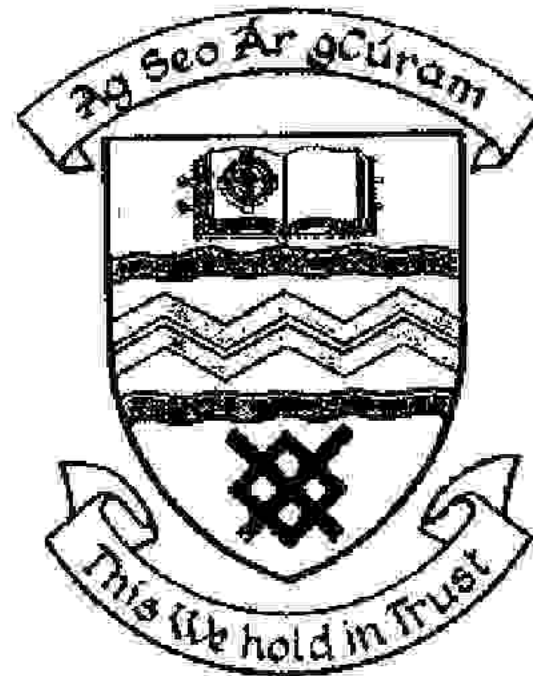


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0405	
1. Location	Site located at Fortunestown Way, opposite junction with Brookfield Road, Gibbons, Tallaght, Dublin 24.		
2. Development	Use of Unit 1 of previously permitted shops (Reg. Ref. S98A/0385) for sale of hot food for consumption off the premises.		
3. Date of Application	13/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 28/06/2000 2.	1. 03/07/2000 2.
4. Submitted by	Name: Fenton Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd., Address: Ballymount House, Ballymount Road, Kingswood, Dublin 24.		
6. Decision	O.C.M. No. 1976  Date 31/08/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2224  Date 13/10/2000	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**

Halla an Chontae  
Lár an Bhaile, Tamhlacht  
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

Fenton Simons,  
29 Fitzwilliam Place,  
Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2224	Date of Final Grant 13/10/2000
Decision Order Number 1976	Date of Decision 31/08/2000
Register Reference S00A/0405	Date 03/07/00

**Applicant** Kelland Homes Ltd.,

**Development** Use of Unit 1 of previously permitted shops (Reg. Ref. S98A/0385) for sale of hot food for consumption off the premises.

**Location** Site located at Fortunestown Way, opposite junction with Brookfield Road, Gibbons, Tallaght, Dublin 24.

**Floor Area** 99.29 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 28/06/2000 /03/07/2000

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

**SOUTH DUBLIN COUNTY COUNCIL**  
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**Applications/Registry/Appeals**

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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 The proposed development shall comply with all relevant conditions attached to Reg. Ref. S98A/0385.  
REASON:  
In the interests of orderly development.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
  - (a) All pipes shall be laid with a minimum of 1.2 metres in roads, footpaths and driveways, and 0.9 metres in open space. Where it is not possible to achieve these covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
  - (b) The developer shall ensure full and complete separation of foul and surface water systems.
  - (c) Prior to the commencement of use the applicant shall submit for the approval of the Area Engineer, Deansrath, a detailed watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout and proposed connection to existing watermain. The layout should be in accordance with Part B of the Building Regulations.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 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 The proposed development shall not operate between the hours of midnight and 8:a.m.  
REASON:  
In the interests of the residential amenity of adjoining properties.



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**Applications/Registry/Appeals**  
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6 The following requirements of the Principal Environmental Health Officer shall be adhered to:-

- (a) Suitable and adequate ventilation shall be provided in the kitchen and localised mechanical extract ventilation directly to the outer air shall be provided over all steam and fume emitting appliances.
- (b) Extract fumes shall be minimised and if necessary treated using the Best Available Technology, and emitted to the outer air via a stack erected to a minimum height of 1 metre above the eaves of the premises or adjoining premises.
- (c) Noise due to the normal operation of the proposed development, expressed as Laeq over one hour at the site boundary, shall not exceed the background level by 5 dBA or more at night or by 10BA or more during normal working hours.
- (d) The developer shall ensure that the lighting system is designed to minimise potential pollution from glare and spillage.
- (e) The developer shall provide evidence of a potable water supply at the unit.
- (f) Where sanitary facilities are located internally, water closet accommodation; intervening lobbies and bathrooms shall be permanently and independently ventilated to the open air by means of a mechanically aided system. The lobby to the WC may not be used for a food preparation area or for food storage or food packaging storage.
- (g) A detailed layout plan indicating equipment finishes, ventilation, wash-up, drainage, grease trap etc. shall be submitted to the Planning Authority prior to the commencement of work on the interior fitting out.
- (h) The applicant shall provide a changing area for staff and a secure area for storing outdoor clothing and personal belongings while at work. The staff shall not cross any food preparation area to reach this changing room.

