

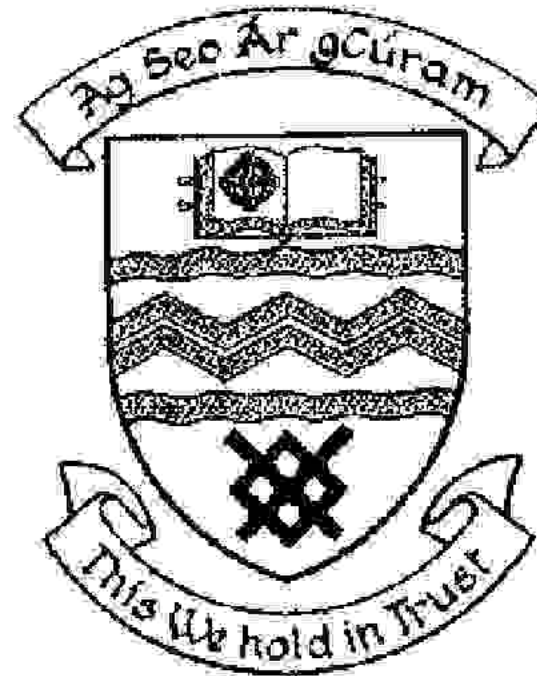
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)		Plan Register No. S01A/0338
1. Location	Joels Restaurant, Newlands Cross, Naas Road, Dublin 22.		
2. Development	Change of use of existing restaurant to restaurant and public house.		
3. Date of Application	07/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 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. 2588 Date 03/08/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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.	

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SOUTH DUBLIN COUNTY COUNCIL
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
Applications/Registry/Appeals
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01 414 9230
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 2588	Date of Decision 03/08/2001
Register Reference S01A/0338	Date: 07/06/01

Applicant Queens Catering Company Ltd

Development Change of use of existing restaurant to restaurant and public house.

Location Joels Restaurant, Newlands Cross, Naas Road, 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 (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

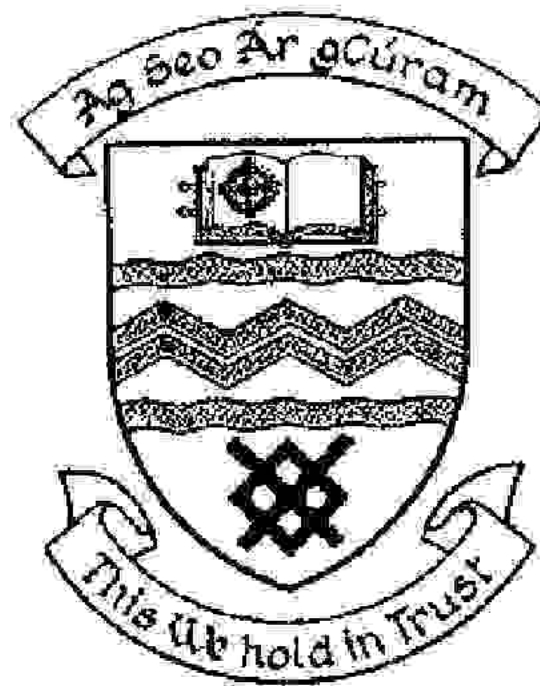

..... 03/08/01
for SENIOR ADMINISTRATIVE OFFICER

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

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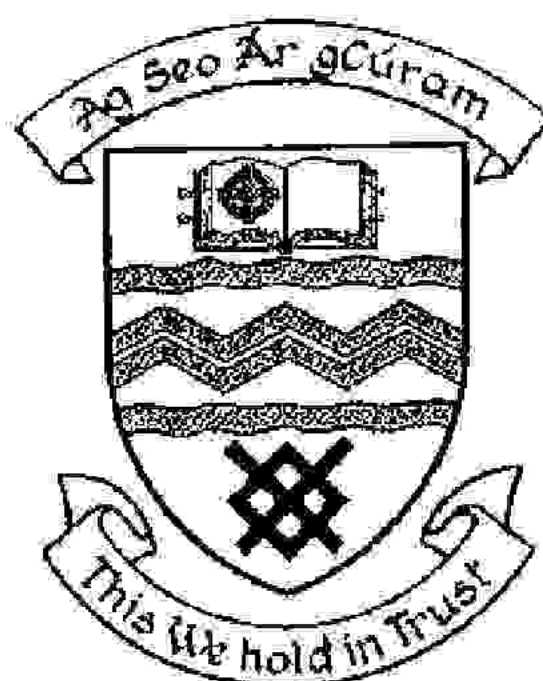
Conditions and Reasons

