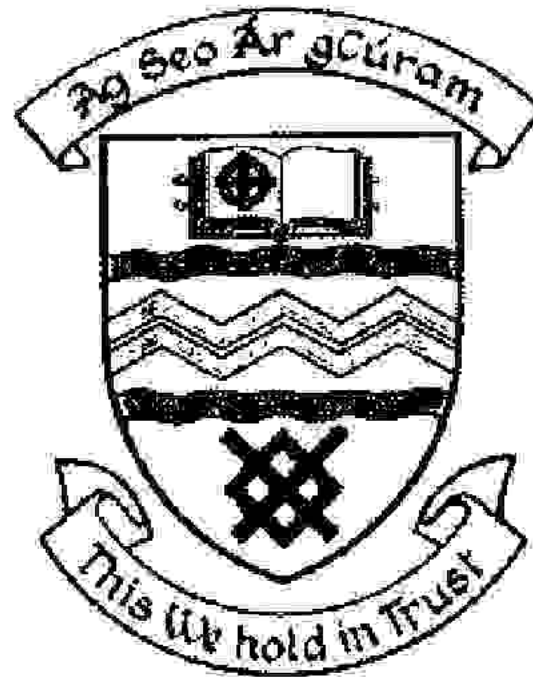


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0721	
1. Location	Unit 4, St. Johns House, Tallaght Retail Centre, Tallaght, Dublin 24		
2. Development	Subdivision of Unit 4 into two units, one for use as a restaurant with kitchen/stores/staffroom facilities and the other for use as a commercial unit. Permission is also sought for new shopfronts and signage to facades.		
3. Date of Application	17/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Enda Fanning Architects, Address: 40 Main Street, Rathfarnham Village,		
5. Applicant	Name: Sean O'Loughlin, Address: 30 South Hill, Dartry, Dublin 6.		
6. Decision	O.C.M. No. 2697 Date 11/12/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0194 Date 25/01/2001	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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Baile Átha Cliath 24

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PLANNING DEPARTMENT
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County Hall
Town Centre, Tallaght
Dublin 24

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Enda Fanning Architects,
40 Main Street,
Rathfarnham Village,
Dublin 14

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 0194	Date of Final Grant 25/01/2001
Decision Order Number 2697	Date of Decision 11/12/2000
Register Reference S00A/0721	Date 17/10/00

Applicant Sean O'Loughlin,

Development Subdivision of Unit 4 into two units, one for use as a restaurant with kitchen/stores/staffroom facilities and the other for use as a commercial unit. Permission is also sought for new shopfronts and signage to facades.

Location Unit 4, St. Johns House, Tallaght Retail Centre, Tallaght, Dublin 24

Floor Area 319.00 Sq Metres

Time extension(s) up to and including

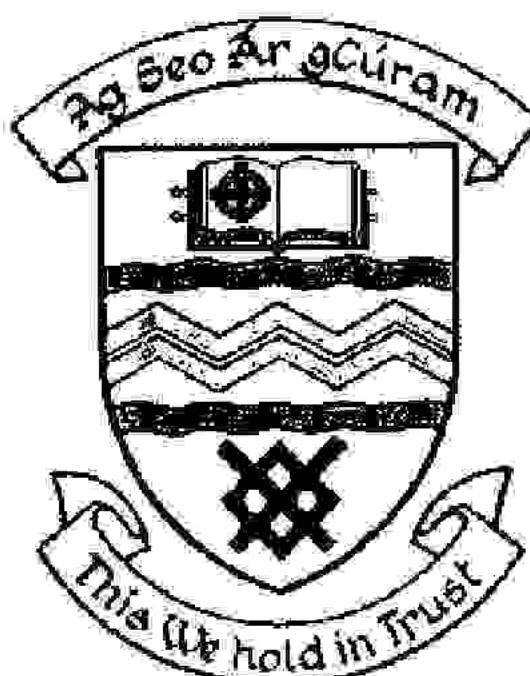
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (7) Conditions.

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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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
 In order to comply with the Sanitary Services Acts, 1878-1964.

- 3 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.

- 4 Revised detailed drawings shall be submitted for agreement with the Planning Authority prior to the commencement of development clarifying the discrepancy between the ground floor plan and the north east elevation drawing submitted.
REASON:
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 5 (i) That full details of the proposed "Giovanni's Restaurant" sign on the north east elevation including materials, colour and illumination shall be submitted to and agreed with the Planning Authority prior to commencement of development.
 (ii) That no advertising sign or structure be erected except that which is included in this application or those which are exempted development without the prior approval of the Planning Authority or An Bord Pleanála on appeal. In this regard any proposed sign or elevational alteration to the proposed 'commercial unit' shall be the subject of a new application.
REASON:
 In the interest of the planning and development of the area.