**REASON:**

In order to comply with the requirements of the Principal Environmental Health Officer.

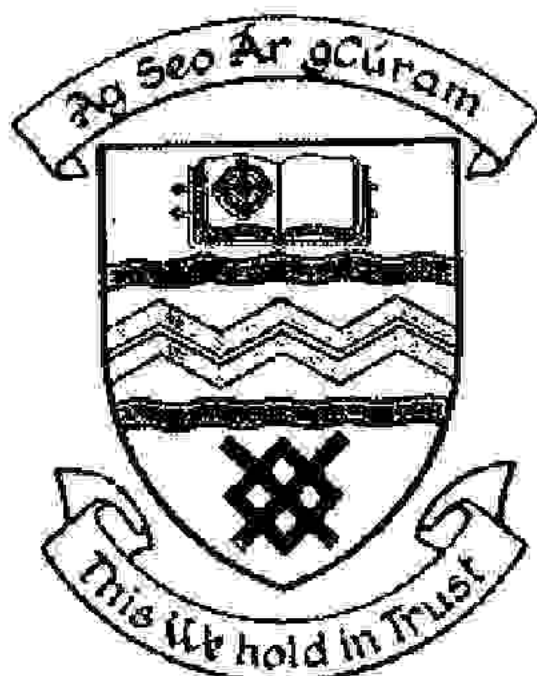
7 All waste water from the cooking area shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.

**REASON:**

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

- 8 A litter bin shall be provided outside the front of the premises for use by customers.

**REASON:**

In the interest of the amenity of the locality.

- (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.

.....16/10/00  
for SENIOR ADMINISTRATIVE OFFICER

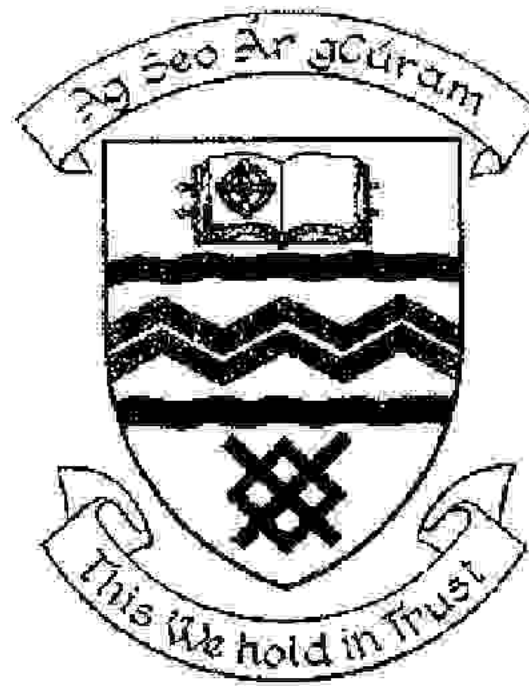
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0405	
1. Location	Site located at Fortunestown Way, opposite junction with Brookfield Road, Gibbons, Tallaght, Dublin 24.		
2. Development	Use of Unit 1 of previously permitted shops (Reg. Ref. S98A/0385) for sale of hot food for consumption off the premises.		
3. Date of Application	13/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 28/06/2000 2.	1. 03/07/2000 2.
4. Submitted by	Name: Fenton Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd., Address: Ballymount House, Ballymount Road, Kingswood, Dublin 24.		
6. Decision	O.C.M. No. 1976  Date 31/08/2000	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.	



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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PLANNING  
DEPARTMENT  
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NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1976	Date of Decision 31/08/2000
Register Reference S00A/0405	Date: 13/06/00

Applicant Kelland Homes Ltd.,

Development Use of Unit 1 of previously permitted shops (Reg. Ref. S98A/0385) for sale of hot food for consumption off the premises.

Location Site located at Fortunestown Way, opposite junction with Brookfield Road, Gibbons, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 28/06/2000 /03/07/2000

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.

