

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No.  S01A/0876	
1. Location	The Swallows Public House, Deansrath Shopping Centre, Clondalkin, Dublin 22.		
2. Development	Additional porches to front, extension to existing off licence, with new signage and windows, minor alterations to lounge and bar and retention of extensions to beer stores to rear.		
3. Date of Application	24/12/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Delahunty & Harley, Address: Architects Designers, 122 Merrion Road,		
5. Applicant	Name: Fairleigh Ltd., Address: The Swallows Public House, Deansrath Shopping Centre, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0412  Date 21/02/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0736  Date 09/04/2002	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	

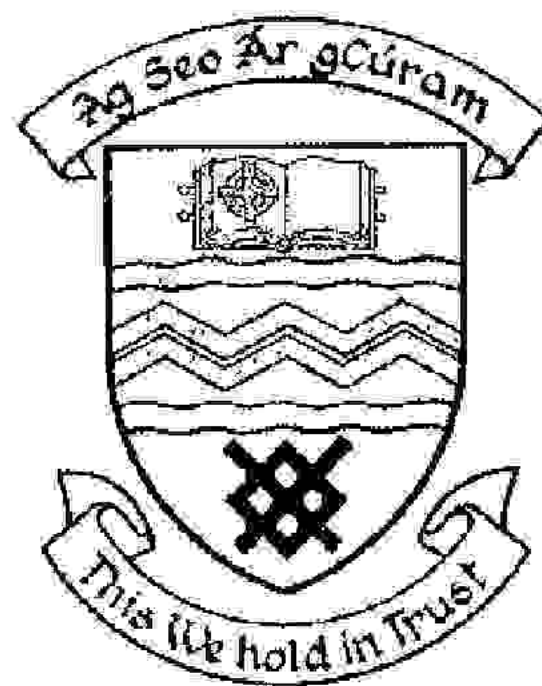
14.

Registrar

Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae, Lár an Bhaile,  
Tamlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230  
Faes: 01-414 9104

PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

Delahunty & Harley,  
Architects Designers,  
122 Merrion Road,  
Ballsbridge,  
Dublin 4.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Final Grant Order Number 0736	Date of Final Grant 09/04/2002
Decision Order Number 0412	Date of Decision 21/02/2002
Register Reference S01A/0876	Date 24/12/01

Applicant Fairleigh Ltd.,

Development Additional porches to front, extension to existing off licence, with new signage and windows, minor alterations to lounge and bar and retention of extensions to beer stores to rear.

Location The Swallows Public House, Deansrath Shopping Centre, Clondalkin, Dublin 22.

Floor Area 682.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

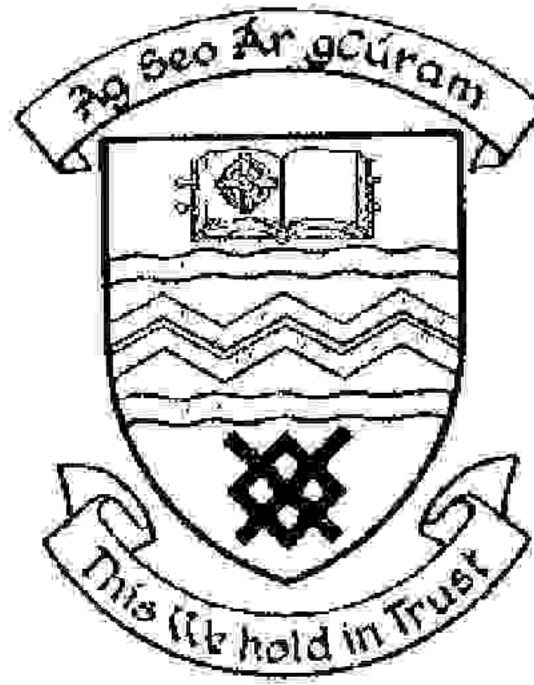
A Permission has been granted for the development described above,  
subject to the following (10) Conditions.

# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S014/0876 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae, Lár an Bhaile,  
Tamlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@southdublinccoco.ie](mailto:planning.dept@southdublinccoco.ie)

## Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be undertaken and retained where applicable in accordance with the submitted and details including those submitted on 04/01/02 and shall otherwise accord with the terms and conditions of planning permission Ref. S96A/0037  
REASON:  
In the interest of proper planning and development of the area.
- 2 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.
- 3 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.  
REASON:  
In the interest of the proper planning and development of the area.
- 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 all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
  - (a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - (b) Applicant to ensure full and complete separation of foul and surface water systems.
  - (c) If not already the case the water supply to the pub shall be commercially metered. Full 24 hour water storage shall be provided.

