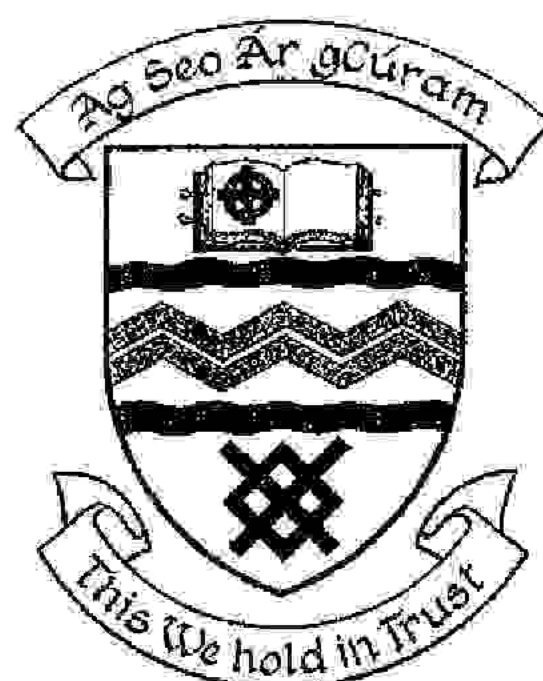


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0324	
1. Location	Old Bawn Road, Tallaght, Dublin 24.		
2. Development	Demolition of existing public house and stores and erection of new two storey and pitched roof over basement public house with associated site works.		
3. Date of Application	15/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/07/2000 2.	1. 05/12/2000 2.
4. Submitted by	Name: John Duffy Design Group, Address: 24 The Crescent, Monkstown,		
5. Applicant	Name: Aherne and Sons (1976) Ltd., Address: Ahernes Public House, Old Bawn Road, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0243 Date 01/02/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	28/02/2001	Written Representations	
9. Appeal Decision	27/06/2001	Grant Permission	
10. Material Contravention			
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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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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0243	Date of Decision 01/02/2001
Register Reference S00A/0324	Date: 15/05/00

Applicant Aherne and Sons (1976) Ltd.,

Development Demolition of existing public house and stores and erection
of new two storey and pitched roof over basement public
house with associated site works.

Location Old Bawn Road, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 13/07/2000 /05/12/2000

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 (16) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....*MT*..... 02/02/01
for SENIOR ADMINISTRATIVE OFFICER

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

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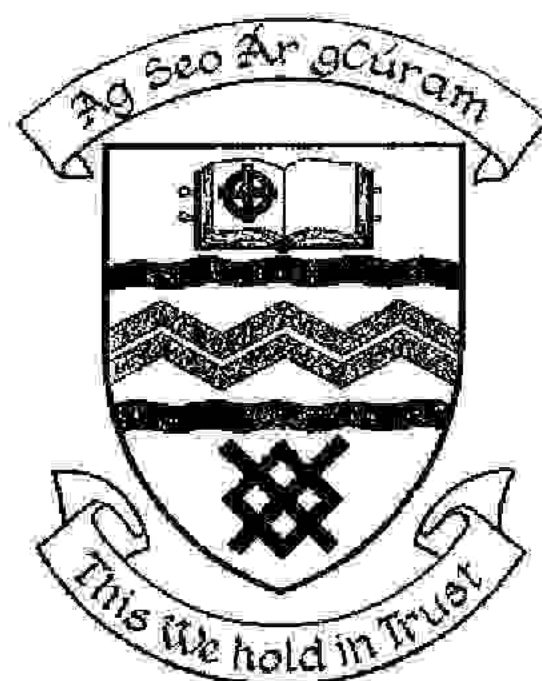
Conditions and Reasons

