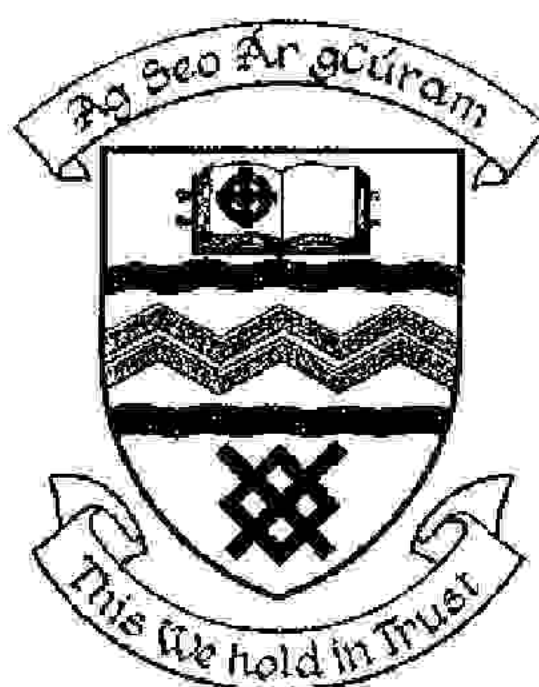


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0136	
1. Location	Sean Doherty's, Edmondstown Road, Rockbrook, Dublin 16.		
2. Development	Function room, kitchen, staff rooms and toilets at 1st floor entrance foyer and staff room at ground floor, changes to front elevation and change of use of beer garden to car park and revisions to existing car park.		
3. Date of Application	03/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 28/04/2000 2. 20/07/20	1. 22/05/2000 2. 27/07/20
4. Submitted by	Name: P.T. Watson, Address: 72 Weston Road, Churchtown,		
5. Applicant	Name: Sean Doherty, Address: 66 The Rise, Boden Park, Ballyboden, Dublin 16.		
6. Decision	O.C.M. No. 2184 Date 26/09/2000	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

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 1993

Decision Order Number 2184	Date of Decision 26/09/2000
Register Reference S00A/0136	Date: 03/03/00

Applicant Sean Doherty,

Development Function room, kitchen, staff rooms and toilets at 1st floor entrance foyer and staff room at ground floor, changes to front elevation and change of use of beer garden to car park and revisions to existing car park.

Location Sean Doherty's, Edmondstown Road, Rockbrook, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 28/04/2000 /22/05/2000

Clarification of Additional Information Requested/Received 20/07/2000 / 27/07/2000

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

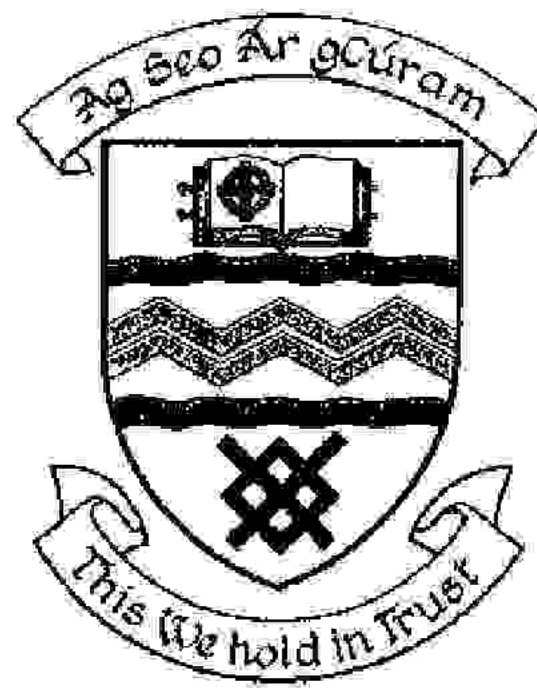
 26/09/00
for SENIOR ADMINISTRATIVE OFFICER

P.T. Watson,
72 Weston Road,
Churchtown,
Dublin 14.

