

	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/0200	
1. Location	The Embankment, Blessington Road, Tallaght, Dublin 24.		
2. Development	Revisions to previously approved development Reg Ref S98A/0199, namely rearrangement of buildings and car parking within the site together with a redesigned Public House with a first floor Restaurant extension at the site, bounded by the N81 Blessington Road and N82 Saggart Road, known as The Embankment Public House.		
3. Date of Application	05/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: T.G. Neasy & Associates Ltd., Address: 5 Arran Square, Arran Quay, Dublin 7.		
5. Applicant	Name: Mardivale Ltd., Address: 33 Fitzwilliam Street, Dublin 2.		
6. Decision	O.C.M. No. 2084 Date 31/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2409 Date 16/07/2001	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

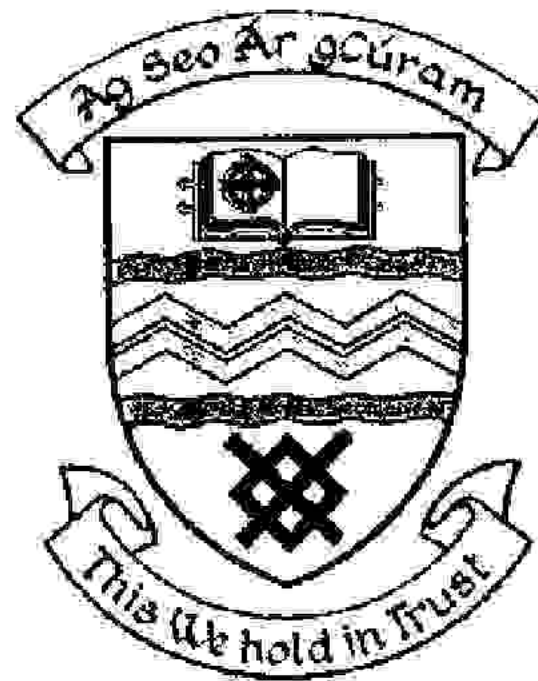
14.

Registrar

Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tarnhlacht
Baile Átha Cliath 24

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

**PLANNING
DEPARTMENT**
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

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

T.G. Neasy & Associates Ltd.,
5 Arran Square,
Arran Quay,
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 2409	Date of Final Grant 16/07/2001
Decision Order Number 2084	Date of Decision 31/05/2001
Register Reference S01A/0200	Date 05/04/01

Applicant Mardivale Ltd.,

Development Revisions to previously approved development Reg Ref S98A/0199, namely rearrangement of buildings and car parking within the site together with a redesigned Public House with a first floor Restaurant extension at the site, bounded by the N81 Blessington Road and N82 Saggart Road, known as The Embankment Public House.

Location The Embankment, Blessington Road, Tallaght, Dublin 24.

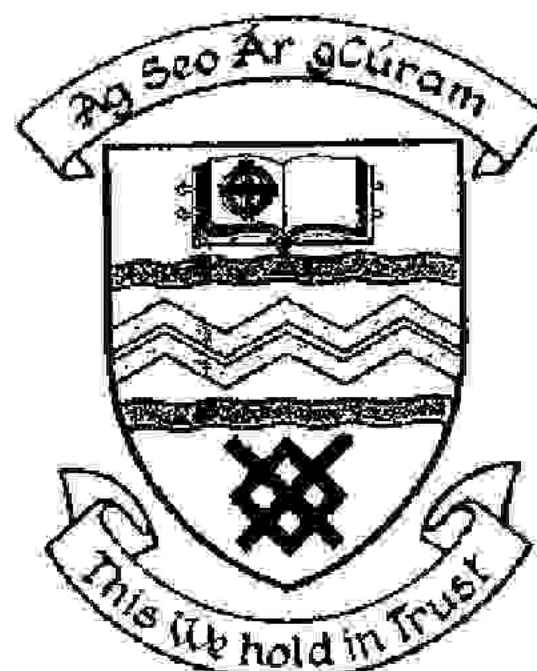
Floor Area 30000.00 Sq Metres

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 (15) Conditions.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

