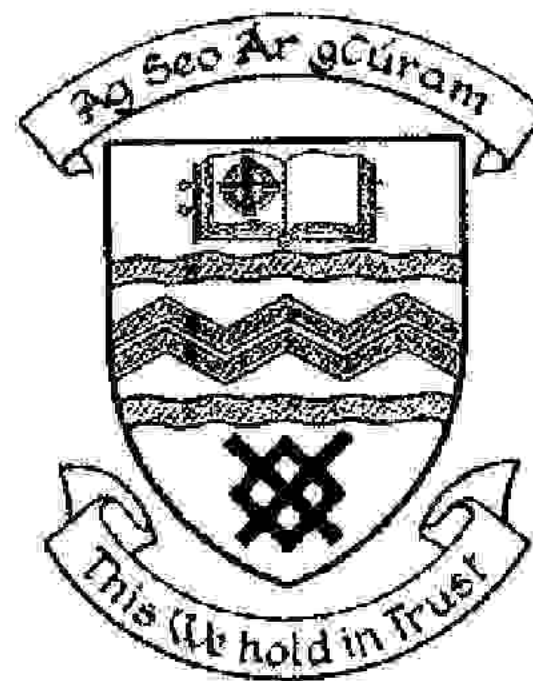


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0014	
1. Location	Morans, Main Street, Clondalkin, Co. Dublin.		
2. Development	Demolition of existing two storey licensed premises and reconstruction of new licensed premises two storey over basement		
3. Date of Application	10/01/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/03/2001 2. 19/07/20	1. 21/05/2001 2.
4. Submitted by	Name: John Duffy Design Group Address: 24 The Crescent, Monkstown,		
5. Applicant	Name: Tom Moran Address: Red Cow Complex, Naas Road, Dublin 24.		
6. Decision	O.C.M. No. 2443 Date 19/07/2001	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
7. Grant	O.C.M. No. Date	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
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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John Duffy Design Group
24 The Crescent,
Monkstown,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0967	Date of Final Grant 08/05/2002
Decision Order Number 0666	Date of Decision 27/03/2002
Register Reference S01A/0014	Date 30/01/02

Applicant Tom Moran ,

Development Demolition of existing two storey licensed premises and
reconstruction of new licensed premises two storey over
basement

Location Morans, Main Street, Clondalkin, Co. Dublin.

Floor Area 548.02 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/03/2001 /21/05/2001

A Permission has been granted for the development described above,
subject to the following (12) Conditions.

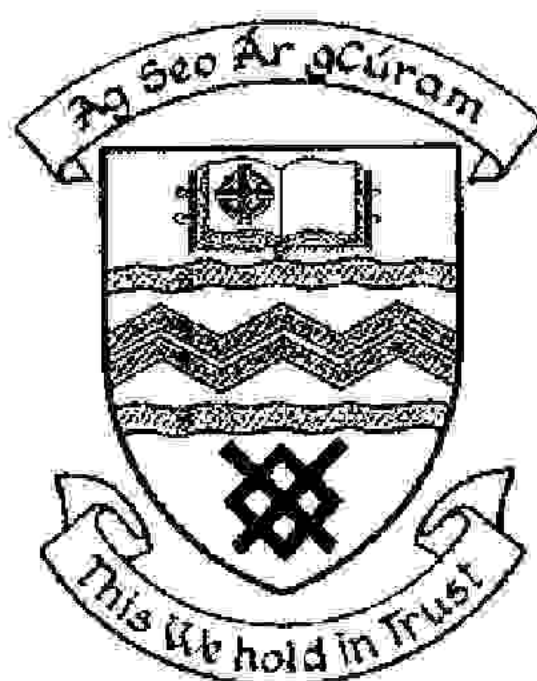
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REG REF. S0147/00/4

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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 as amended by Additional Information received by the Planning Authority on 21/05/01, Clarification of Additional Information received on 30/01/02 and Unsolicited Additional Information received on 15/03/02, 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the proposed development shall be wholly consistent with the following:-
 - (a) Prior to the commencement of any work on-site, the applicant shall, in conjunction with the Drainage Area Engineer (Deansrath Depot; Phone (01) 4570784), carry out a detailed survey to establish the precise location of the foul and surface water sewers relative to the building, as well as a CCTV to establish their condition. If deemed necessary by the Drainage Area Engineer any sewers adjoining the proposed building shall be replaced during the development.
 - (b) After all works have been completed another CCTV shall be carried out to establish if any damage has occurred to the sewers during construction. The applicant shall be responsible for the repair of any such damage.
 - (c) Full details of the 'bored pile wall' technique for the construction of the foundation / basement shall be submitted for written approval prior to the commencement of development. The foundations shall be constructed below the invert level of the sewers and watermains at all locations.
 - (d) Any basement foul pumping system shall be designed and configured so that effluent remains in the system for a maximum of 3 hours to avoid the risk of septicity. A minimum of 24 hours overflow storage shall be provided in the event of pump failure. The installation, operation and maintenance of the system, up to the point of connection to the existing public sewer, shall remain the responsibility of the applicant.