- 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 on 05/12/00 and Unsolicited Additional Information received on 08th and 10th January 2001, 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 With regard to proposed foul and surface drainage the following requirements shall be complied with fully in the proposed development:-
 - (i) Applicant to ensure full and complete separation of foul and surface water systems.
 - (ii) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - (iii) Proposed foul sewer is flat between two manholes. The applicant is to submit to and agree with the Environmental Services and Planning Department prior to commencement of development revised details of foul drainage showing gradients and amended invert levels between said proposed manholes.
 - (iv) The applicant is to submit and agree with Environmental Services and Planning Department prior to commencement of development details of foul sewer outfall including invert levels.
 - (v) The applicant is to note that the area being drained requires surface water discharge of 88 l/s. Gradient of surface water pipes within site shall be checked to ascertain if the capacity is sufficient to produce full bore velocity equal to or greater than 0.75 m/s. Details to be submitted to and agreed with the Environmental Services and Planning

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- Department prior to commencement of development.
- (vi) The applicant is to submit and agree with the Environmental Services and Planning Department prior to commencement of development full details of surface water outfall including invert levels, pipe gradients and sizes.

REASON:

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

- 3 With regard to water supply the following requirements shall be complied with fully in the proposed development.

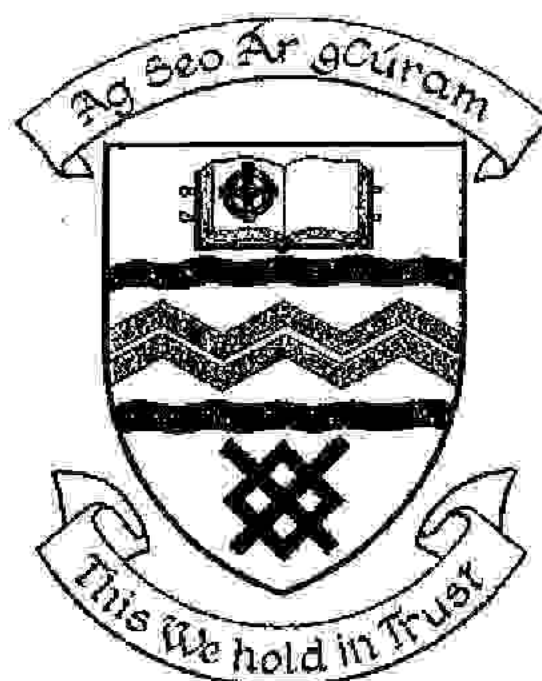
- (i) A separate metered water supply connection is required.
- (ii) No building shall be erected within 5 metres of a public watermain or any watermain with the potential to be taken in charge.
- (iii) The applicant shall submit full details of the proposed watermain layout for the approval of the Water Services Area Engineer at the Council's Deansrath Depot (telephone 01-4570784) prior to the commencement of the proposed development. The details to be submitted shall include pipe sizes, pipe class, pipe route, meter, scour mains (if applicable), air valves, hydrants, and the point of the proposed connection to the existing supplying watermains.
- (iv) The layout and the provision of the proposed watermain shall comply with Part B of the 1997 Building Regulations Technical Guidance Documents.
- (v) 24 hour storage shall be provided.
- (vi) All connections, swabbing, chlorination and tapping of mains by South Dublin County Council personnel shall be at the applicants expense.
- (vii) Spur mains to end in a loop to facilitate self-cleansing of watermain.
- (viii) Mains in excess of 150mm diameter to be Ductile Iron.
- (ix) The proposal shall comply with the requirements of the Chief Fire Officer.

REASON:

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In order to comply with the Sanitary Services Act, 1898-1964.

- 4 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development. In this regard:-