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

**PLANNING
 DEPARTMENT**

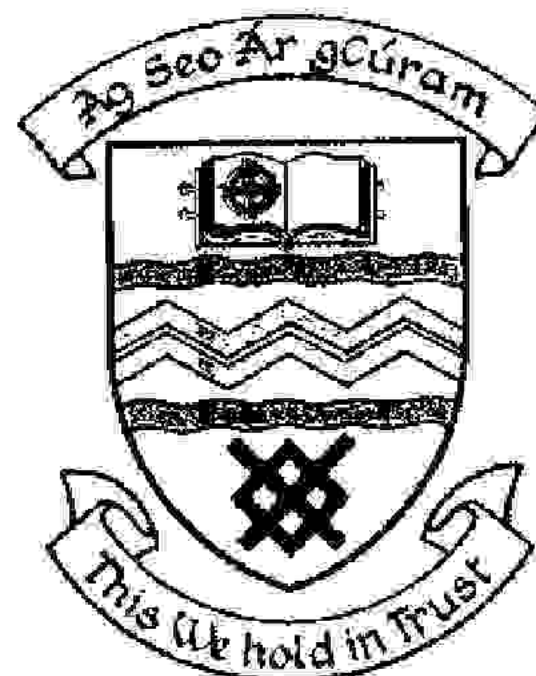
P.O. Box 4122
 Town Centre, Tallaght
 Dublin 24

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

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. In this respect the applicant shall comply with all relevant conditions attached to permission Reg. Ref. S98A/0199.
 REASON:
 In order to comply with the Sanitary Services Acts, 1878-1964 and in the interest of proper planning and development.
- 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 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.
- 6 That plans and details indicating existing trees and hedges on the site to be retained shall be submitted to the Planning Authority for approval before works commences. Trees and hedges to be retained shall be protected during construction by the erection of temporary fencing.
 REASON:
 In the interest of visual amenity.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

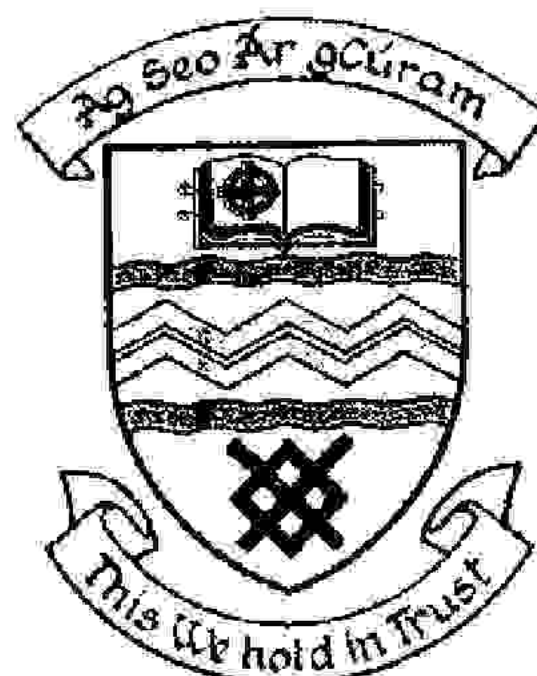
Telefon: 01-414 9000
 Facs: 01-414 9104

**PLANNING
 DEPARTMENT**
 P.O. Box 4122
 Town Centre, Tallaght
 Dublin 24

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

- 7 That details and plans of proposed landscaping and tree planting shall be submitted to the Planning Authority for approval in writing before development commences.
 REASON:
 In the interest of visual amenity.
- 8 That details and samples of all external facing and roofing materials be submitted to the Planning Authority for written agreement before development commences.
 REASON:
 In the interest of visual amenity.
- 9 That the car parking areas indicated on the approved plans shall be surfaced, marked out and available at all times for car parking use.
 REASON:
 In the interest of road safety.
- 10 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.
- 11 That evidence of certification of the retaining wall by a competent structural engineer shall be submitted to the Planning Authority before the development hereby permitted is first brought in to use/occupied.
 REASON:
 In the interest of the proper planning and development of the area.
- 12 That a financial contribution in the sum of £68,622 (sixty eight thousand six hundred and twenty two pounds) EUR 87,132 (eighty seven thousand one hundred and thirty 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.
- 13 That a financial contribution in the sum of £178,500 (one hundred and seventy eight thousand and five hundred pounds)

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

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

**PLANNING
 DEPARTMENT**

P.O. Box 4122
 Town Centre, Tallaght
 Dublin 24

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

EUR 226,648 (two hundred and twenty six thousand six hundred and forty eight 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.

- 14 That a financial contribution in the sum of £34,425 (thirty four thousand four hundred and twenty five pounds) EUR 43,711 (forty three thousand seven hundred and eleven euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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.

