

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0472
1. Location	Pollyhops Public House, Lucan Road, Newcastle, Co. Dublin.	
2. Development	Construction of new basement storey and new ground and first floor extension to existing building to accommodate new kitchen office, storage and staff areas.	
3. Date of Application	19/07/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 13/08/2001 1. 27/08/2001 2. 2.
4. Submitted by	Name: Space Projects Address: 161 Lower Rathmines Road, Dublin 6.	
5. Applicant	Name: Joe Patton Address: C/O Pollyhops, Lucan Road, Newcastle, Co. Dublin.	
6. Decision	O.C.M. No. 3242 Date 25/10/2001	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 3719 Date 17/12/2001	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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Space Projects
161 Lower Rathmines Road,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3719	Date of Final Grant 17/12/2001
Decision Order Number 3242	Date of Decision 25/10/2001
Register Reference S01A/0472	Date 27/08/01

Applicant Joe Patton

Development Construction of new basement storey and new ground and first floor extension to existing building to accommodate new kitchen office , storage and staff areas.

Location Pollyhops Public House, Lucan Road, Newcastle, Co. Dublin.

Floor Area 260.50 Sq Metres

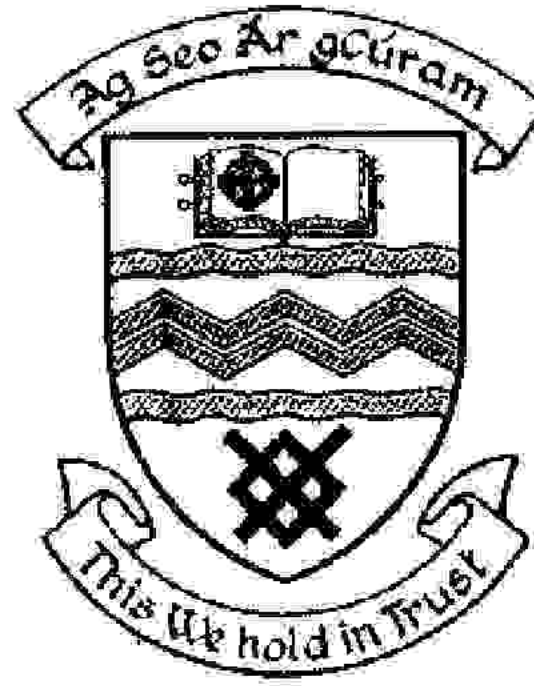
Time extension(s) up to and including

Additional Information Requested/Received 13/08/2001 /27/08/2001

A Permission has been granted for the development described above,
subject to the following (8) Conditions.

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Conditions and Reasons

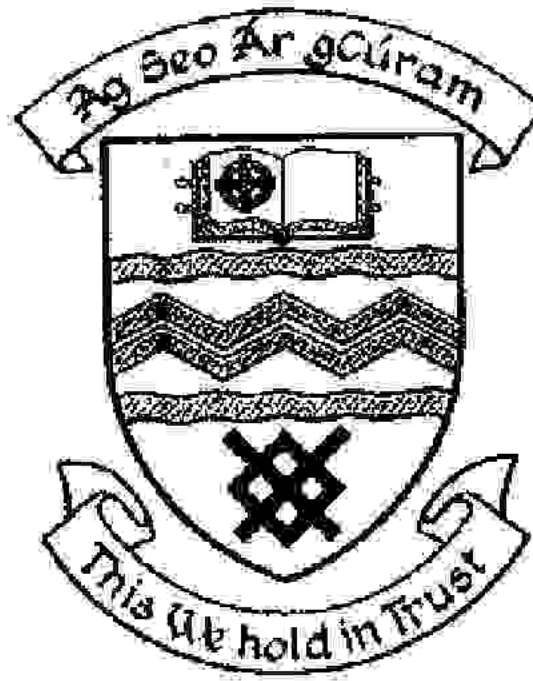
- 1 The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 All necessary measures shall 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 All external finishes shall harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 The loading for the septic tank shall conform with the requirements of the SR6 1991 Guidelines.
REASON:
To ensure that the development is capable of being adequately drained in the interest of proper planning and development.
- 5 No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators) shall be operated on or adjacent to the construction site before 8am on weekdays and 9am on Saturdays nor after 6pm on weekdays and 13:00 on Saturdays, nor at any time on Sundays, Bank Holidays or public holidays.
REASON:
In the interest of amenity.
- 6 The water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the County Council. In this regard, the applicant shall submit for agreement by the Planning Authority full details of the proposed surface water drainage layout before development commences. The drainage of foul and surface water shall be fully and completely separate.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.