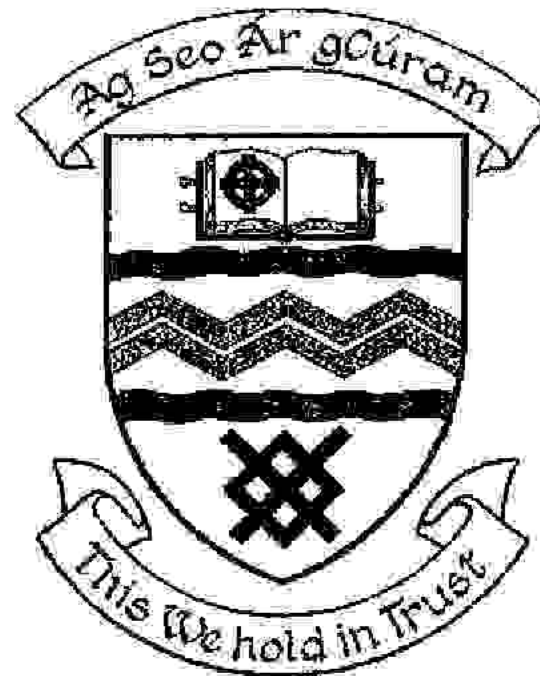
- (i) The noise levels proposed in the Noise Assessment Report submitted as unsolicited additional information and received on 8th January 2001 shall be strictly adhered to in the development except as may be amended by Condition 4 (ii) (iii) or (iv).
- (ii) Noise due to the normal operation of the proposed development expressed as Laeq over 1 hour at the facade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A).

NOTE: A noise sensitive location is any dwelling house, hotel or hostel, health building, educational establishment when in use, places of worship during recognised times and days of worship, places of entertainment which for their proper enjoyment require the absence of noise at nuisance levels, or any other facility or area of high amenity which for its proper enjoyment requires the absence of noise at nuisance level.

Daytime: 08:00-18:00 hrs.
Evening: 18:00-22:00 hrs.
Night time: 22:00-08:00 hrs.

- (iii) Noise emanating from the carpark, expressed as Laeq over one hour at the site boundary, shall not exceed the background level by 5 dBA or more at night.
- (iv) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes in a noise sensitive location, shall not exceed the background level for night time.

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- (v) The applicant is to consult fully with the Principal Environmental Health Officer in respect of food preparation and storage, prior to commencement of development.

REASON:

In the interest of public health.

- 5 Colour of proposed brick external finish of proposed building shall be submitted to and agreed with the Planning Department prior to the commencement of development.

REASON:

In the interest of visual amenity.

- 6 The applicant is to submit and agree with the Planning Department prior to commencement of the development:

(i) A revised site plan at scale 1:200 clearly showing the location of the existing and proposed boundary treatment and to include proposed treatment of western site boundary.

(ii) Details and colour of pewter blend clad boundary wall.

REASON:

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

- 7 (i) That no advertising sign or structure be erected except those which are exempted development or those which are included as part of this proposal without prior approval of the Planning Authority or An Bord Pleanála on appeal.
(ii) Details of illumination of proposed signage shall be submitted to and agreed with the Planning Authority prior to commencement of development.

REASON:

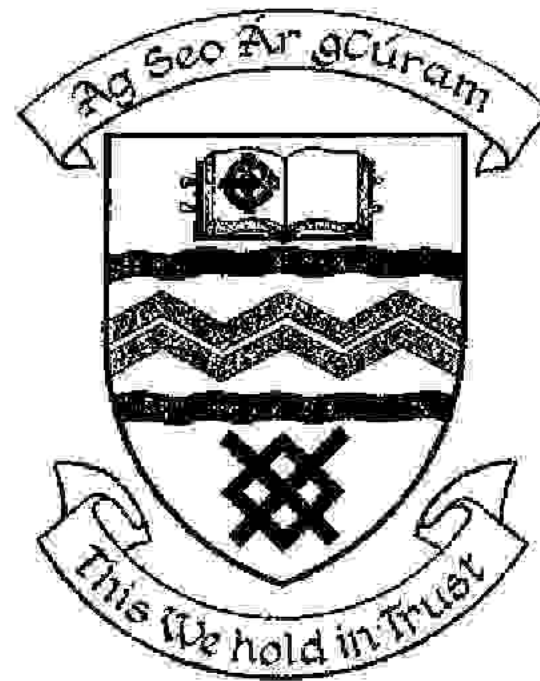
In the interest of the proper planning and development of the area.

- 8 (i) A revised landscape plan including provision for plants along boundary walls and extensive tree

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- planting within the carpark shall be submitted to and agreed with the Parks and Planning Departments prior to the commencement of development.
- (ii) Details regarding the treatment of the boundary adjoining the existing public open space to the south east of the site shall be submitted to and agreed with Parks and Planning Departments prior to the commencement of development.