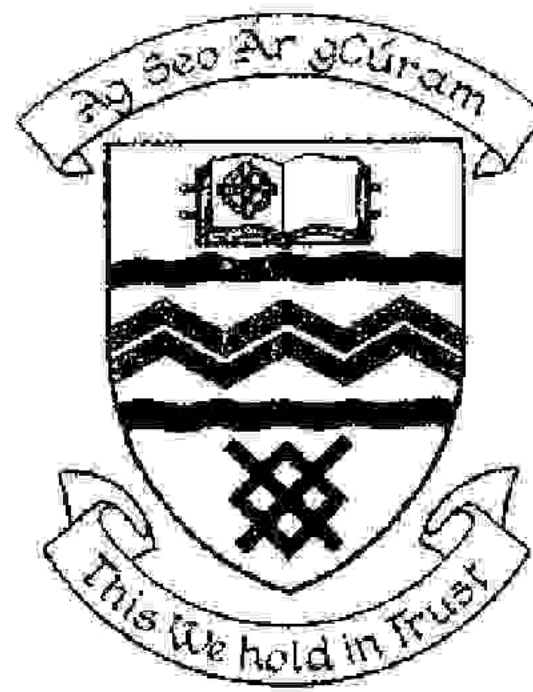
..... *my* ..... 31/08/00  
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons,  
29 Fitzwilliam Place,  
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,  
Lár an Bhaile, Tamlacht,  
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REG REF. S00A/0405

Conditions and Reasons

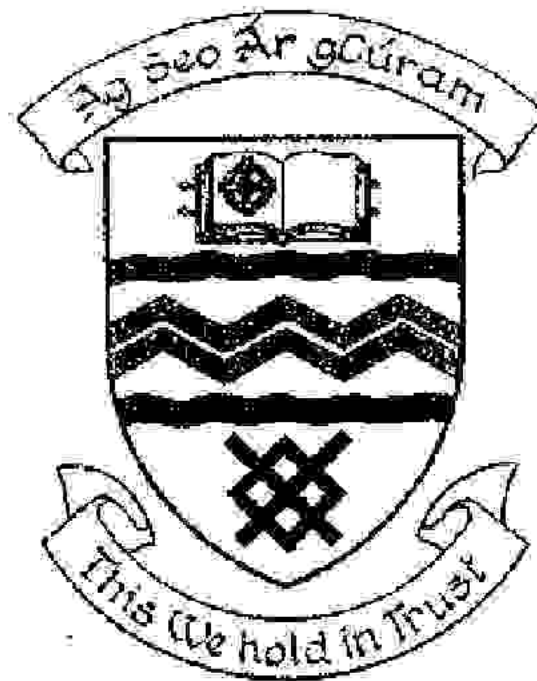
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
- 2 The proposed development shall comply with all relevant conditions attached to Reg. Ref. S98A/0385.  
REASON:  
In the interests of orderly development.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
  - (a) All pipes shall be laid with a minimum of 1.2 metres in roads, footpaths and driveways, and 0.9 metres in open space. Where it is not possible to achieve these covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
  - (b) The developer shall ensure full and complete separation of foul and surface water systems.
  - (c) Prior to the commencement of use the applicant shall submit for the approval of the Area Engineer, Deansrath, a detailed watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout and proposed connection to existing watermain. The layout should be in accordance with Part B of the Building Regulations.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 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:



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REG. REF. S00A/0405

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

- 5 The proposed development shall not operate between the hours of midnight and 8 a.m.

REASON:

In the interests of the residential amenity of adjoining properties.

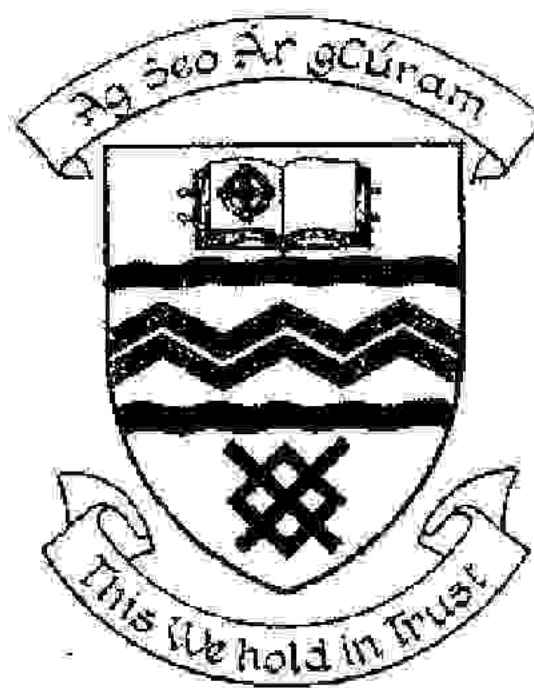
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- (g) A detailed layout plan indicating equipment finishes, ventilation, wash-up, drainage, grease trap etc. shall be submitted to the Planning Authority prior to the commencement of work on the

SOUTH DUBLIN COUNTY COUNCIL  
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interior fitting out.