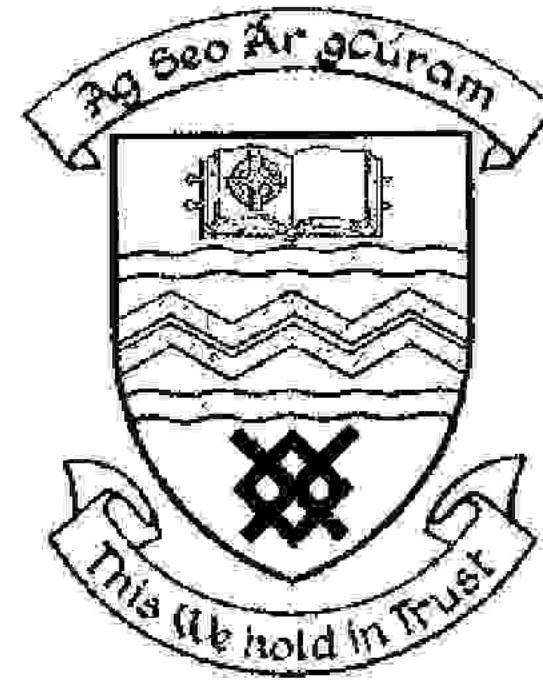


# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S014/0876 ~~COMPLAINT~~ CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24,

Telefon: 01-414 9230  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@southdublinccoco.ie](mailto:planning.dept@southdublinccoco.ie)

## REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 7 That a satisfactory scheme of landscaping, including the proposed programme for such works, shall be submitted to and approved by the Council before any development commences.

## REASON:

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

- 8 That a financial contribution in the sum of EUR 1,301 (one thousand three hundred and one euro) 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.

- 9 That a financial contribution in the sum of EUR 3,386 (three thousand three hundred and eighty six euro) 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 facilitates 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.

- 10 That a financial contribution in the sum of EUR 188 (one hundred and eighty eight euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the 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 developer should contribute towards the cost of the works.

# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S014/0876 CHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

Telephone: 01-414 9230  
Facs: 01-414 9104

PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@southdublinccoco.ie](mailto:planning.dept@southdublinccoco.ie)

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.

.....09/04/02  
for SENIOR ADMINISTRATIVE OFFICER

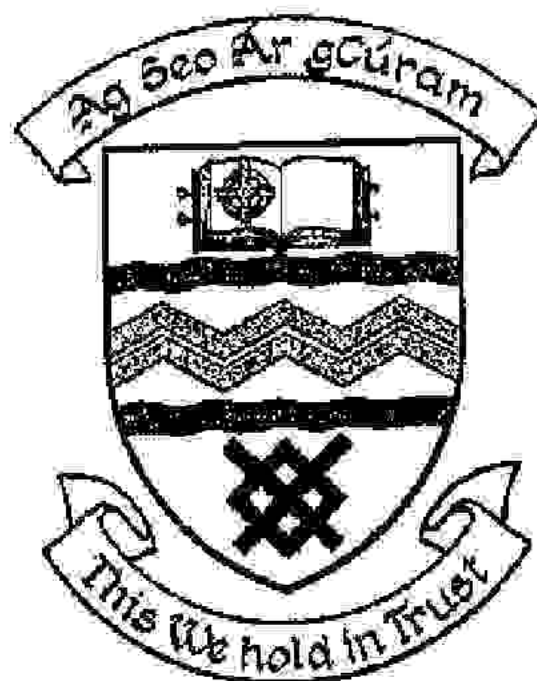


C

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999**  
**AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 0412	Date of Decision 21/02/2002
Register Reference S01A/0876	Date: 24/12/01

Applicant Fairleigh Ltd.,

Development Additional porches to front, extension to existing off  
licence, with new signage and windows, minor alterations to  
lounge and bar and retention of extensions to beer stores to  
rear.

Location The Swallows Public House, Deansrath Shopping Centre,  
Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of 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 ( 10 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

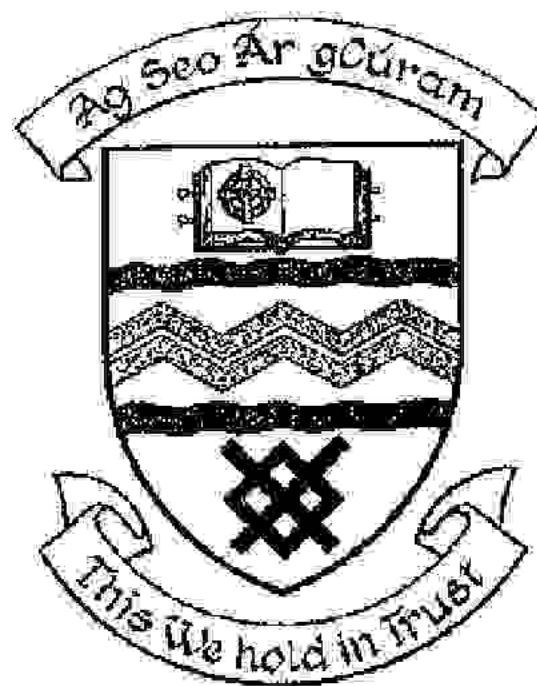
..... 21/02/02  
for SENIOR ADMINISTRATIVE OFFICER