REASON:

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

- 9 That the proposed car parking spaces shall be clearly marked out on the site.

REASON:

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

- 10 That any discrepancies between the plans and elevations submitted shall be clarified and agreed with the Planning Department prior to the commencement of development.

REASON:

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

- 11 That no pedestrian access shall be provided between the site of the proposed development and the site of the proposed apartment development to the west.

REASON:

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

- 12 That the existing public house and stores shall be demolished and the building material removed from the site and the subject site area shall be landscaped to the satisfaction of the Planning Department prior to the opening of the proposed development.

REASON:

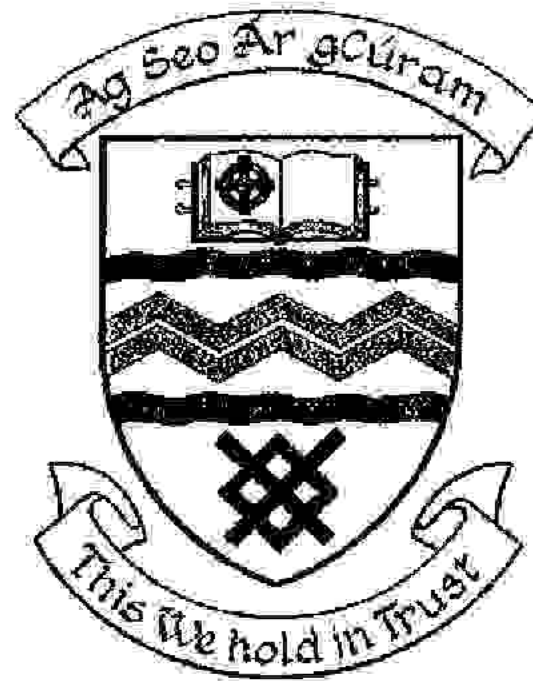
In the interest of proper planning and development of the area.

- 13 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other

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debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 14 That a financial contribution in the sum of £13,450 (thirteen thousand four hundred and fifty pounds) EUR 17,078 (seventeen thousand and seventy eight 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.

- 15 That a financial contribution in the sum of £34,986 (thirty four thousand nine hundred and eighty six pounds) EUR 44,423 (forty four thousand four hundred and twenty three 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.

- 16 That a financial contribution in the sum of £6,747 (six thousand seven hundred and forty seven pounds) EUR 8,567 (eight thousand five hundred and sixty seven 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

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reasonable that the developer should contribute towards the
cost of the works.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0324	
1. Location	Old Bawn Road, Tallaght, Dublin 24.		
2. Development	Demolition of existing public house and stores and erection of new two storey and pitched roof over basement public house with associated site works.		
3. Date of Application	15/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/07/2000 2.	1. 2.
4. Submitted by	Name: John Duffy Design Group, Address: 24 The Crescent, Monkstown,		
5. Applicant	Name: Aherne and Sons (1976) Ltd., Address: Ahernes Public House, Old Bawn Road, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1540 Date 13/07/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1540	Date of Decision 13/07/2000
Register Reference S00A/0324	Date: 15/05/00

Applicant Aherne and Sons (1976) Ltd.,
Development Demolition of existing public house and stores and erection
 of new two storey and pitched roof over basement public
 house with associated site works.

Location Old Bawn Road, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 15/05/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