- 15 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £56,000 (fifty six thousand pounds) EUR 71,105 (seventy one thousand one hundred and five euros) or lodgement with the Council of a cash sum of £56,000 (fifty six thousand pounds) EUR 71,105 (seventy one thousand one hundred and five euros).

REASON:

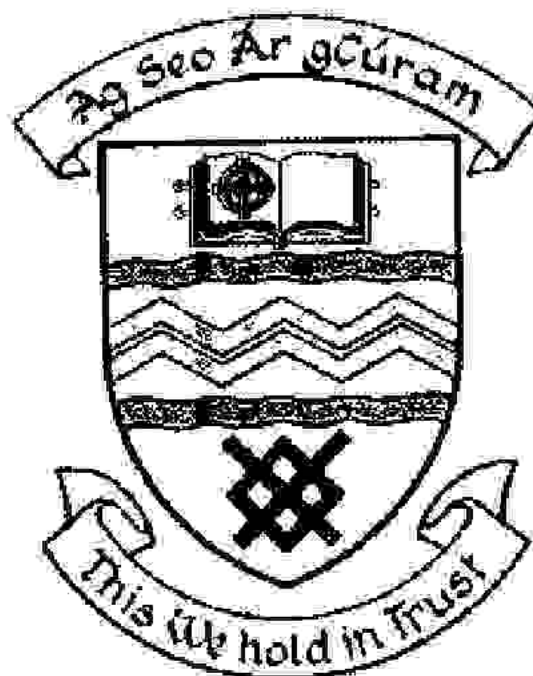
To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

- (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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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



**PLANNING
DEPARTMENT**

P.O. Box 4122
Town Centre, Tallaght
Dublin 24

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

- (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.

17/07/01
for SENIOR ADMINISTRATIVE OFFICER

	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/0200	
1. Location	The Embankment, Blessington Road, Tallaght, Dublin 24.		
2. Development	Revisions to previously approved development Reg Ref S98A/0199, namely rearrangement of buildings and car parking within the site together with a redesigned Public House with a first floor Restaurant extension at the site, bounded by the N81 Blessington Road and N82 Saggart Road, known as The Embankment Public House.		
3. Date of Application	05/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: T.G. Neasy & Associates Ltd., Address: 5 Arran Square, Arran Quay, Dublin 7.		
5. Applicant	Name: Mardivale Ltd., Address: 33 Fitzwilliam Street, Dublin 2.		
6. Decision	O.C.M. No. 2084 Date 31/05/2001	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			

M.

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 2084	Date of Decision 31/05/2001
Register Reference S01A/0200	Date: 05/04/01

Applicant Mardivale Ltd.,

Development Revisions to previously approved development Reg Ref S98A/0199, namely rearrangement of buildings and car parking within the site together with a redesigned Public House with a first floor Restaurant extension at the site, bounded by the N81 Blessington Road and N82 Saggart Road, known as The Embankment Public House.

Location The Embankment, Blessington Road, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

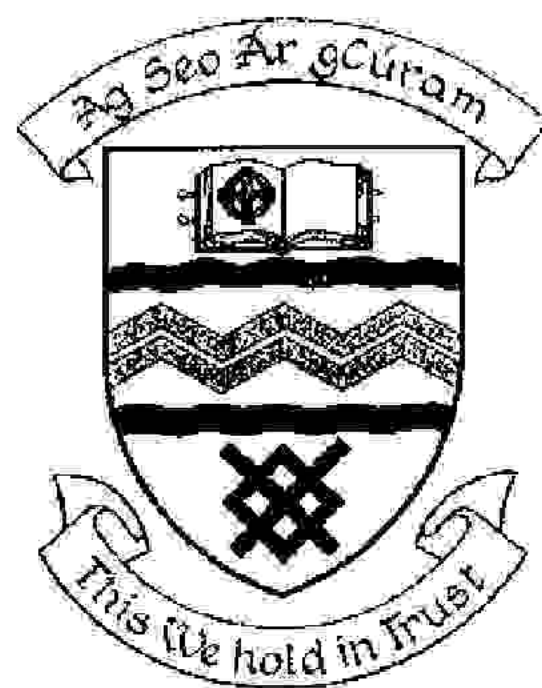
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

T.G. Neasy & Associates Ltd.,
5 Arran Square,
Arran Quay,
Dublin 7.