Delahunty & Harley,  
Architects Designers,  
122 Merrion Road,  
Ballsbridge,  
Dublin 4.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S01A/0876

**Conditions and Reasons**

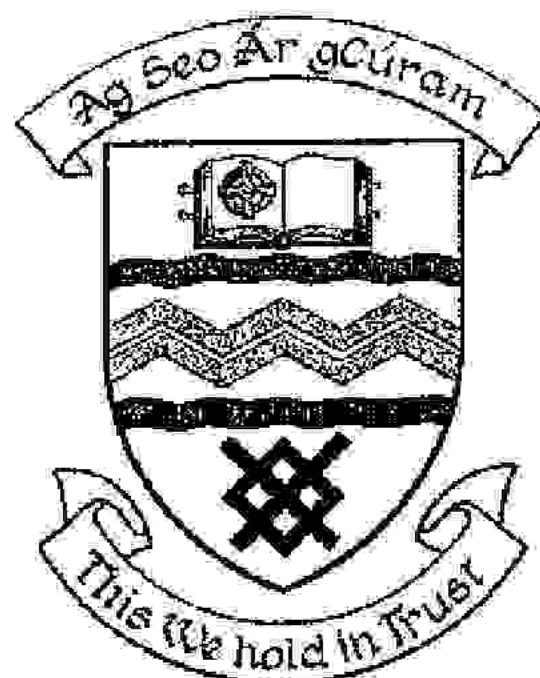
- 1 Subject to the conditions set out below the development shall be undertaken and retained where applicable in accordance with the submitted and details including those submitted on 04/01/02 and shall otherwise accord with the terms and conditions of planning permission Ref. S96A/0037  
REASON:  
In the interest of proper planning and development of the area.
- 2 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.
- 3 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.  
REASON:  
In the interest of the proper planning and development of the area.
- 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 all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
(a) No buildings shall be erected within 5 metres of a



**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG. REF. S01A/0876

public sewer or any sewer with the potential to be taken in charge.

- (b) Applicant to ensure full and complete separation of foul and surface water systems.
- (c) If not already the case the water supply to the pub shall be commercially metered. Full 24 hour water storage shall be provided.

**REASON:**

In order to comply with the Sanitary Services Acts, 1878-1964.

- 7 That a satisfactory scheme of landscaping, including the proposed programme for such works, shall be submitted to and approved by the Council before any development commences.

**REASON:**

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

- 8 That a financial contribution in the sum of EUR 1,301 (one thousand three hundred and one euro) 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.

- 9 That a financial contribution in the sum of EUR 3,386 (three thousand three hundred and eighty six euro) 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 facilitates this development; this contribution to be paid before the commencement of development on the site.

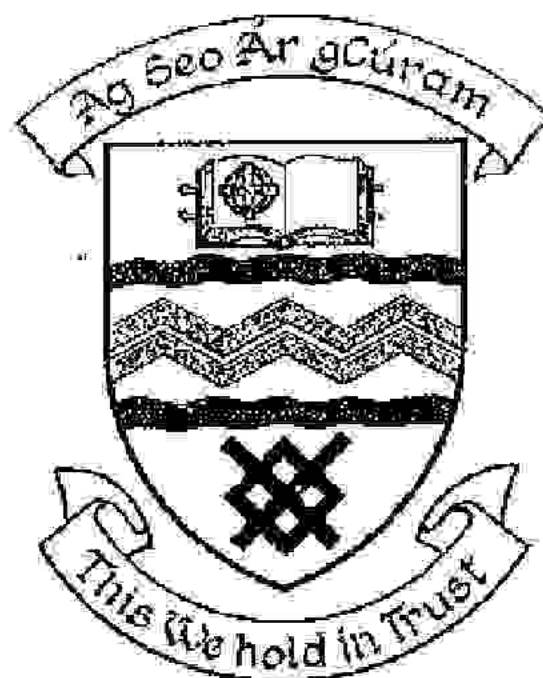
**REASON:**

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

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S01A/0876

improvement works and traffic management schemes  
facilitating the proposed development.

- 10 That a financial contribution in the sum of EUR 188 (one hundred and eighty eight euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the 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 developer should contribute towards the cost of the works.