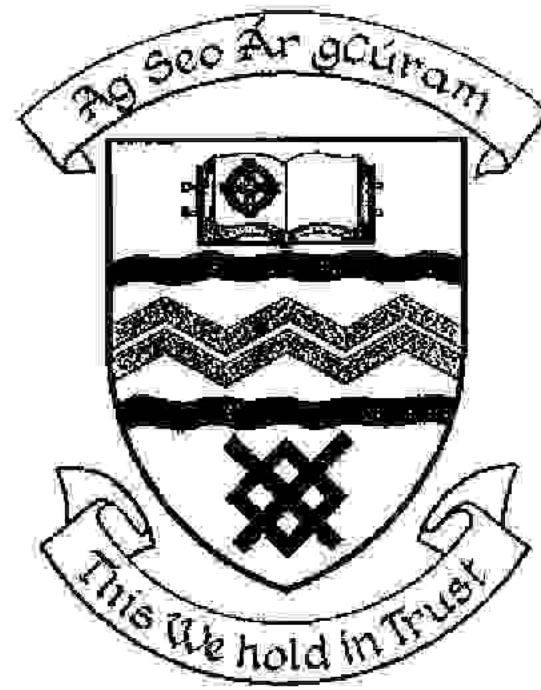
- 1 The applicant is requested to submit a detailed landscape plan with full works schedule, bill of quantities and maintenance programme. In particular an attempt should be made to soften the large expanse of tarmacadam parking space with suitable tree and shrub planting. Provisions should also be made for screen planing along the boundary with the public road.
- 2 The applicant is requested to submit Additional Information with regard to the proposals for the treatment of the boundary between the proposed house and the open space situated to the south east of the site.
- 3 With regard to foul drainage the applicant is requested to submit full details of the proposed drainage including pipe sizes, gradients, cover and invert levels up to and including connection to the public sewer.

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

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- 4 With regard to surface water drainage, the applicant is requested to submit details of the proposed drainage including pipe sizes, gradients, cover and invert levels up to and including connection to the public sewer.
- 5 The applicant is requested to submit details of the proposed watermain layout including watermain size, valve, meter and hydrant layout and proposed point of connection to the existing watermain. The layout should be in accordance with Part B of the 1997 Building Regulations.
- 6 The applicant is requested to provide evidence of a potable water supply at the unit.
- 7 The applicant is requested to indicate on revised plans a changing area for staff and a secure area for storing outdoor clothing and personal belongings while at work. The layout should be so designed so that staff should not cross any food preparation area to reach this changing room. Suitable and adequate sanitary accommodation should also be provided for the sole use of food worker staff. Details of refuse storage facilities are required (suitably screened from neighbouring houses).
- 8 It is noted from the site location map submitted that the applicant intends to include within the site boundary a section of land which currently lies outside the boundary wall of the site on Parkwood Road. The applicant is requested to confirm his legal interest in this land and to clarify his legal entitlement to include it as part of the site.
- 9 On a revised site plan the applicant is requested to omit the hatched area indicated as the location of a future two storey retail/office development. For the purposes of this application this development in its proposed location will not be considered and it is therefore requested that it be omitted from the site plan.
- 10 The applicant is requested to submit details of the proposed hours of operation of the restaurant and Off-Licence uses within the licensed premises.

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- 11 The applicant is requested to submit full details of the shop front to the proposed off-licence. This should include details of the proposed materials and signage to be used. The applicant is further requested to submit revised elevational drawings of the eastern elevation of the property omitting the proposed signage at second storey level depicting the name 'AHERNE'S' on the timber facade in favour of smaller signage level with the off licence fascia. The applicant is requested to indicate any proposals for illuminating signage.
- 12 It is requested that the applicant submit a revised site plan indicating a distance of not less than 22 metres between the southern elevation of the proposed structure and of the dwelling located close to the southern boundary wall the site at the end of the cul-de- sac on Parkwood Lawn.
- 13 It is noted that a structure with entrance gates or doors is to be located adjoining both the boundary wall to the south of the site and the paved area indicated on the site plan. The applicant is requested to indicate the nature of this development and its intended use. If the structure is to be roofed elevational drawings of same should be submitted to the Planning Authority.
- 14 The applicant is requested to submit elevational drawings of the proposed treatment of the site boundaries. This should include a detailed specification of the materials to be used and all proposed finishes.
- 15 The applicant is requested to submit revised plans deleting the proposed pedestrian gate/access to the proposed apartment site to the west.
- 16 Extract fumes are to be minimised and if necessary treated using the latest available technology and emitted to the outer air via a stack erected to a minimum height of one metre above the eaves of the premises or adjoining premises. The applicant is requested to submit revised plans indicating same.
- 17 The Planning Authority note that the elevations and floor plans do not correspond as regards window positions. The

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applicant is requested to submit revised plans in this respect.