**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. S00A/0136

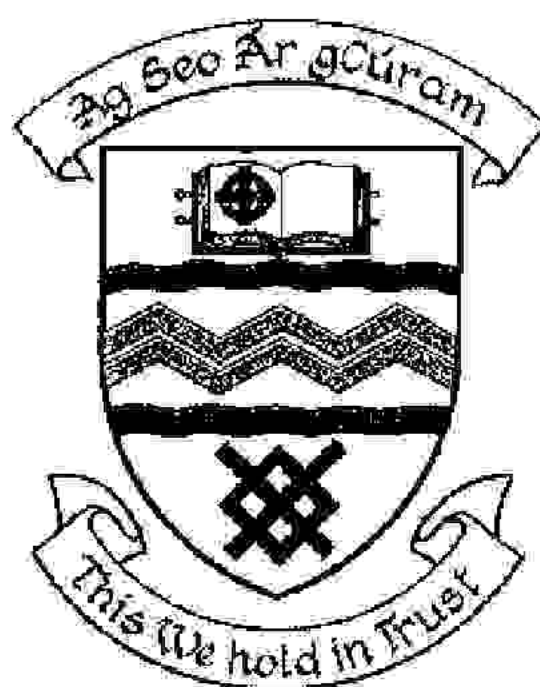
Conditions and Reasons

- 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 Unsolicited Additional Information received by the Planning Authority on 28/03/00, Additional Information received on 22/05/00 and Clarification of Additional Information received on 27/07/00, 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 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.
- 3 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.
- 4 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.
- 5 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.

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



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DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

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

REG. REF. S00A/0136

- 6 That the following requirements of the Environmental Services Department shall be strictly adhered to:
- (i) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (ii) All drainage 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) The applicant shall ensure there is adequate capacity in the existing foul sewerage network for the proposed development.
 - (iv) The applicant shall ensure that a suitable grating is provided at the surface water outfall to prevent unauthorised access.

REASON:

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

- 7 All planting in the 2 metre wide strips on the road frontages of the parking areas on both sides of the road shall be maintained at less than 900mm high.

REASON:

In the interest of road safety.

- 8 Full details of all external materials and finishes shall be submitted to and agreed by the Planning Authority before development commences.

REASON:

In the interest of visual amenity.

- 9 That a financial contribution in the sum of £1,320 (one thousand three hundred and twenty pounds) EUR 1,676 (one thousand six hundred and seventy six euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

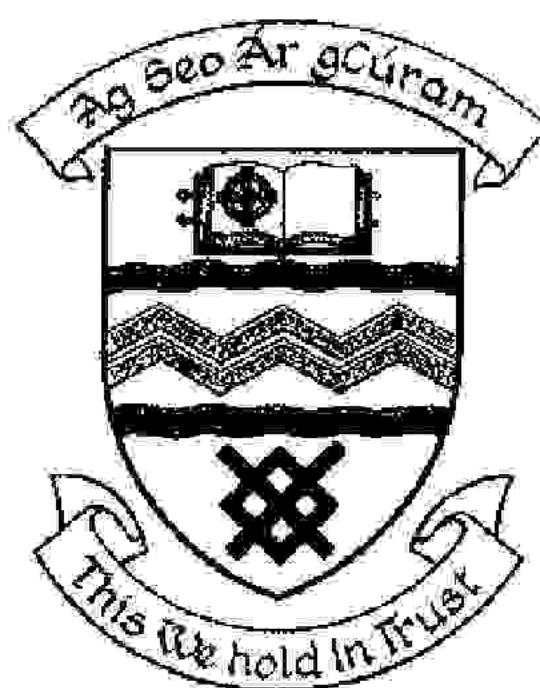
REASON:

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.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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



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DEPARTMENT**
County Hall,
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Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S00A/0136

- 10 That a financial contribution in the sum of £6,846 (six thousand eight hundred and forty six pounds) EUR 8,693 (eight thousand six hundred and ninety 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.

