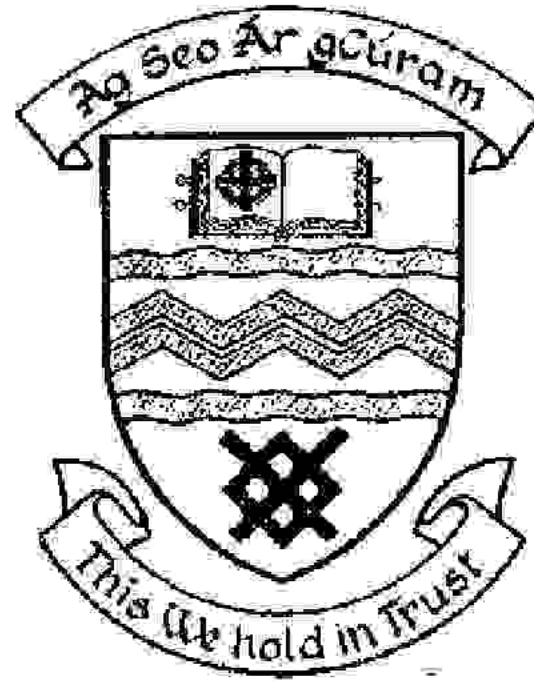


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0646	
1. Location	The Village Store, Main Street, Newcastle, Co. Dublin.		
2. Development	Demolition of the existing Village Store and adjoining dwelling and for two storey re-development comprising one shop and related office/staff facilities, and one apartment and on site car parking.		
3. Date of Application	01/10/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/02/2002 2.	1. 09/05/2002 2.
4. Submitted by	Name: Paul C. Mealy Architects Ltd., Address: Main Street, Celbridge,		
5. Applicant	Name: KMK Properties, Address: 9 Mill Road, Killorglin, Co. Kerry.		
6. Decision	O.C.M. No. 2727 Date 08/08/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3152 Date 19/09/2002	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



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Paul C. Mealy Architects Ltd.,
Main Street,
Celbridge,
Co. Kildare

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3152	Date of Final Grant 19/09/2002
Decision Order Number 2727	Date of Decision 08/08/2002
Register Reference S01A/0646	Date 09/05/02

Applicant. KMK Properties,

Development Demolition of the existing Village Store and adjoining dwelling and for two storey re-development comprising one shop and related office/staff facilities, and one apartment and on site car parking.

Location The Village Store, Main Street, Newcastle, Co. Dublin.

Floor Area 479.00 Sq Metres

Time extension(s) up to and including 09/08/2002

Additional Information Requested/Received 21/02/2002 /09/05/2002

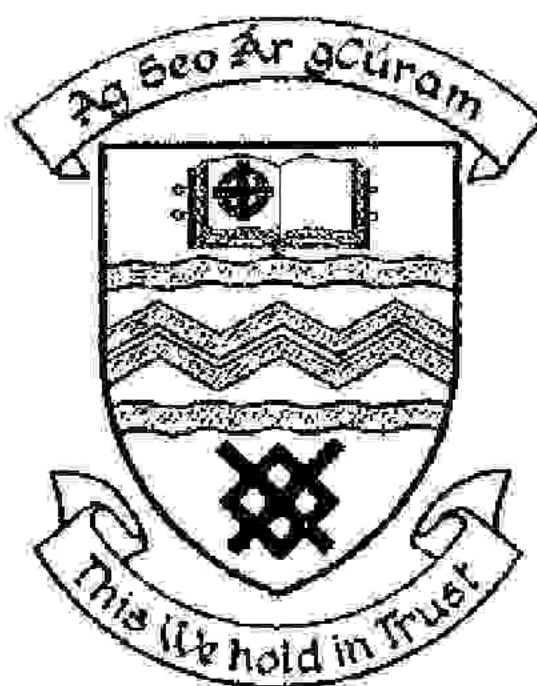
A Permission has been granted for the development described above,
subject to the following (18) Conditions.

