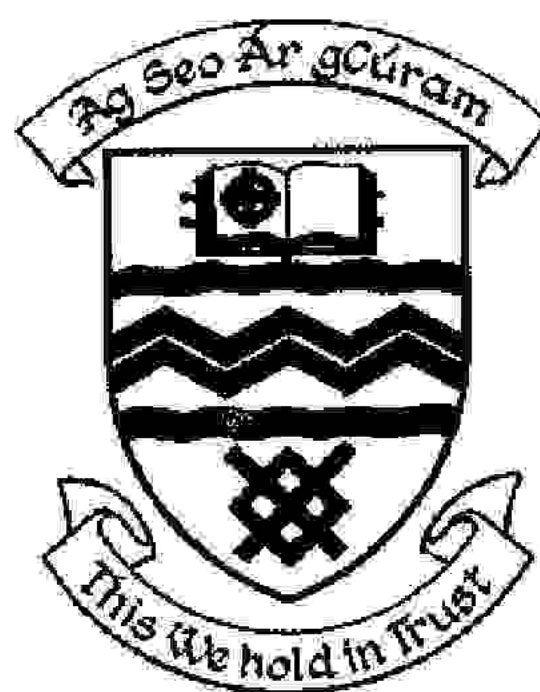
Signed on behalf of South Dublin County Council.

..... 2. October 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 4135 1168	Date of Decision 11/06/97
Register Reference S97A/0147	Date 18th March 1997

Applicant Kelland Homes Ltd.,
Development Use of Unit No. 2 of previously permitted shops Reg. Ref.
92A/1989 for sale of hot food for consumption off the
premises.

Location Fortunestown Way, Gibbons, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 18/03/97 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit a detailed foul and surface water drainage layout and watermain layout for the entire pub/shops site. Details of proposed greasetrap (model and location) should also be submitted.

NOTE: The reference number of the parent permission is 92A/1898 and NOT 92A/1989.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

11/06/97

Fenton-Simons,
Planning & Development Consultants,
29 Fitzwilliam Place,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 0654	Date of order 09/04/97
Register Reference S97A/0147	Date 18th March 1997

Applicant Kelland Homes Ltd.,

Development Use of Unit No. 2 of previously permitted shops Reg. Ref. 92A/1989 for sale of hot food for consumption off the premises.

Location Fortunestown Way, Gibbons, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 24/3/97 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.

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29 Fitzwilliam Place,
Dublin 2.

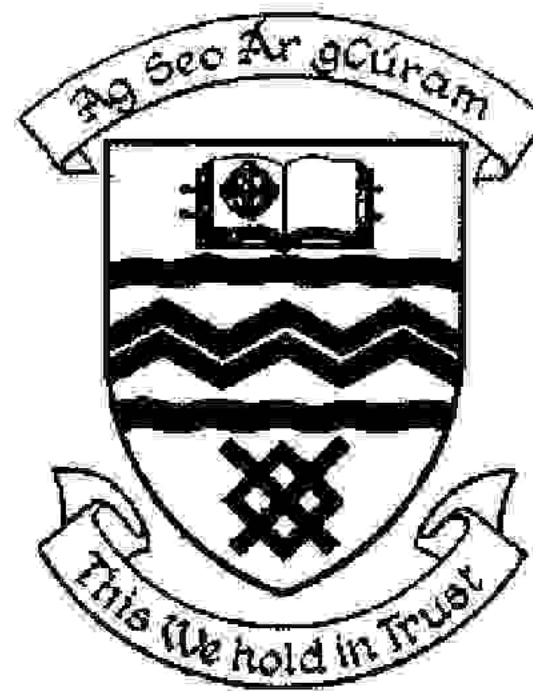
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- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,


.....
for Senior Administrative Officer.

09/04/97