- 11 That a financial contribution in the sum of £2,632 (two thousand six hundred and thirty two pounds) EUR 3,342 (three thousand three hundred and forty 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.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0136	
1. Location	Sean Doherty's, Edmondstown Road, Rockbrook, Dublin 16.		
2. Development	Function room, kitchen, staff rooms and toilets at 1st floor entrance foyer and staff room at ground floor, changes to front elevation and change of use of beer garden to car park and revisions to existing car park.		
3. Date of Application	03/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 28/04/2000 2. 20/07/20	1. 22/05/2000 2. 27/07/20
4. Submitted by	Name: P.T. Watson, Address: 72 Weston Road, Churchtown,		
5. Applicant	Name: Sean Doherty, Address: 66 The Rise, Boden Park, Ballyboden, Dublin 16.		
6. Decision	O.C.M. No. 1609 Date 25/09/2000	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.	

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

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

Decision Order Number 1609	Date of Decision 20/07/2000
Register Reference S00A/0136	Date 03/03/00

Applicant Sean Doherty,
App. Type Permission
Development Function room, kitchen, staff rooms and toilets at 1st floor
 entrance foyer and staff room at ground floor and change of
 use from beer garden to car park.

Location Sean Doherty's, Edmondstown Road, Rockbrook, Dublin 16.

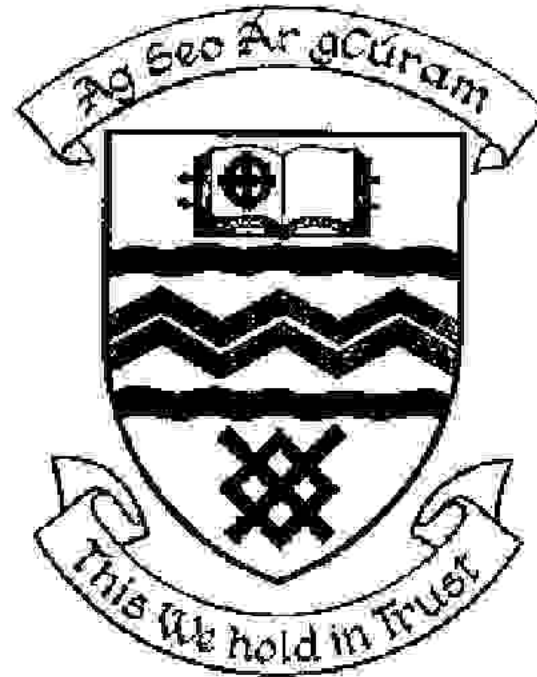
Dear Sir / Madam,

With reference to your planning application, additional information received on 22/05/00 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 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 It remains unclear from the submitted elevational drawings what is existing and what is proposed. The applicant is requested to submit clearly labelled existing and proposed drawings for all four elevations.
- 2 Amended planning application forms have not been submitted. The applicant is requested to submit same with a revised description of proposed development as per site and newspaper notice.
- 3 Details of drainage required in the Additional Information request have not been submitted. The requirements are as follows:-

P.T. Watson,
72 Weston Road,
Churchtown,
Dublin 14.

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

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

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Fax: 01-414 9104

REG REF. S00A/0136

- (i) The applicant is requested to submit details showing that the current foul drainage system has sufficient capacity for the proposed development.
- (ii) The applicant is requested to submit details of outfall to stream. Details of headwall, wing walls and apron are required. Outfall should be formed as to avoid, or provide against, local erosion and should be angled as to discharge in the direction of flow of the watercourse. For pipe sizes greater than 300mm, suitable grating is required to prevent unauthorised access.
- (iii) The applicant is requested to submit full details of proposed surface water drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to stream.