SOUTH DUBLIN COUNTY COUNCIL
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REG. REF. S01A704

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- 7 That a financial contribution in the sum of £2,543 (two thousand five hundred and forty three pounds) EUR 3,229 (three thousand two hundred and twenty nine euros) 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.

- 8 That a financial contribution in the sum of £6,615 (six thousand six hundred and fifteen pounds) EUR 8,399 (eight thousand three hundred and ninety nine euros) 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.

- (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.

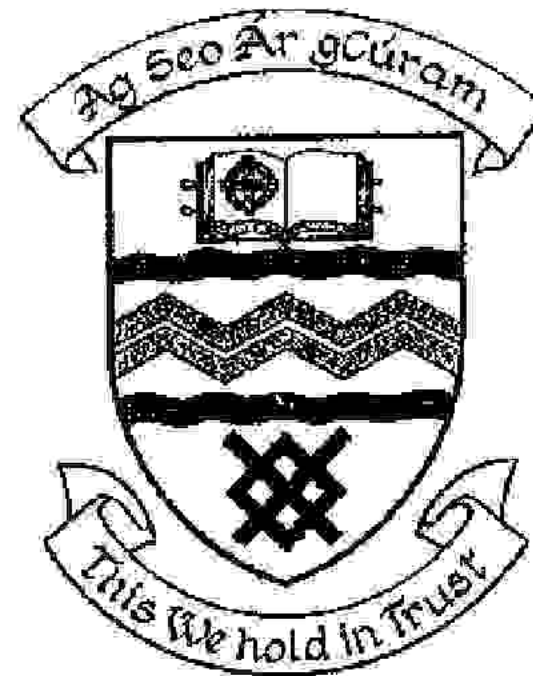
.....18/12/01
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 3242	Date of Decision 25/10/2001
Register Reference S01A/0472	Date: 19/07/01

Applicant Joe Patton

Development Construction of new basement storey and new ground and first floor extension to existing building to accommodate new kitchen office , storage and staff areas.

Location Pollyhops Public House, Lucan Road, Newcastle, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 13/08/2001 /27/08/2001

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

 25/10/01
for SENIOR ADMINISTRATIVE OFFICER

Space Projects
161 Lower Rathmines Road,
Dublin 6.

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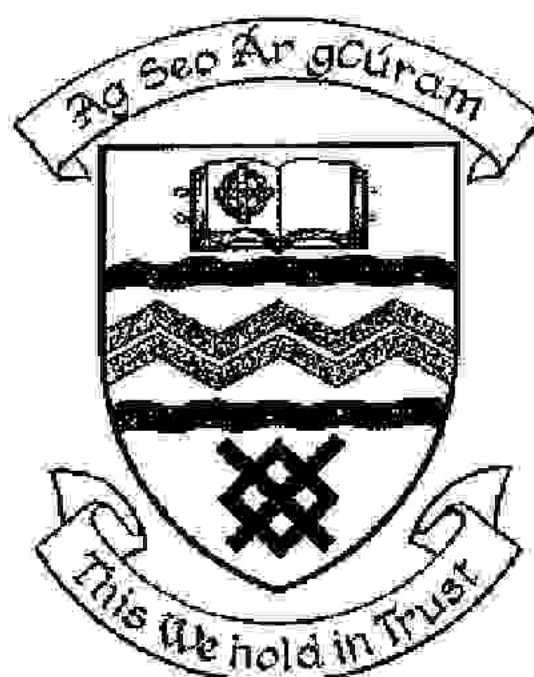
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Conditions and Reasons

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REG. REF. S01A/0472

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