- 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 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 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.
- 4 That adequate off-street car parking facilities be provided on the site to cater for the extension.
REASON:
In the interest of traffic safety.
- 5 That the proposed change of use shall not commence until such time as the revisions to the service road and the development of the deceleration/acceleration lanes off the N7 as indicated in the details submitted to the Planning Authority on the 19th day of January 1998 in relation to planning application Reg. Ref. S98A/0026, have been completed and commissioned to the satisfaction of the roads authority
REASON:
In the interest of ensuring the provision of adequate access arrangements for patrons of the proposed change of use and in the interest of traffic safety

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Lár an Bhaile, Tamhlacht,
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Facs: 01-414 9104



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REG. REF. S01A/0338

6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. These requirements shall include:

- (a) Confirmation and certification from the Consulting Engineer's that necessary works have been carried out and the odour causing problems have been overcome.
- (b) Details of the proposed frequency and nature of all tank and grease trap cleaning.
- (c) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977-1990.

REASON:

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

7 That a financial contribution in the sum of £10,531 (ten thousand five hundred and thirty one pounds) EUR 13,372 (thirteen thousand three hundred and seventy two 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 £450,000 (four hundred and fifty thousand pounds) EUR 571,382 (five hundred and seventy one thousand three hundred and eighty two euros) shall be paid by the proposer to South Dublin County Council towards the cost of a scheme of Road works which will involve the provision of deceleration/acceleration lanes and a oneway service road. This contribution to be paid before the commencement of development on the site.

REASON:

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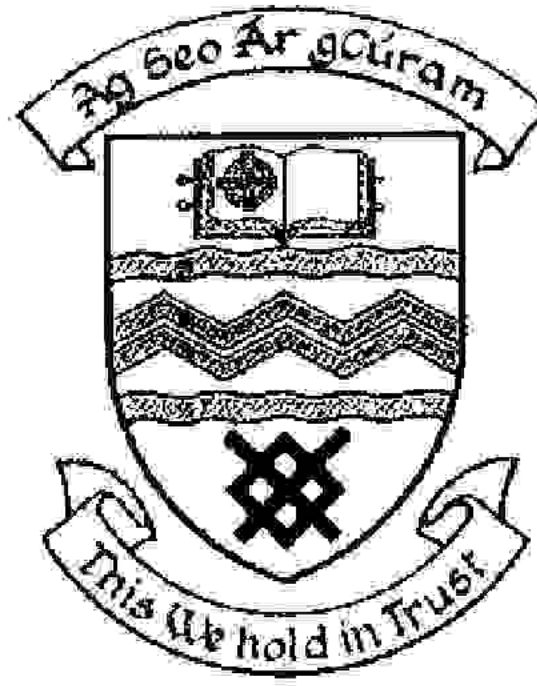
It is considered reasonable that the developer should contribute towards the expenditure to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 9 That a financial contribution in the sum of £7,175 (seven thousand one hundred and seventy five pounds) EUR 9,110 (nine thousand one hundred and ten euros) be paid by the proposer to South Dublin County Council towards the cost of the Naas Road Surface Water Duplication 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.

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COMHAIRLE 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.

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Fax: 01-414 9104

E-Mail: planning.dept@sdblincoco.ie

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

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0604	Date of Final Grant 15/03/2002
Decision Order Number 2588	Date of Decision 03/08/2001
Register Reference S01A/0338	Date 07/06/01

Applicant Queens Catering Company Ltd

Development Change of use of existing restaurant to restaurant and public house.

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

Floor Area 3391.00 Sq Metres

Time extension(s) up to and including 08/08/2001

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (9) Conditions.

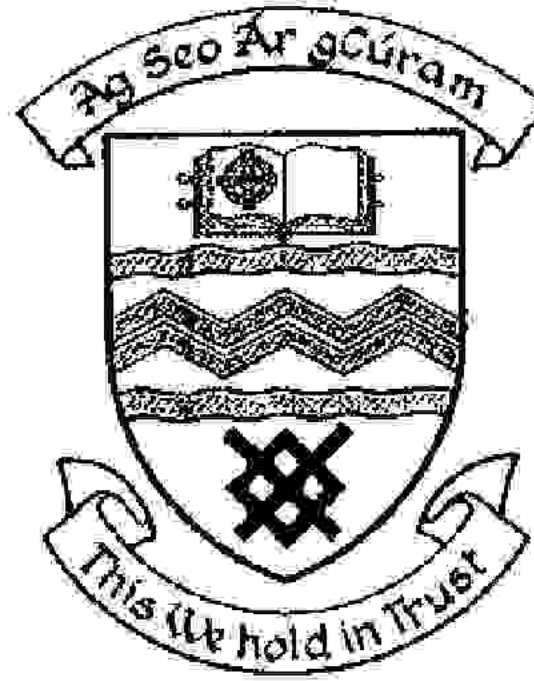
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REG REF. S018/0286

COMHAIRLE 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@sdublincoco.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, 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 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.
- 4 That adequate off-street car parking facilities be provided on the site to cater for the extension.
REASON:
In the interest of traffic safety.
- 5 Condition attached as per the decision of An Bord Pleanála Ref. No. 06S.126369 dated 28th February 2002.