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

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

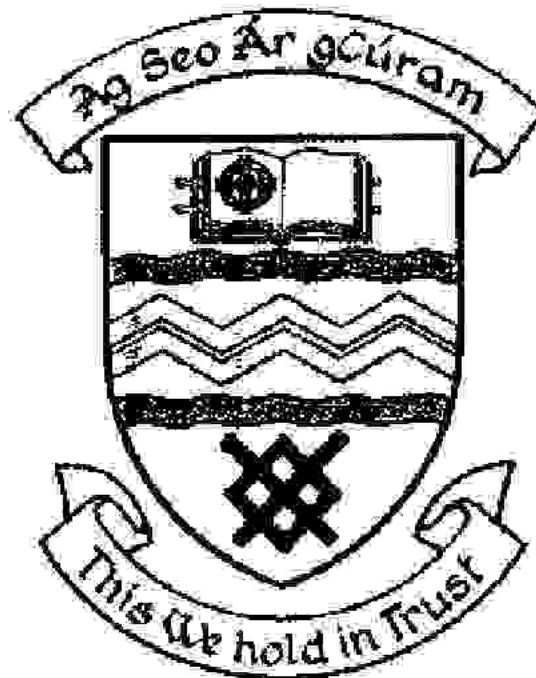
20/07/00

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0136	
1. Location	Sean Doherty's, Edmondstown Road, Rockbrook, Dublin 16.		
2. Development	Function room, kitchen, staff rooms and toilets at 1st floor entrance foyer and staff room at ground floor, changes to front elevation and change of use of beer garden to car park and revisions to existing car park.		
3. Date of Application	03/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 28/04/2000 2. 20/07/20	1. 22/05/2000 2. 27/07/20
4. Submitted by	Name: P.T. Watson, Address: 72 Weston Road, Churchtown,		
5. Applicant	Name: Sean Doherty, Address: 66 The Rise, Boden Park, Ballyboden, Dublin 16.		
6. Decision	O.C.M. No. 2184 Date 26/09/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2511 Date 13/11/2000	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



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Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

P.T. Watson,
72 Weston Road,
Churchtown,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2511	Date of Final Grant 13/11/2000
Decision Order Number 2184	Date of Decision 26/09/2000
Register Reference S00A/0136	Date 27/07/00

Applicant Sean Doherty,

Development Function room, kitchen, staff rooms and toilets at 1st floor entrance foyer and staff room at ground floor, changes to front elevation and change of use of beer garden to car park and revisions to existing car park.

Location Sean Doherty's, Edmondstown Road, Rockbrook, Dublin 16.

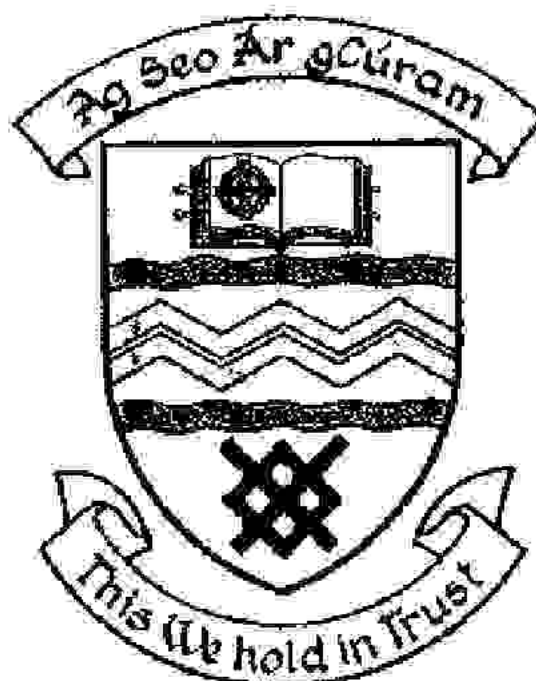
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 28/04/2000 /22/05/2000

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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 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

