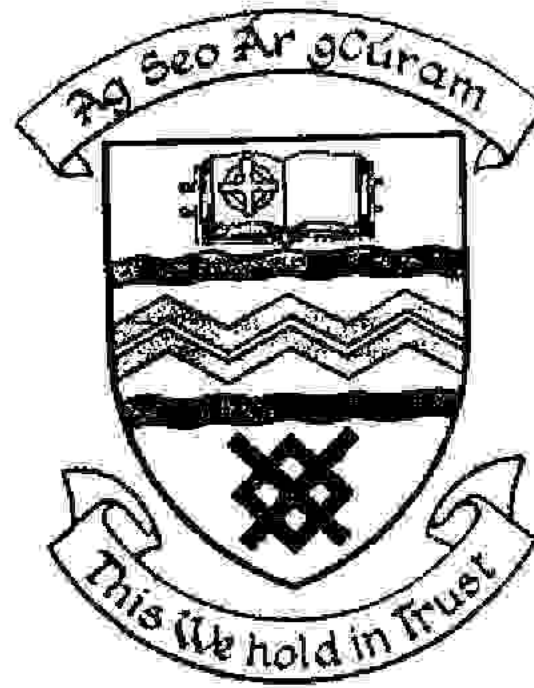


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0037	
1. Location	"Swallows" Public House, Deansrath, Clondalkin.		
2. Development	Re-locate and enlarge two previously approved shop units with associated car parking and entrance gates with specific use of 1 shop as a takeaway.		
3. Date of Application	25/01/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Paul O'Connell & Associates, Address: Waterway House, 78 Grove Road,		
5. Applicant	Name: Fairleigh Ltd., Address: Palmerstown House, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 0499 Date 21/03/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect	
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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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

Decision Order Number 0499	Date of Decision 21/03/96
Register Reference S96A/0037	Date 25th January 1996

Applicant Fairleigh Ltd.,

Development Re-locate and enlarge two previously approved shop units with associated car parking and entrance gates with specific use of 1 shop as a takeaway.

Location "Swallows" Public House, Deansrath, Clondalkin.

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 (12) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

21/03/96

Paul O'Connell & Associates,
Waterway House,
78 Grove Road,
Dublin 6.

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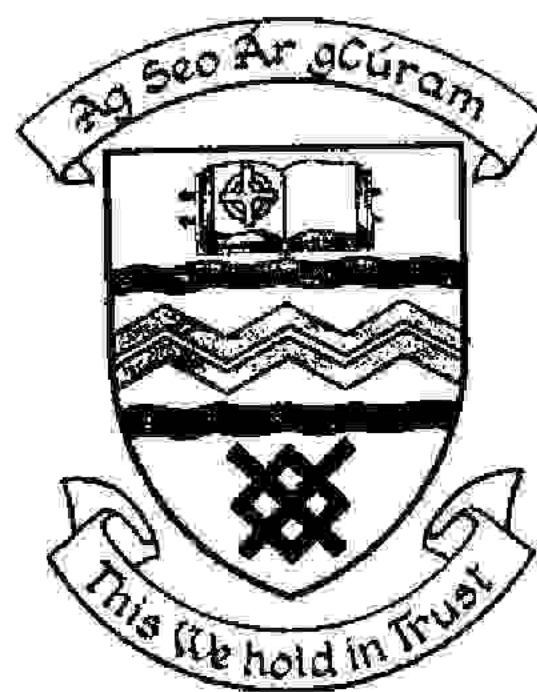
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P.O. Box 4122,
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Conditions and Reasons

- 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 County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 4 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 5 That the proposed take-away shop shall not operate later than 00.30 hours on any day.
REASON:
In the interest of the proper planning and development of the area.

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REG. REF. S96A/0037

- 6 That the proposed car parking area shall be laid out and marked on site in accordance with Council standards, and shall be available for use prior to first occupation of the proposed shop units.
REASON:
In the interest of the proper planning and development of the area.
- 7 All necessary measures shall be taken by the developer to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the construction works.
REASON:
To protect the amenities of the area.
- 8 All public services for the development including electrical communal television and telephone cables, shall be located underground throughout the site.
REASON:
In the interest of visual amenity.
- 9 That external wall and roof finishes shall match the existing finishes used in the centre.
REASON:
In the interest of the proper planning and development of the area.
- 10 Litter bins shall be provided at suitable locations. Details shall be agreed with the Planning Authority prior to the commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 11 That the roller shutter bar panels and the roller shutters shall be colour finished to match the shop fronts.
REASON:
In the interest of visual amenity.
- 12 That a financial contribution in the sum of money equivalent to the value of £2,000 (two thousand pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital

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Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to South Dublin County Council towards the cost of road improvements and traffic management proposals in the area of the proposed development; this contribution to be paid before the commencement of development on site.

