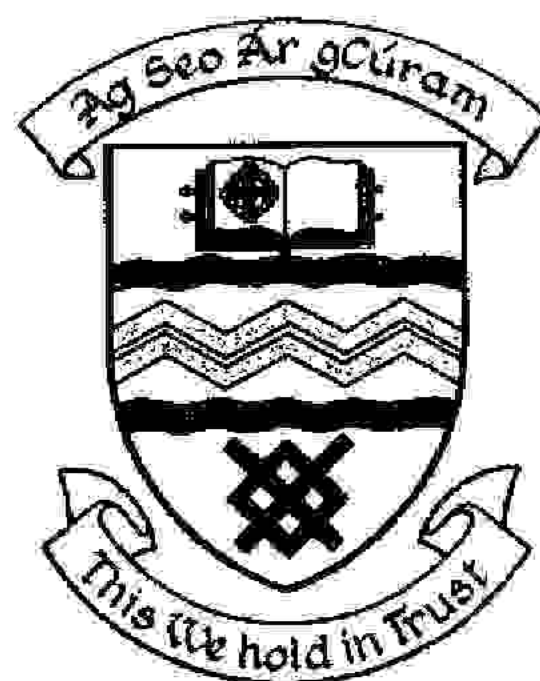


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0502	
1. Location	Joels Restaurant, Newlands Cross, Naas Road, Dublin 22.		
2. Development	Demolition of existing restaurant and the construction of a new single storey restaurant with ancillary car parking to rear.		
3. Date of Application	20/09/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/11/96 2.	1. 03/12/96 2.
4. Submitted by	Name: Oppermann Associates. Address: The Black Church, St. Mary's Place,		
5. Applicant	Name: Queens Catering Company Ltd. Address: Joels Restaurant, Newlands Cross, Naas Road, Dublin 22.		
6. Decision	O.C.M. No. 2494 Date 20/12/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0203 Date 30/01/97	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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Oppermann Associates.
The Black Church,
St. Mary's Place,
Dublin 7.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0203	Date of Final Grant 30/01/97
Decision Order Number 2494	Date of Decision 20/12/96
Register Reference S96A/0502	Date 3rd December 1996

Applicant Queens Catering Company Ltd.

Development Demolition of existing restaurant and the construction of a new single storey restaurant with ancillary car parking to rear.

Location Joels Restaurant, Newlands Cross, Naas Road, Dublin 22.

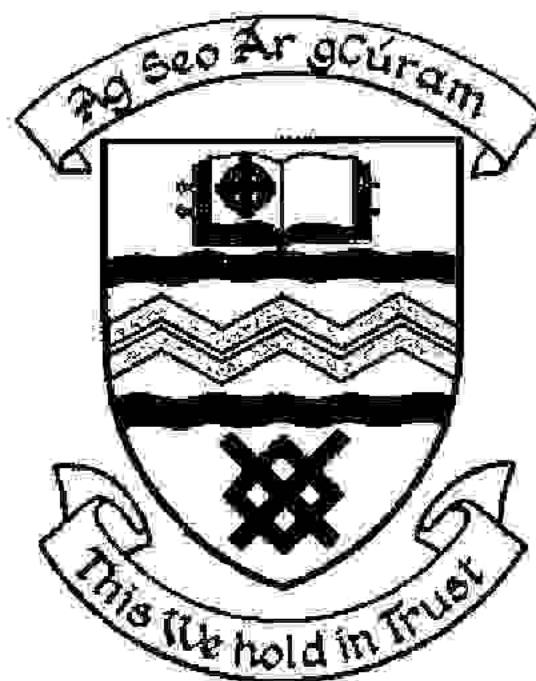
Floor Area 1326.600 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 18/11/96 /03/12/96

A Permission has been granted for the development described above,
subject to the following (16) conditions.