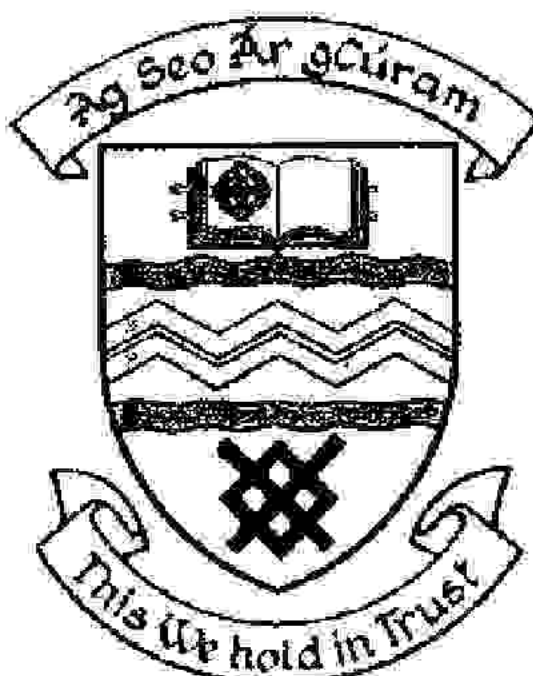
Conditions and Reasons

- 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 Unsolicited Additional Information received by the Planning Authority on 28/03/00, Additional Information received on 22/05/00 and Clarification of Additional Information received on 27/07/00, 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 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.
- 3 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.
- 4 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.
- 5 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.
- 6 That the following requirements of the Environmental Services Department shall be strictly adhered to:
 - (i) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (ii) All drainage 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

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



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 Fax: 01-414 9104

- achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (iii) The applicant shall ensure there is adequate capacity in the existing foul sewerage network for the proposed development.
 - (iv) The applicant shall ensure that a suitable grating is provided at the surface water outfall to prevent unauthorised access.

REASON:

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

- 7 All planting in the 2 metre wide strips on the road frontages of the parking areas on both sides of the road shall be maintained at less than 900mm high.

REASON:

In the interest of road safety.

- 8 Full details of all external materials and finishes shall be submitted to and agreed by the Planning Authority before development commences.

REASON:

In the interest of visual amenity.

- 9 That a financial contribution in the sum of £1,320 (one thousand three hundred and twenty pounds) EUR 1,676 (one thousand six hundred and seventy six 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:

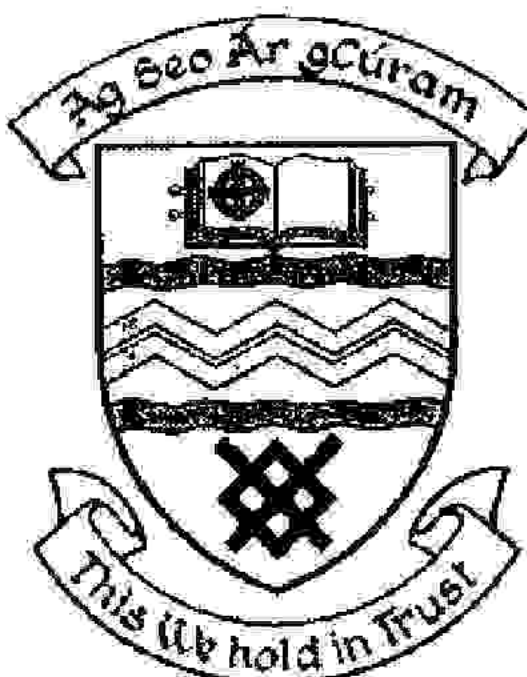
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 10 That a financial contribution in the sum of £6,846 (six thousand eight hundred and forty six pounds) EUR 8,693 (eight thousand six hundred and ninety 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

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

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Fax: 01-414 9104

improvement works and traffic management schemes
facilitating the proposed development.