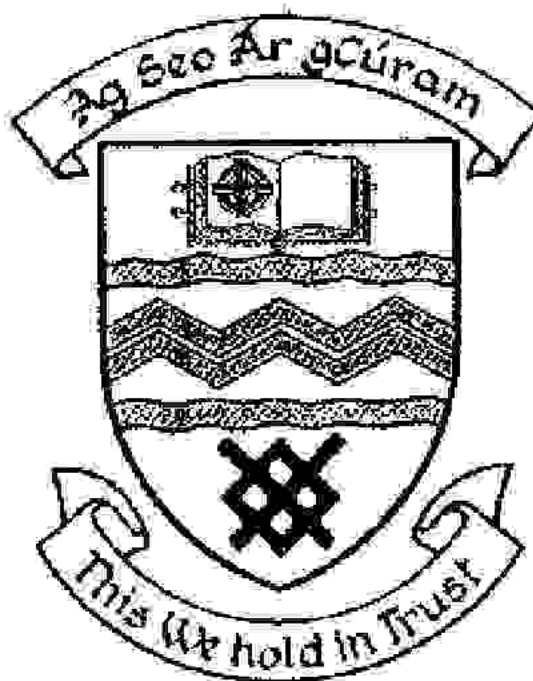
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REG. REF. S01470014

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- (e) All wastewater from canteens / commercial-kitchens / butcher shops shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
- (f) 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.
- (g) Applicant to ensure full and complete separation of foul and surface water systems.
- (h) Prior to the commencement of any work on-site, the applicant shall, in conjunction with the Water Services Area Engineer (Deansrath Depot: Phone (01) 457 0784), carry out a detailed survey to establish the precise location of the public watermains relative to the building as well as measures to establish their condition. If deemed necessary by the Watermains Area Engineer any watermains adjoining the proposed building shall be replaced during the development.
- (i) The property shall have its own individual service connection to the public watermain and 24 hour storage.
- (j) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
- (k) The water supply shall be commercially metered.

REASON:

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

- 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 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in current Building Regulations.

REASON:

In the interest of safety and amenity.

- 5 Prior to the commencement of development, the applicant shall ascertain the requirements of Dúchas- The Heritage

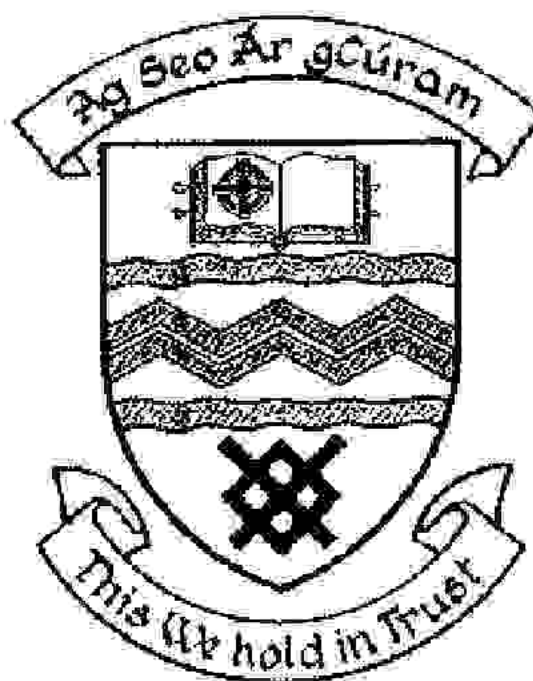
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REG REF. S01A/2004

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Service for the subject site and strictly adhere to these requirements. The applicant shall adhere to the following:-

- (a) A pre-demolition building survey to be undertaken by a suitably qualified archaeologist after the walls are stripped of plaster, to determine whether any medieval fabric is extant in the building
- (b) When the building is demolished, test trenches to be excavated under license from Duchas (three weeks notice for processing) to determine whether any archaeological deposits are present on the site
- (c) The report of the test trenches and assessment of impact of the development on the archaeological deposits to be submitted to Duchas by the licensed archaeologist
- (d) The proposed development shall adhere to the mitigating measures formulated by Duchas (on receipt of the archaeologists report) before the groundworks for the intended basement can proceed.

REASON:

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

- 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 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.

- 8 That a financial contribution in the sum of EUR 8,464 (eight thousand four hundred and sixty four 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.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A700

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- 9 That a financial contribution in the sum of EUR 22,021 (twenty two thousand and twenty one 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 prior to the commencement of development, the applicant shall make a financial contribution to the Council to the sum of EUR 41,910 (forty one thousand nine hundred and ten euro) calculated on the basis of providing car spaces in Clondalkin Village at the cost of EUR 1,270 per space to facilitate the shortfall in car parking spaces encountered.

REASON:

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

- 11 That a financial contribution in the sum of EUR 1,222 (one thousand two hundred and twenty two 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.

- 12 That a financial contribution in the sum of EUR 2,098 (two thousand and ninety eight euro) be paid by the proposer to South Dublin County Council towards the cost of upgrading of Watery Lane Foul Sewer 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.