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Conditions and Reasons

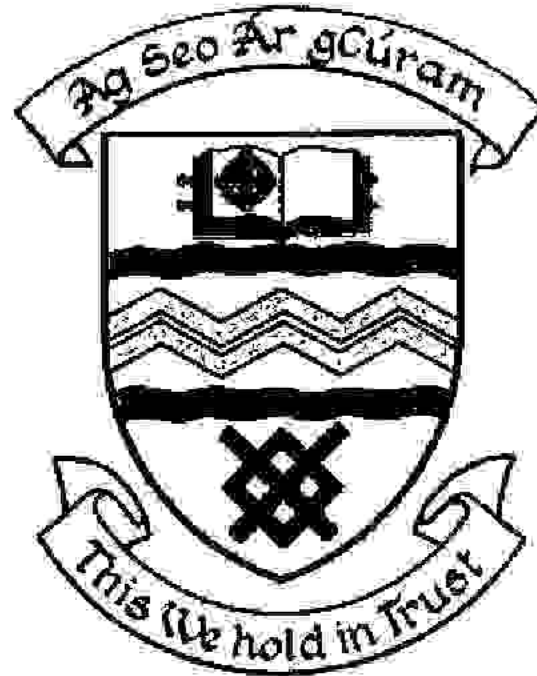
- 1 Subject to the conditions set out below the development shall be undertaken strictly in accordance with the submitted plans and details as amended by the revised plans and details received by the Planning Authority on the 3rd December, 1996 and the 17th December, 1996.
REASON:
In the interest of the proper planning and development of the area.

- 2 Prior to the commencement of development details of all proposed external finishes and colours, including roof materials along with proposed signage and lighting shall be submitted to and be to the satisfaction of the Planning Authority. Lighting and signage shall be designed and constructed in such a manner as to not to cause a traffic hazard on the public road or be harmful to residential amenity.
REASON:
In interest of the proper planning and development of the area, the avoidance of the creation of a traffic hazard and visual amenity.

- 3 Prior to the commencement of development details of proposed boundary treatment to the site shall be submitted to and be to the satisfaction of the Planning Authority. The western boundary to the site shall comprise a 2.2 metre high capped wall suitable finished over the full length of that boundary.
REASON:
In the interest of residential amenity.

- 4 Duct outlets from the premises including preparation areas, kitchens, and cold stores shall be positioned on the eastern side of the building (in the vicinity of the north-eastern corner of the building). Refrigeration plant shall be adequately sound proofed to the satisfaction of the planning authority.
REASON:
In the interests of residential amenity.

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- 5 The proposed car parking area and entrance area shall be surfaced, lined and marked with appropriate materials to the satisfaction of the Planning Authority e.g. dense bituminous material for surfacing and thermoplastic for lining and marking. The car parking and entrance areas shall be completed to the satisfaction of the Planning Authority prior to the first commencement of trade at the new premises.

REASON:

In the interest of the proper standard of development.

- 6 An appropriate area of the car park shall be designated for the parking of heavy vehicles. Details of the locations and dimensions of these parking bays shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

REASON:

In the interests of the provision of adequate on-site parking for heavy vehicles.

- 7 The existing trees on the site frontage and the footpath abutting the site frontage shall not be adversely interfered with and shall be retained. In addition, the area between the front building line and the southern site boundary shall be reserved for planting and landscaping and in particular shall not be used for the parking of vehicles.

REASON:

In the interest of visual amenity.

- 8 Prior to the commencement of development a detailed landscaping and planting scheme for the site, including the site boundaries and the proposed car parking areas shall be submitted to and be to the satisfaction of the Planning Authority. All landscaping and planting shall be completed in the first planting season following the first commencement of trade at the site.

REASON:

In the interest of visual amenity.