REASON:

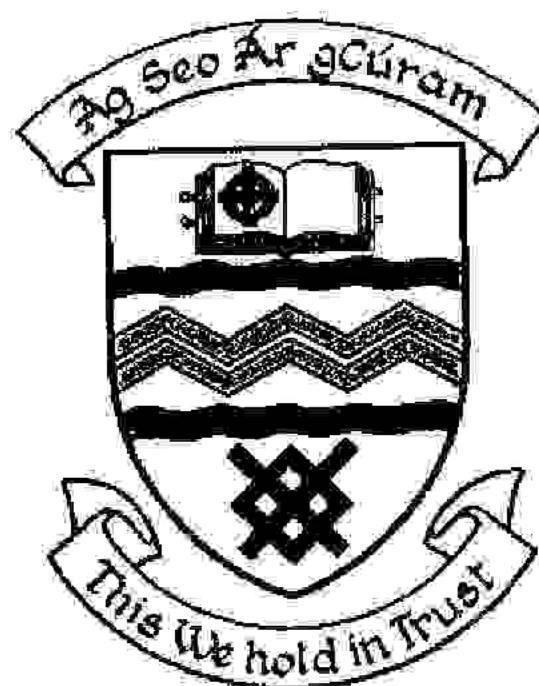
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0037	
1. Location	"Swallows" Public House, Deansrath, Clondalkin.		
2. Development	Re-locate and enlarge two previously approved shop units with associated car parking and entrance gates with specific use of 1 shop as a takeaway.		
3. Date of Application	25/01/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Paul O'Connell & Associates, Address: Waterway House, 78 Grove Road,		
5. Applicant	Name: Fairleigh Ltd., Address: Palmerstown House, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 0499 Date 21/03/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0827 Date 02/05/96	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	
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DEPARTMENT**
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Paul O'Connell & Associates,
Waterway House,
78 Grove Road,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant order Number 0827	Date of Final Grant 02/05/96
Decision Order Number 0499	Date of Decision 21/03/96
Register Reference S96A/0037	Date 25th January 1996

Applicant Fairleigh Ltd.,

Development Re-locate and enlarge two previously approved shop units with associated car parking and entrance gates with specific use of 1 shop as a takeaway.

Location "Swallows" Public House, Deansrath, Clondalkin.

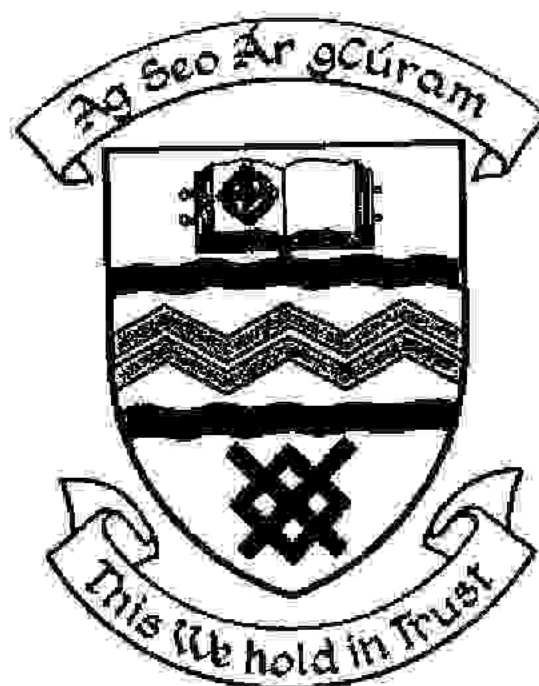
Floor Area 187.000 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (12) Conditions.

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REASON:
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REASON:
In the interest of the proper planning and development of the area.
- 5 That the proposed take-away shop shall not operate later than 00.30 hours on any day.
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debris on adjoining roads during the course of the construction works.

REASON:

To protect the amenities of the area.

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In the interest of visual amenity.

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REASON:

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- 12 That a financial contribution in the sum of money equivalent to the value of £2,000 (two 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 developer to South Dublin County Council towards the cost of road improvements and traffic management proposals in the area of the proposed development; this contribution to be paid before the commencement of development on site.

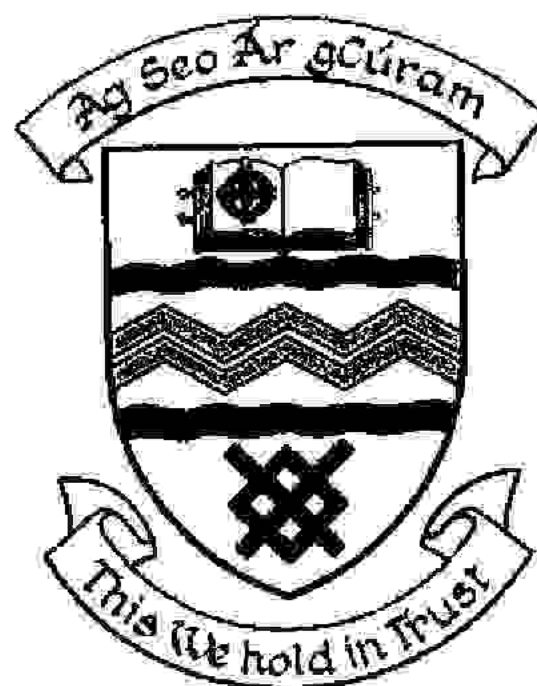
REASON:

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.

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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] May 1996
for SENIOR ADMINISTRATIVE OFFICER