- 18 The applicant is requested to submit cross sectional views sufficient to demonstrate the height of the proposed building in relation to neighbouring properties to the north, south and west.
- 19 The applicant is requested to show north-south and east-west cross sectional plans sufficient to show the height of the proposed apartment block in relation to the heights of neighbouring properties to the west, north and south. These plans must take account of changes in site levels.

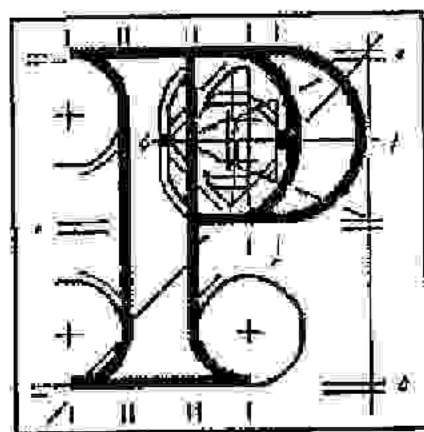
Signed on behalf of South Dublin County Council

[Signature]
.....
for Senior Administrative Officer

13/07/00

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0324	
1. Location	Old Bawn Road, Tallaght, Dublin 24.		
2. Development	Demolition of existing public house and stores and erection of new two storey and pitched roof over basement public house with associated site works.		
3. Date of Application	15/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/07/2000 2.	1. 05/12/2000 2.
4. Submitted by	Name: John Duffy Design Group, Address: 24 The Crescent, Monkstown,		
5. Applicant	Name: Aherne and Sons (1976) Ltd., Address: Ahernes Public House, Old Bawn Road, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0243 Date 01/02/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	28/02/2001	Written Representations	
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14. Registrar		Date	Receipt No.

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0324

APPEAL by Parkwood Residents' Association care of O'Donnell Solon and Company of 167 Kimmage Road Lower, Dublin against the decision made on the 1st day of February, 2001 by the Council of the County of South Dublin to grant subject to conditions a permission to Aherne and Sons (1976) Limited care of John Duffy Design Group of 24 The Crescent, Monkstown, County Dublin for development comprising the demolition of existing public house and stores and erection of a two storey pitched roof over basement public house with associated site works at Old Bawn Road, Tallaght, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the provisions of the current Development Plan for the area, to the established use of the site and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, would not be prejudicial to public health and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars lodged with the application, as amended by revised particulars received by the planning authority on the 5th day of December, 2000 and the 8th and 10th days of January, 2001, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. All of the windows on the southern elevation of the first floor of the proposed development shall be double glazed with opaque glass.

Reason: In the interest of protecting the residential amenities of adjoining property.

3. The layout of the car park shall be revised to incorporate areas of landscaping not less than two metres wide along the southern boundary of the site and along the northern boundary of the site where it abuts the rear gardens of existing houses. Revised drawings showing compliance with these requirements shall be submitted to and agreed with the planning authority prior to commencement of development.

Reason: In the interest of residential amenity.

4. The existing public house and stores shall be demolished, the building material shall be removed from the site and the resultant area shall be landscaped within one month of the opening of the proposed development.

Reason: In the interest of residential amenity and orderly development.

5. The site shall be landscaped in accordance with a revised scheme of landscaping, details of which shall be submitted to the planning authority for written agreement before development commences. The scheme shall include a timescale for its implementation and shall include proposals for boundary treatment, including the proposed new boundary to the footpath on Parkwood Road.

Reason: In the interest of visual amenity.

6. (1) No advertising signs or structures, other than the lettering/signage on the proposed shop front, shall be erected without a prior grant of planning permission. Details of the shop front lettering/signage shall be agreed with the planning authority prior to commencement of development

- (2) Internally illuminated or projecting signs shall not be erected on the premises.

Reason: In the interest of the amenities of the area, and to limit the extent and impact of advertising matter on these premises, having regard to their location and the proximity of residential property.

7. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

8. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to the planning authority for agreement prior to commencement of development.

Reason: In the interest of orderly development and visual amenity.