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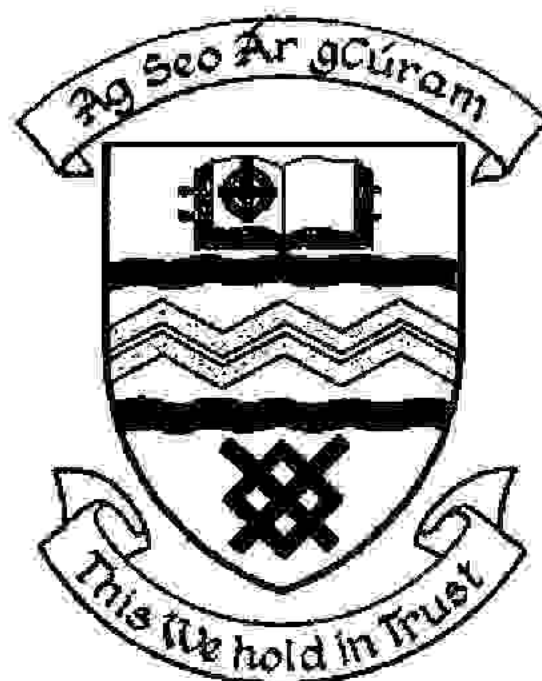
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-
- 9 The premises shall not be open to the public between 00.30 hrs. and 08.00 hrs. on each day without first receiving a separate planning permission from South Dublin County Council.
REASON:
In the interests of residential amenity.
- 10 other than the windows to the office and staff restroom accommodation (which shall have high level openings only), the remaining fenestration on the western elevation shall not have openings. In addition, the fire escape doors and the external door to the corridor adjacent to the staff restroom shall remain closed at all times other than in case of emergency. In particular, the premises shall not be served in any form from any doorway on the western elevation.
REASON:
In the interests of residential amenity.
- 11 No goods, wastes or other such materials shall be left, kept or stored in the area between the western elevation of the building and the western site boundary.
REASON:
In the interests of residential amenity.
- 12 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 13 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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- 14 That a financial contribution in the sum of £5,355 (five thousand three hundred and fifty five 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.

- 15 That a financial contribution in the sum of money equivalent to the value of £12,000 (twelve thousand pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management 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.

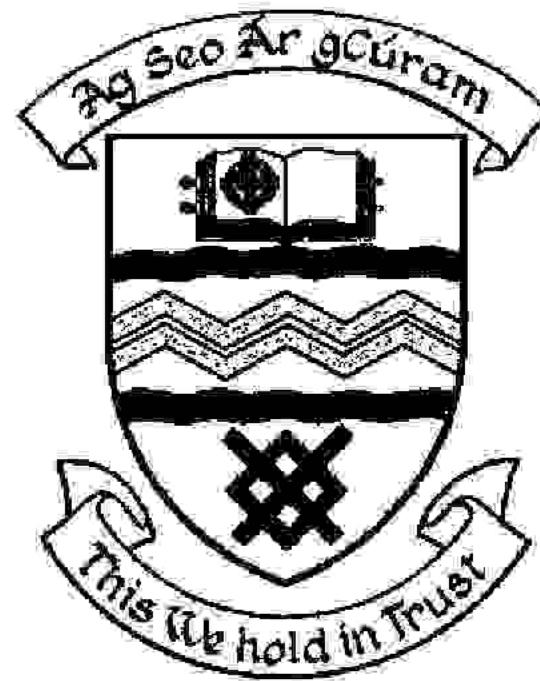
REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 16 That the applicants contribute towards the upsizing of the existing surface water sewers in the area. The amount of the contribution to be based on the applicants share of capacity in the sewers having regard to the existing and other proposed developments in the area. The amount of the contribution to be based on design figures and to be agreed prior to commencement of development.

NOTE: It is considered reasonable that the applicant should contribute towards the cost of upsizing of the surface water sewers which facilitate the proposed development.

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All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

.....*[Signature]*.....31 January 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2229	Date of Decision 18/11/96
Register Reference S96A/0502	Date 20th September 1996

Applicant Queens Catering Company Ltd.
Development Demolition of existing restaurant and the construction of a new single storey restaurant with ancillary car parking to rear.

Location Joels Restaurant, Newlands Cross, Naas Road, Dublin 22.