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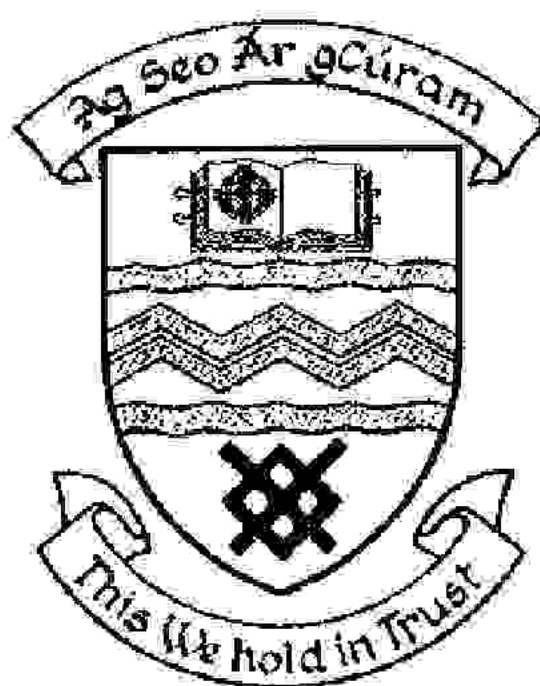
E-Mail: planning.dept@sduhcoco.ie

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 09/05/2002 and subsequent unsolicited additional information submissions on 05/07/02 and 25/07/02, 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 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. Deliveries to the proposed shop shall take place only between 10.00 and 11.30 and 19.00 and 21.00.
Reason: In the interest of residential amenity.
4. The proposed shop shall operate only between the hours of 7.30 and 23.30.
Reason: In interest of residential amenity.
5. 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.
6. That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
7. 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.

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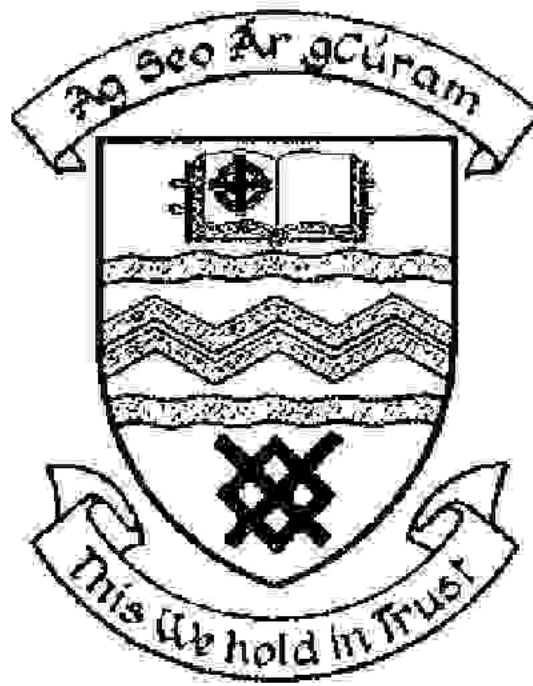
- 8 The office element shall be ancillary to the use of the ground floor as a shop.
Reason: In the interest of the proper planning and development of the area.
- 9 Prior to the commencement of development the applicant shall submit drawings for the written agreement of the Planning Authority which show a revised proposal which accommodates a two bedroom apartment in the floor area of the proposed three bed apartment.
Reason: In the interest of residential amenity and the proper planning and development of the area.
- 10 Prior to the commencement of development the applicant shall submit details of the treatments to be used on the proposed patio area and its boundary which provides for a usable space which facilitates an adequate level of amenity space for the proposed development.
Reason: In the interest of the proper planning and development of the area.
- 11 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
 - . No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - . Applicant to ensure full and complete separation of foul and surface water systems.
 - . All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - . Any drains that run under proposed buildings shall be protected in accordance with the Building Regulations 1997 Technical Guidance Document H (Drainage and Wastewater Disposal).
 - . All wastewater from kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Full details of this system to be submitted for agreement prior to the commencement of development.
 - . Applicant to ensure full and complete separation of foul and surface water systems.
 - . The shop shall have its own commercially metered connection to the public watermain and the apartment shall have a separate connection to the public watermain. Both shall have full 24hour water storage.
 - . The connection to and tapping of public watermains shall

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be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

- 12 Prior to the commencement of development the applicant shall contact Duchas and ascertain their requirements in relation to archaeology. The applicant shall submit to the Planning Authority for written agreement these requirements and how it is proposed to meet them.

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

- 13 That a financial contribution in the sum of EUR 5,861 (five thousand eight hundred and sixty 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.

- 14 That a financial contribution in the sum of EUR 23,436 (twenty three thousand four hundred and thirty 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.