- (h) The applicant shall provide a changing area for staff and a secure area for storing outdoor clothing and personal belongings while at work. The staff shall not cross any food preparation area to reach this changing room.

REASON:

In order to comply with the requirements of the Principal Environmental Health Officer.

- 7 All waste water from the cooking area shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.

REASON:

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

- 8 A litter bin shall be provided outside the front of the premises for use by customers.

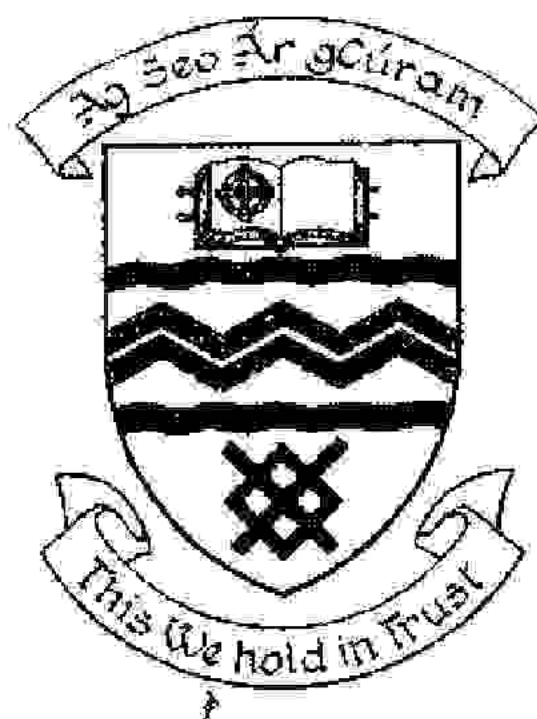
REASON:

In the interest of the amenity of the locality.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0405	
1. Location	Site located at Fortunestown Way, opposite junction with Brookfield Road, Gibbons, Tallaght, Dublin 24.		
2. Development	Use of Unit 1 of previously permitted shops (Reg. Ref. S98A/0385) for sale of hot food for consumption off the premises.		
3. Date of Application	13/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 28/06/2000 2.	1. 03/07/2000 2.
4. Submitted by	Name: Fenton Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd., Address: Ballymount House, Ballymount Road, Kingswood, Dublin 24.		
6. Decision	O.C.M. No. 1394  Date	Effect AR REQUEST REVISED PUBLIC NOTICE	
7. Grant	O.C.M. No. Date	Effect AR REQUEST REVISED PUBLIC NOTICE	
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, Tamhlacht,  
Baile Átha Cliath 24.

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Facs: 01-414 9104

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

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

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

Order Number 1394	Date of Order 28/06/2000
Register Reference S00A/0405	Date 13/06/00

Applicant Kelland Homes Ltd.,

Development Use of Unit 1 of previously permitted shops (Reg. Ref. S98A/0385) for sale of hot food for consumption off the premises.

Location Site located at Fortunestown Way, opposite junction with Brookfield Road, Gibbons, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 20/06/00 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

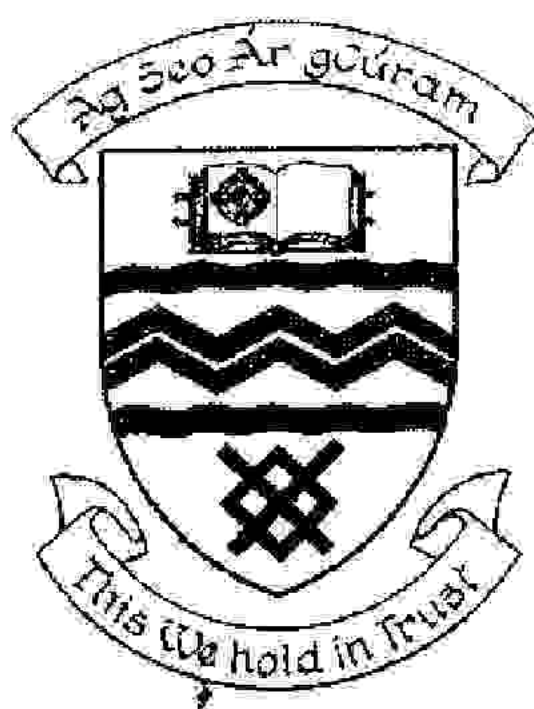
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Fenton Simons,  
29 Fitzwilliam Place,  
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S00A/0405

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....  
for Senior Administrative Officer. 29/06/00