9. (1) No playing of amplified music shall take place in the proposed development which would be audible at the boundaries of the site.
- (2) The noise levels proposed in the Noise Assessment report submitted to the planning authority on the 8th day of January, 2001 shall be strictly adhered to in the development.

Reason: To protect the residential amenities of adjoining property and the area generally.

10. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of the cost of the provision of services in the area facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

11. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority towards the cost of roads improvements and traffic management in the area facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.


In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

12. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of the cost of the Boherboy Water Supply Scheme facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

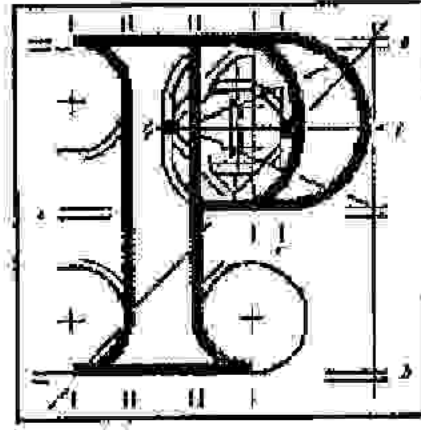
Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.



**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this 27th day of June 2001.

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0324

APPEAL by Parkwood Residents' Association care of O'Donnell Solon and Company of 167 Kimmage Road Lower, Dublin against the decision made on the 1st day of February, 2001 by the Council of the County of South Dublin to grant subject to conditions a permission to Aherne and Sons (1976) Limited care of John Duffy Design Group of 24 The Crescent, Monkstown, County Dublin for development comprising the demolition of existing public house and stores and erection of a two storey pitched roof over basement public house with associated site works at Old Bawn Road, Tallaght, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the provisions of the current Development Plan for the area, to the established use of the site and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, would not be prejudicial to public health and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars lodged with the application, as amended by revised particulars received by the planning authority on the 5th day of December, 2000 and the 8th and 10th days of January, 2001, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. All of the windows on the southern elevation of the first floor of the proposed development shall be double glazed with opaque glass.

Reason: In the interest of protecting the residential amenities of adjoining property.

3. The layout of the car park shall be revised to incorporate areas of landscaping not less than two metres wide along the southern boundary of the site and along the northern boundary of the site where it abuts the rear gardens of existing houses. Revised drawings showing compliance with these requirements shall be submitted to and agreed with the planning authority prior to commencement of development.

Reason: In the interest of residential amenity.

4. The existing public house and stores shall be demolished, the building material shall be removed from the site and the resultant area shall be landscaped within one month of the opening of the proposed development.

Reason: In the interest of residential amenity and orderly development.

5. The site shall be landscaped in accordance with a revised scheme of landscaping, details of which shall be submitted to the planning authority for written agreement before development commences. The scheme shall include a timescale for its implementation and shall include proposals for boundary treatment, including the proposed new boundary to the footpath on Parkwood Road.

Reason: In the interest of visual amenity.

6. (1) No advertising signs or structures, other than the lettering/signage on the proposed shop front, shall be erected without a prior grant of planning permission. Details of the shop front lettering/signage shall be agreed with the planning authority prior to commencement of development
- (2) Internally illuminated or projecting signs shall not be erected on the premises.

Reason: In the interest of the amenities of the area, and to limit the extent and impact of advertising matter on these premises, having regard to their location and the proximity of residential property.

7. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

8. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to the planning authority for agreement prior to commencement of development.

Reason: In the interest of orderly development and visual amenity.

9. (1) No playing of amplified music shall take place in the proposed development which would be audible at the boundaries of the site.
- (2) The noise levels proposed in the Noise Assessment report submitted to the planning authority on the 8th day of January, 2001 shall be strictly adhered to in the development.

Reason: To protect the residential amenities of adjoining property and the area generally.

10. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of the cost of the provision of services in the area facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

11. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority towards the cost of roads improvements and traffic management in the area facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.


In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

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12. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of the cost of the Boherboy Water Supply Scheme facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.



Member of An Bord Pleanála
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Dated this 27th day of June 2001.