- 15 That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy euro) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

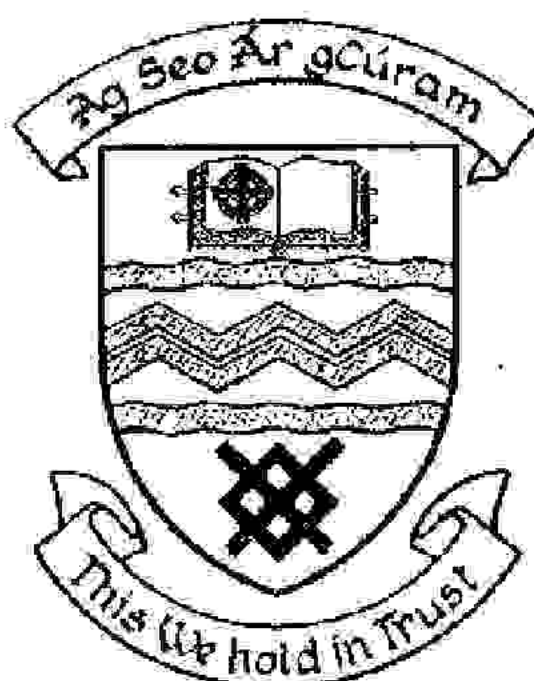
REASON:

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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 the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 16 That a financial contribution in the sum of EUR 4,103 (four thousand one hundred and three euro) be paid by the proposer to South Dublin County Council towards the cost of the Water Supply Enhancement and Extension Scheme which will 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 the works.

- 17 That a financial contribution in the sum of EUR 1,602 (one thousand six hundred and two euro) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme 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.

- 18 That a financial contribution in the sum of EUR 4,034 (four thousand and thirty four euro) be paid by the proposer to South Dublin County Council towards the Saggart/Rathcoole/Newcastle Drainage Collection System Improved Works which will 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 the works.

- (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.

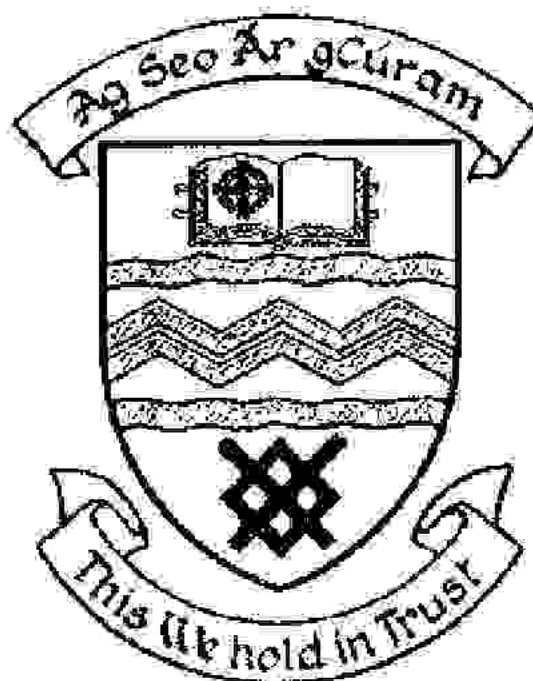
SOUTH DUBLIN COUNTY COUNCIL

REG REF. S012/05M

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- (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.

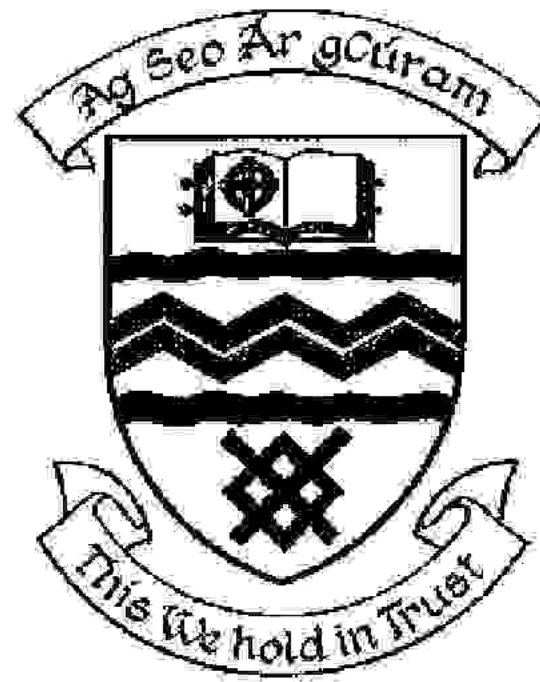
Signed on behalf of South Dublin County Council.