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- 6 That the proposed 'commercial unit' shown on lodged ground floor plan as a 'retail unit' shall be used as a shop or Class 2 offices as defined in the 1994 Local Government (Planning and Development) Regulations, as amended.

REASON:

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

- 7 That prior to the commencement of development, the applicant shall make a financial contribution to the Council of £19,000 (nineteen thousand pounds) EUR 24,125 (twenty four thousand one hundred and twenty five euros) towards the cost of car parking in the Tallaght Town Centre area calculated on the basis of a shortfall of 19 car parking spaces at £1,000 per space.

REASON:

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

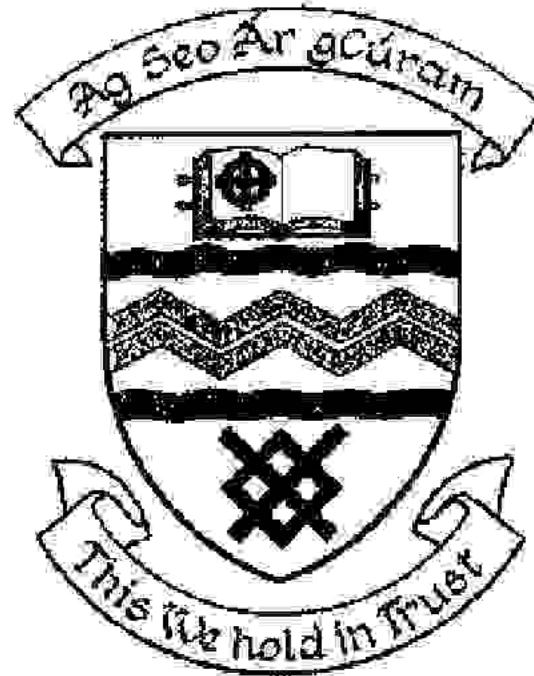
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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.

...  ... 30/01/01
 for SENIOR ADMINISTRATIVE OFFICER

hinda

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2697	Date of Decision 11/12/2000
Register Reference S00A/0721	Date: 17/10/00

Applicant Sean O'Loughlin,

Development Subdivision of Unit 4 into two units, one for use as a restaurant with kitchen/stores/staffroom facilities and the other for use as a commercial unit. Permission is also sought for new shopfronts and signage to facades.

Location Unit 4, St.Johns House, Tallaght Retail Centre, 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 (7) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....*MM*..... 11/12/00
for SENIOR ADMINISTRATIVE OFFICER

Enda Fanning Architects,
40 Main Street,
Rathfarnham Village,
Dublin 14

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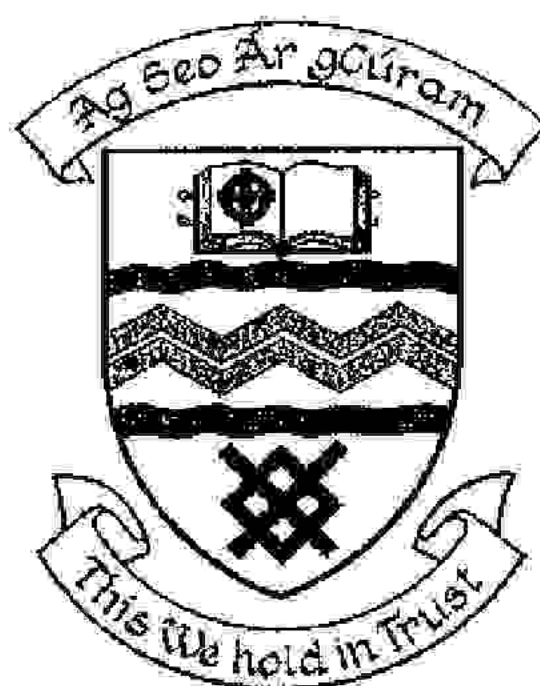
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Conditions and Reasons

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REG. REF. S00A/0721

prior approval of the Planning Authority or An Bord Pleanála on appeal. In this regard any proposed sign or elevational alteration to the proposed 'commercial unit' shall be the subject of a new application.

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