- 11 That a financial contribution in the sum of £2,632 (two thousand six hundred and thirty two pounds) EUR 3,342 (three thousand three hundred and forty 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.

- (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.

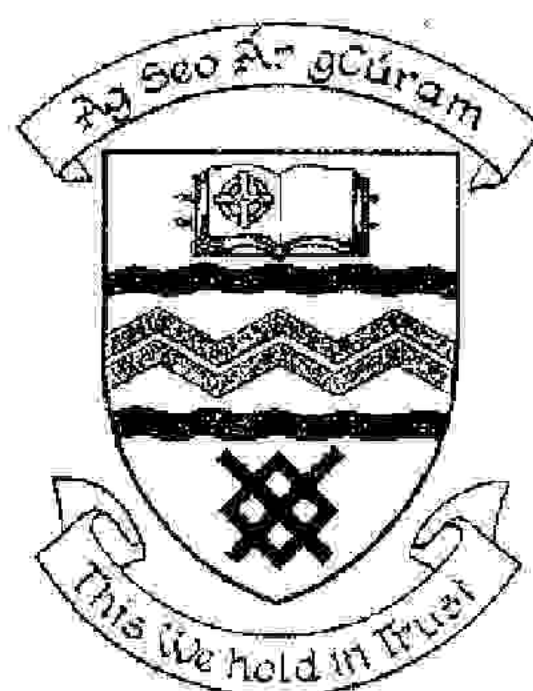
Signed on behalf of South Dublin County Council.

Alice O'Sullivan
.....14/11/00
for SENIOR ADMINISTRATIVE OFFICER

COMHAIRLE CRIONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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



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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

Decision Order Number 0901	Date of Decision 28/04/2000
Register Reference S00A/0136	Date: 03/03/00

Applicant Development Sean Doherty,
Function room, kitchen, staff rooms and toilets at 1st floor
entrance foyer and staff room at ground floor and change of
use from beer garden to car park.

Location Sean Doherty's, Edmondstown Road, Rockbrook, Dublin 16.

App. Type Permission

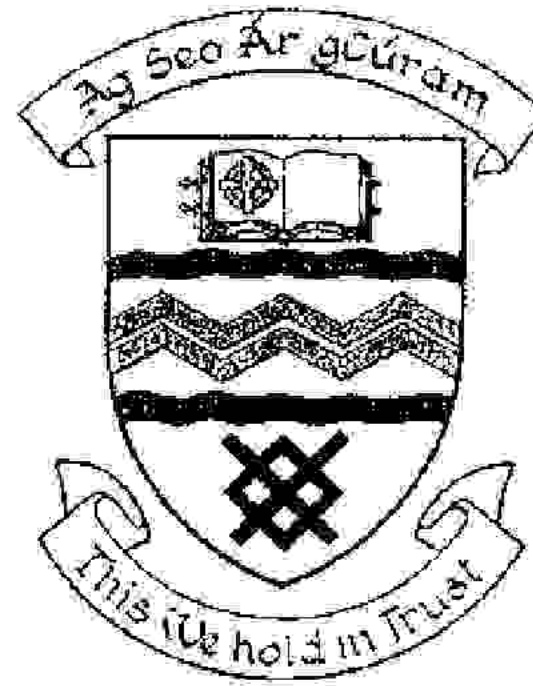
Dear Sir/Madam,

With reference to your planning application, received on 03/03/00 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 drawings and plans as required to be submitted with a planning application under Section 23, Part IV of the Local Government (Planning and Development) Regulations, 1994. Attention is drawn to Part 1(a), (c), (e), (g) and (h).
- 2 The applicant is requested to submit drawings illustrating the existing four elevations and the proposed north and east elevations to comply with Section 23, Part IV of the Local Government (Planning and Development) Regulations, 1994.
- 3 The applicant is requested to carry out revised public notice procedures and submit copies of the notices to the Planning Authority along with a revised application form referring to car parking revisions and the changes to the west elevation (road front).
- 4 The applicant is requested to submit a revised site location plan to comply with Section 23, Part IV of the Local

P.T. Watson,
72 Weston Road,
Churchtown,
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE AITHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

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Town Centre, Tallaght,
Dublin 24.