That the proposed change of use shall not commence until such time as the revisions to the service road and the development of the deceleration/acceleration lanes off the N7 as indicated in the details submitted to the Planning Authority on the 19th day of January 1998 in relation to planning application Reg. Ref. S98A/0026, have been completed and commissioned to the satisfaction of the roads authority

REASON:
In the interest of ensuring the provision of adequate access arrangements for patrons of the proposed change of use and in the interest of traffic safety

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

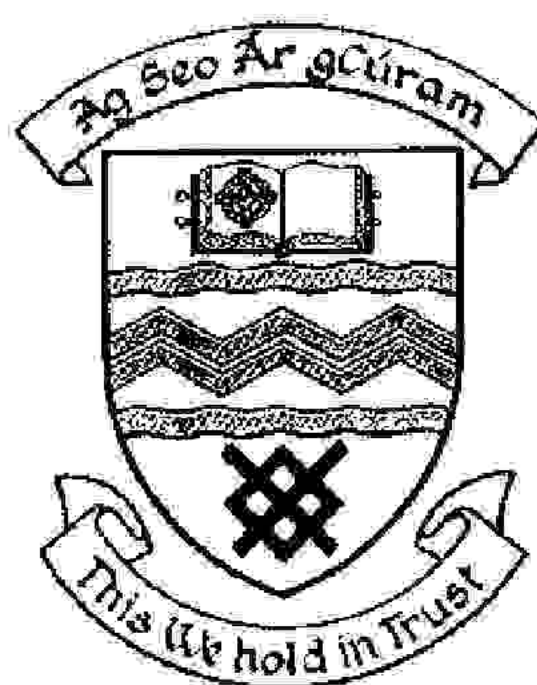
SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S0187036

CONHAIRLE 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
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include:

- (a) Confirmation and certification from the Consulting Engineer's that necessary works have been carried out and the odour causing problems have been overcome.
- (b) Details of the proposed frequency and nature of all tank and grease trap cleaning.
- (c) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977-1990.

REASON:

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

- 7 That a financial contribution in the sum of £10,531 (ten thousand five hundred and thirty one pounds) EUR 13,372 (thirteen thousand three hundred and seventy two 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 Condition amended as per decision of An Bord Pleanála Ref. No. 06S.126369 dated 28th February 2002.

Prior to commencement of development, the developer shall pay the sum of EUR 571,382 (Five Hundred and Seventy One Thousand Three Hundred and Eighty Two Euro) (up-dated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office), to the Planning Authority as a contribution towards the expenditure that is proposed to be incurred by the Planning Authority in respect of road improvement works facilitating the proposed development.

- 9 That a financial contribution in the sum of £7,175 (seven thousand one hundred and seventy five pounds) EUR 9,110 (nine thousand one hundred and ten euros) be paid by the proposer to South Dublin County Council towards the cost of the Naas Road Surface Water Duplication Scheme which will

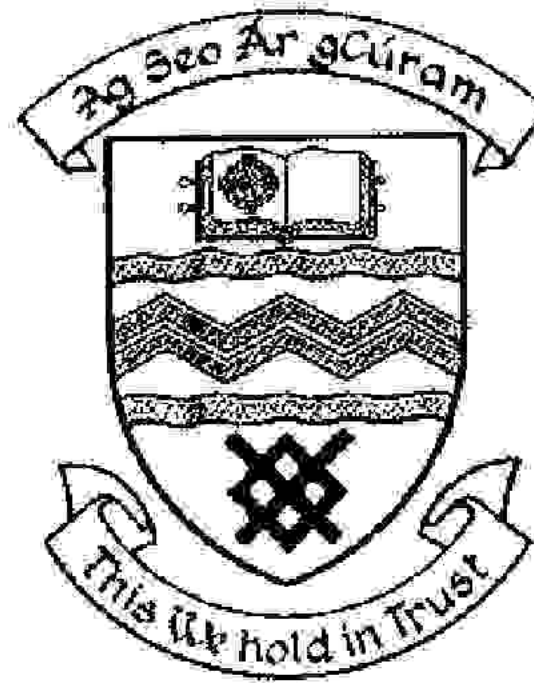
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REG REF. S017/08VB

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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



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

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

E-Mail: planning.dept@sdublincoco.ie

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.
- (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.


.....21/03/02
for SENIOR ADMINISTRATIVE OFFICER