App. Type Permission

Dear Sir/Madam,

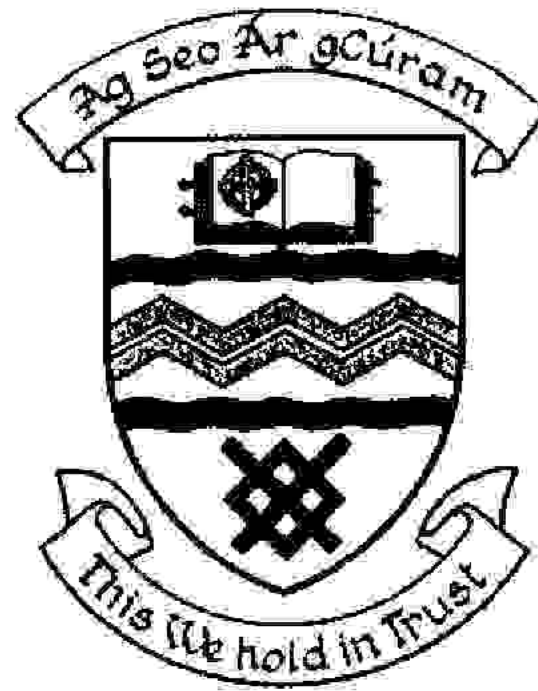
With reference to your planning application, received on 20/09/96 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

1 Foul Sewer:

- a. Submit revised proposal for foul sewage disposal. Indicate in this submission where it is proposed to discharge to a public foul sewer.
- b. Submit full details of proposed foul drainage system including pipe sizes, invert and cover levels, gradients, longitudinal sections and design flow calculations, up to and including connection to existing foul sewer. As the proposed hotel is shown to be connecting into this system, full details of flows from hotel must be included.
- c. Demonstrate that the capacity of the receiving sewer system is adequate to cater for the increased flows and that levels are suitable for making connection.

Oppermann Associates.
The Black Church,
St. Mary's Place,
Dublin 7.

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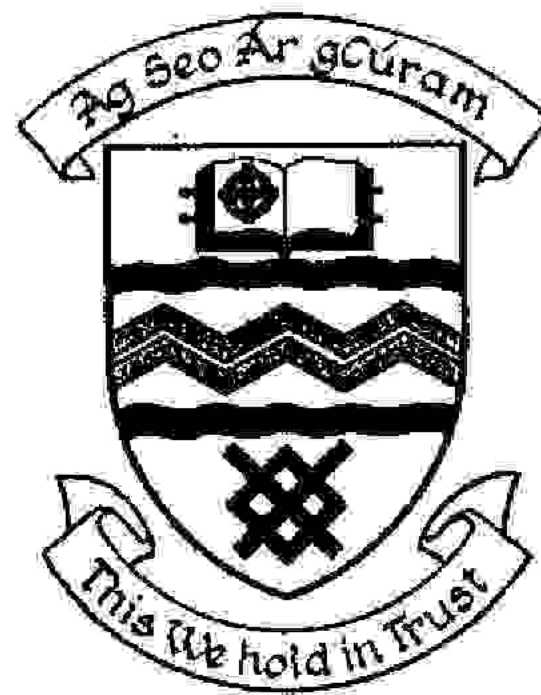
REG REF. S96A/0502

- d. Applicant to ensure full and proper separation of full and surface water systems.
- e. All discharges form kitchen area, including food preparation and wash-up areas to be routed through suitable grease trap.
- f. No building to be within 5m of an existing sewer.

2 Surface Water:

- a. Pipe into which applicant proposed to connect is a roads drain. Consult with Roads Department, South Dublin County Council regarding connection to this pipe and submit written approval of Roads Department to dispose of surface water to this pipe.
- b. Submit full and comprehensive details of surface water system, to include pipe sizes, invert and cover levels, gradients, longitudinal sections and design calculations up to and including connection to existing pipe. This is to include car park gully locations and final proposed ground levels for car park. As the proposed hotel is shown to be connecting into this system, full details of flows from hotel and hotel car park must be included.
- c. Submit calculations showing that the capacity of the existing system is adequate to cater for the increased flows from the site.
- d. Submit full details of surface water disposal system from the existing restaurant and paved area on the site including flow calculations
- e. No building to be within 5m of an existing public sewer.

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REG. REF. S96A/0502

f. All gullies to have grit traps/sumps and to comply
with BS5911.

- 3 Water Supply:
Applicant to submit details of proposed water supply for
consideration, including details of how it is proposed to
supply water to future proposed hotel.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

18/11/96