19/09/02
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING & DEVELOPMENT ACT 2000

Decision Order Number 2727	Date of Decision 08/08/2002
Register Reference S01A/0646	Date: 01/10/01

Applicant KMK Properties,

Development Demolition of the existing Village Store and adjoining dwelling and for two storey re-development comprising one shop and related office/staff facilities, and one apartment and on site car parking.

Location The Village Store, Main Street, Newcastle, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 09/08/2002

Additional Information Requested/Received 21/02/2002 /09/05/2002

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 of South Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (18) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.


..... 09/08/02
for SENIOR EXECUTIVE OFFICER

Paul C. Mealy Architects Ltd.,
Main Street,
Celbridge,
Co. Kildare

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REG REF. S01A/0646

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 09/05/2002 and subsequent unsolicited additional information submissions on 05/07/02 and 25/07/02, 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 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 Deliveries to the proposed shop shall take place only between 10.00 and 11.30 and 19.00 and 21.00.
Reason: In the interest of residential amenity.
- 4 The proposed shop shall operate only between the hours of 7.30 and 23.30.
Reason: In interest of residential amenity.
- 5 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.
- 6 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.

SOUTH DUBLIN COUNTY COUNCIL
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REG. REF. S01A/0646

- 7 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.

- 8 The office element shall be ancillary to the use of the ground floor as a shop.

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

- 9 Prior to the commencement of development the applicant shall submit drawings for the written agreement of the Planning Authority which show a revised proposal which accommodates a two bedroom apartment in the floor area of the proposed three bed apartment.

Reason: In the interest of residential amenity and the proper planning and development of the area.

- 10 Prior to the commencement of development the applicant shall submit details of the treatments to be used on the proposed patio area and its boundary which provides for a usable space which facilitates an adequate level of amenity space for the proposed development.

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

- 11 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

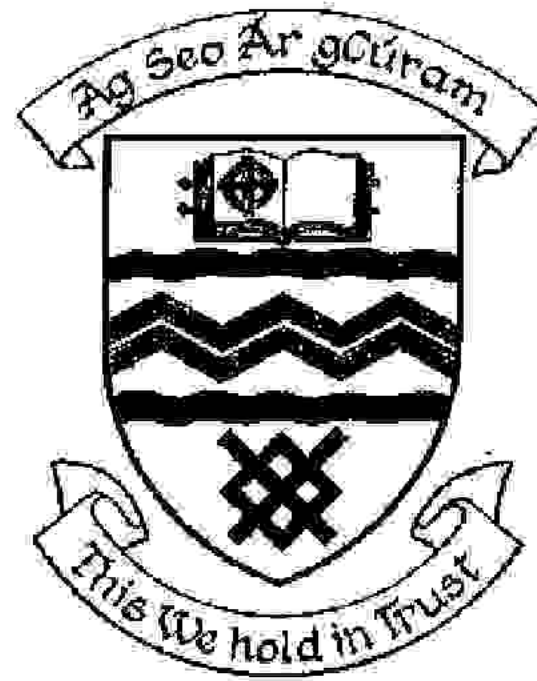
. No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

. Applicant to ensure full and complete separation of foul and surface water systems.

. All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

. Any drains that run under proposed buildings shall be protected in accordance with the Building Regulations 1997 Technical Guidance Document H (Drainage and Wastewater

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REG REF. S01A/0646

Disposal).

. All wastewater from kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Full details of this system to be submitted for agreement prior to the commencement of development.

. Applicant to ensure full and complete separation of foul and surface water systems.

. The shop shall have its own commercially metered connection to the public watermain and the apartment shall have a separate connection to the public watermain. Both shall have full 24hour water storage.

. The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

- 12 Prior to the commencement of development the applicant shall contact Duchas and ascertain their requirements in relation to archaeology. The applicant shall submit to the Planning Authority for written agreement these requirements and how it is proposed to meet them.

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

- 13 That a financial contribution in the sum of EUR 5,861 (five thousand eight hundred and sixty 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.

- 14 That a financial contribution in the sum of EUR 23,436 (twenty three thousand four hundred and thirty six euro) shall be paid by the proposer to South Dublin County Council

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REG. REF. S01A/0646

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.