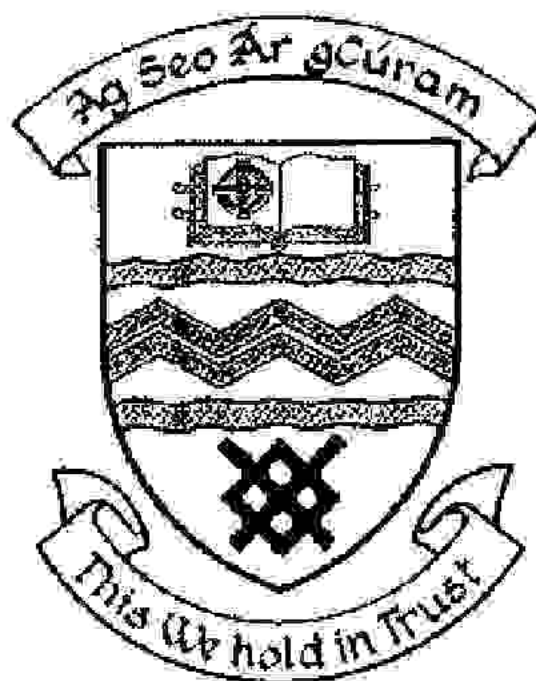
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REG REF. S01A/0011

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- (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.

.....09/05/02
for SENIOR ADMINISTRATIVE OFFICER

M.

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

Decision Order Number 2443	Date of Decision 19/07/2001
Register Reference S01A/0014	Date 10/01/01

Applicant Tom Moran
App. Type Permission
Development Demolition of existing two storey licensed premises and
reconstruction of new licensed premises two storey over
basement

Location Morans, Main Street, Clondalkin, Co. Dublin.

Dear Sir / Madam,

With reference to your planning application, additional information received on 21/05/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1999 and Planning and Development Act 2000, the following Clarification of Additional Information must be submitted in quadruplicate :

- 1 Item 1: The applicant shall submit a full archaeological survey report giving details of archaeological monitoring during deep excavation works. In particular a more detailed analysis on the impact of the proposed development is required, in the interest of recording and protecting any items of archaeological interest on the proposed development site.

NOTE:

A response from Duchas, the Heritage Service-Archaeological Division is required prior to final consideration of this application.

John Duffy Design Group
24 The Crescent,
Monkstown,
Co. Dublin.

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REG REF. S01A/0014

- 2 Item 3; The applicant was requested to submit revised plans particulars and details of the proposed structure which provided a unified design and a design rationale for the proposed structure. The revised proposals should take cognisance of its central location, the materials used on buildings in the vicinity, massing, scale and design. The applicant has not addressed item 3 of the request for Additional Information satisfactorily. The applicant is requested to contact the Planning Authority (area planner) prior to the submission of clarification of Additional Information.
- 3 Item 4: Environmental Services Department report (17 07/01) recommend that the proposed development be refused due to proximity to foul sewer, surface water sewer and public watermain. The applicant is requested to clarify the Additional Information with regard to item 4 of the request for Additional Information which meets the requirements of the Environmental Services Department, South Dublin County Council with regard to the following:
- Proximity to a 300mm diameter public foul sewer (approx. 2.5m).
 - Proximity to a 300mm diameter public surface water sewer and a 300 x 525 surface water culvert (approx. 1.5m and 1m respectively).
 - Proximity to a 150mm diameter public watermain (approx. 1.5m and 1m respectively).

It is considered that the applicant has not addressed Item 4 satisfactorily and is requested to submit clarification of Additional Information, following consultation with Environmental Services Department Executive Engineer, Michael Tinsley.

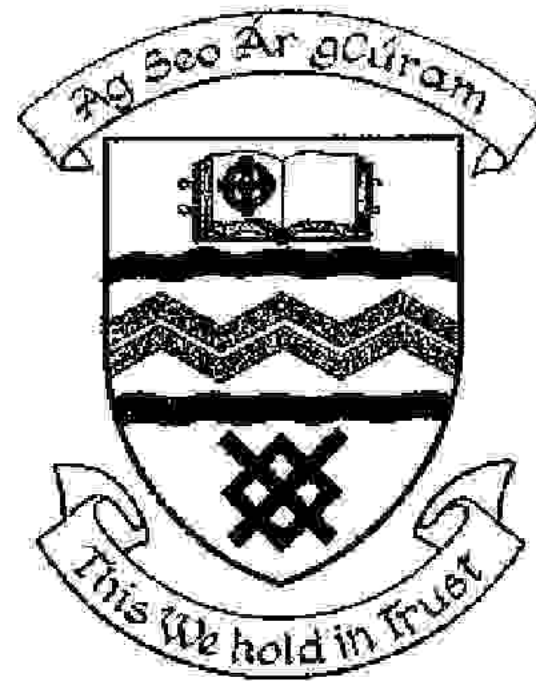
Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

SOUTH DUBLIN COUNTY COUNCIL
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REG. REF. S01A/0014


.....
for SENIOR ADMINISTRATIVE OFFICER

20/07/01