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Fax: 01-414 9104

REG REF. S00A/0136

Government (Planning and Development) Regulations, 1994. As part of the revisions to the site location plan the applicant is requested to indicate the full extent of land associated with this application delineated in red and any other lands connected to the application site under the same ownership in blue.

5 The applicant is requested to submit boundary wall details.

6 Drawing No. 156/PD/101 is stated to be at a scale of 1:100 and new works are dimensioned on the plan. However, the scale and the dimensions do not correlate and as such the applicant is requested to ensure all drawings are correctly scaled and dimensioned. All drawings should comply with Section 23, Part IV of the Local Government (Planning and Development) Regulations, 1994.

7 The applicant is requested to submit revised drawings to take into account the following required amendments:-

The proposed entrance to the existing car park is to be omitted and a 6m wide entrance/exit be provided at the location of the proposed exit. The low level boundary wall should not exceed 900mm in height.

The car park should be laid out with 6m aisle widths and car parking spaces of 4.8m x 2.4m minimum.

A 2m wide kerb strip should be left inside the boundary wall so that parked cars do not impede the vision splays at the access point. Any planting should not exceed 900mm in height.

With regard to the beer garden car park the entrance should be increased to 6m, the boundary wall should be reduced in height to less than 900mm in height, a 2m wide kerbed strip to be left inside the wall so parked cars do not impede the vision splays and any planting on this strip should not exceed 900mm in height and the proposed part of the beer store projecting beyond the facade of the building is to be omitted so as not to impede the vision splay.

8 A comprehensive landscape plan should be submitted and should include full works specification (including timescale for implementation), maintenance programme for a period of at least eighteen (18) months and bill of quantities.

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Bosca 4122,
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REG. REF. S00A/0136

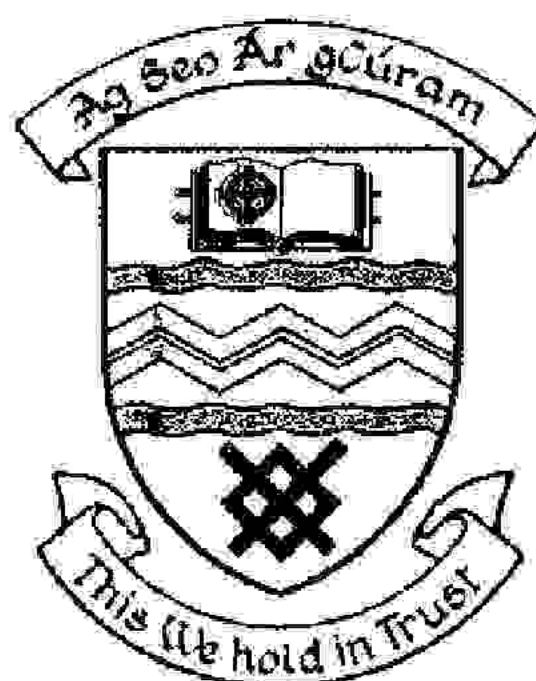
- 9 The applicant is requested to submit details showing that the current foul drainage system has sufficient capacity for the proposed development.
- 10 The applicant is requested to submit details of outfall to stream. Details of headwall, wing walls and apron are required. Outfall should be formed as to avoid, or provide against, local erosion and should be angled as to discharge in the direction of flow of the watercourse. For pipe sizes greater than 300mm, suitable grating is required to prevent unauthorised access.
- 11 The applicant is requested to submit full details of proposed surface water drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to stream.