- 15 That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy euro) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the 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 the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 16 That a financial contribution in the sum of EUR 4,103 (four thousand one hundred and three euro) be paid by the proposer to South Dublin County Council towards the cost of the Water Supply Enhancement and Extension Scheme which will 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 the works.

- 17 That a financial contribution in the sum of EUR 1,602 (one thousand six hundred and two euro) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate this development; this contribution to be paid before the commencement of development on site.

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REG REF. S01A/0646

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.

- 18 That a financial contribution in the sum of EUR 4,034 (four thousand and thirty four euro) be paid by the proposer to South Dublin County Council towards the Saggart/Rathcoole/Newcastle Drainage Collection System Improved Works which will facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

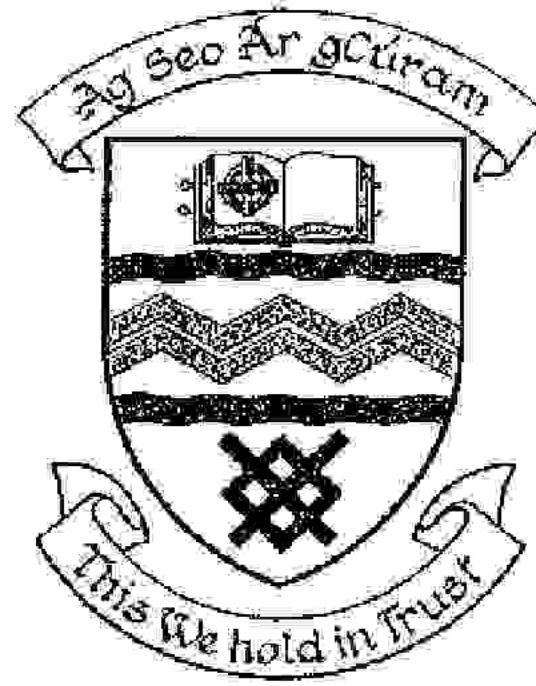
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

C

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING & DEVELOPMENT ACT 2000

Decision Order Number 2695	Date of Decision 22/07/2002
Register Reference S01A/0646	Date 01/10/01

Applicant KMK Properties,
App. Type Permission
Development Demolition of the existing Village Store and adjoining dwelling and for two storey re-development comprising one shop and related office/staff facilities, one takeaway and two apartments.

Location The Village Store, Main Street, Newcastle, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 09/08/2002

Yours faithfully

 02/08/02
for SENIOR ADMINISTRATIVE OFFICER

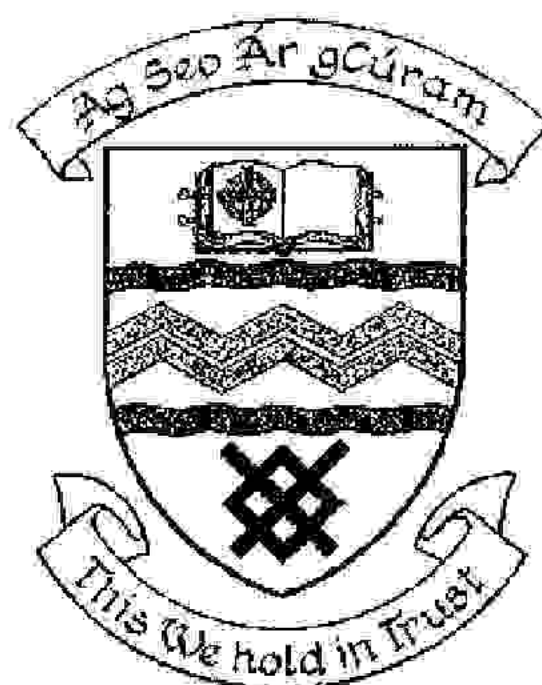
Paul C. Mealy Architects Ltd.,
Main Street,
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C

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING & DEVELOPMENT ACT 2000

Decision Order Number 2634	Date of Decision 04/07/2002
Register Reference S01A/0646	Date 01/10/01

Applicant KMK Properties,
App. Type Permission
Development Demolition of the existing Village Store and adjoining dwelling and for two storey re-development comprising one shop and related office/staff facilities, one takeaway and two apartments.

Location The Village Store, Main Street, Newcastle, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 22/07/2002

Yours faithfully


26/07/02
for SENIOR ADMINISTRATIVE OFFICER

Paul C. Mealy Architects Ltd.,
Main Street,
Celbridge,
Co. Kildare