**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/0200

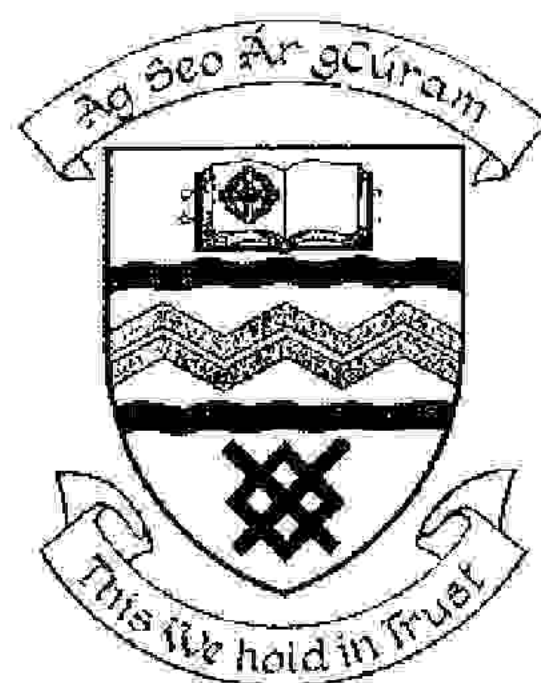
Conditions and Reasons

- 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. In this respect the applicant shall comply with all relevant conditions attached to permission Reg. Ref. S98A/0199.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964 and in the interest of proper planning and development.
- 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 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.

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/0200

- 6 That plans and details indicating existing trees and hedges on the site to be retained shall be submitted to the Planning Authority for approval before works commences. Trees and hedges to be retained shall be protected during construction by the erection of temporary fencing.
REASON:
In the interest of visual amenity.
- 7 That details and plans of proposed landscaping and tree planting shall be submitted to the Planning Authority for approval in writing before development commences.
REASON:
In the interest of visual amenity.
- 8 That details and samples of all external facing and roofing materials be submitted to the Planning Authority for written agreement before development commences.
REASON:
In the interest of visual amenity.
- 9 That the car parking areas indicated on the approved plans shall be surfaced, marked out and available at all times for car parking use.
REASON:
In the interest of road safety.
- 10 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.
- 11 That evidence of certification of the retaining wall by a competent structural engineer shall be submitted to the Planning Authority before the development hereby permitted is first brought in to use/occupied.
REASON:
In the interest of the proper planning and development of the area.
- 12 That a financial contribution in the sum of £68,622 (sixty eight thousand six hundred and twenty two pounds) EUR 87,132

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamlacht,
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/0200

(eighty seven thousand one hundred and thirty 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.

- 13 That a financial contribution in the sum of £178,500 (one hundred and seventy eight thousand and five hundred pounds) EUR 226,648 (two hundred and twenty six thousand six hundred and forty eight 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.

- 14 That a financial contribution in the sum of £34,425 (thirty four thousand four hundred and twenty five pounds) EUR 43,711 (forty three thousand seven hundred and eleven euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

REASON:

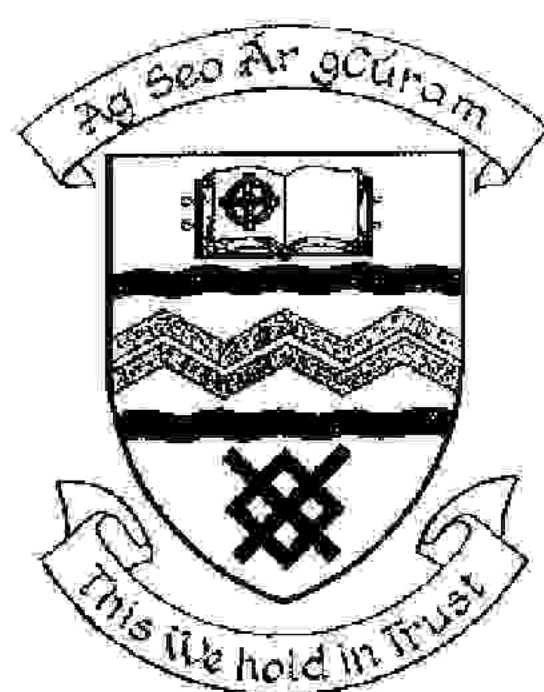
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 15 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin

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/0200

and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £56,000 (fifty six thousand pounds) EUR 71,105 (seventy one thousand one hundred and five euros) or lodgement with the Council of a cash sum of £56,000 (fifty six thousand pounds) EUR 71,105 (seventy one thousand one hundred and five euros).

REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.