Signed on behalf of South Dublin County Council

LA
.....
for Senior Administrative Officer

28/04/00

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

Collen Project Management Ltd.,
East Wall,
Dublin 3.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1271	Date of Final Grant 09/06/2000
Decision Order Number 0903	Date of Decision 28/04/2000
Register Reference S00A/0137	Date 03/03/00

Applicant MAN Importers Ireland Ltd.,

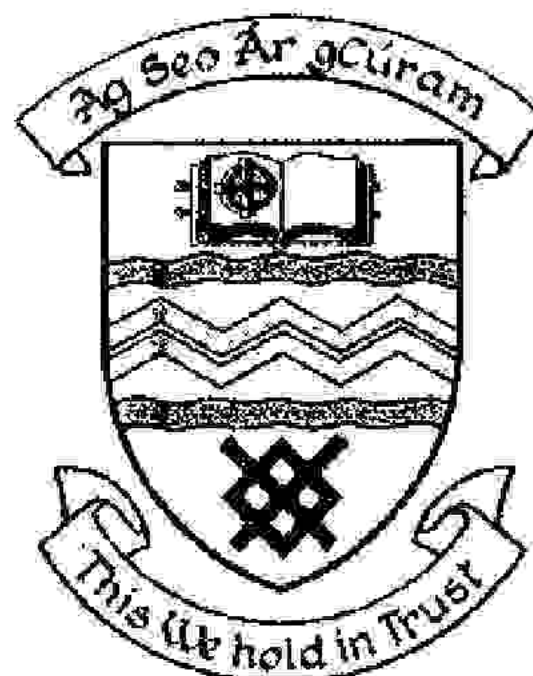
Development Revised layout and elevational treatment, including truck wash bay to previously approved (Reg. Ref. S99A/0567) vehicle service depot and spare parts store with associated offices and siteworks.

Location Oak Close, Western Business Park, Dublin 12.

Floor Area 1868.00 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 (4) 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 The development shall be carried out in conformity with the terms and conditions of the planning permission granted under Reg. Ref. S99A/0567, save as amended to conform with the provisions indicated in the plans lodged with South Dublin County Council on 03/03/2000 in connection with this application.

REASON:

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

- 3 That the proposed truck wash bay indicated on Drawing No. T10-042/A received on 03/03/00 shall be relocated to a position not less than 3 metres from the western site boundary and 2 metres from the northern site boundary.

REASON:

To facilitate effective landscaping of the site boundaries.

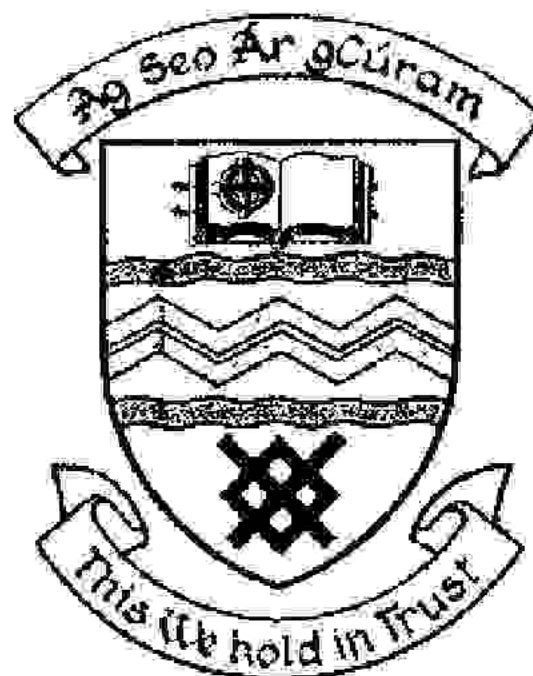
- 4 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 12 and 13 of Register Reference S99A/0567, arrangements to be made prior to commencement of development.

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 providing these services.

- (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.

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- (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.

S.12/06/00
for SENIOR ADMINISTRATIVE OFFICER