

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0051	
1. Location	Finches Public House, Neilstown Shopping Centre, Rowlagh, Clondalkin, Dublin 22.		
2. Development	Additional first floor for use as a bar, restaurant and creche and associated extensions and alterations to the existing ground floor elevations. Also internal alterations to the existing ground floor including enlarging the off-licence, relocating the existing toilets and provision of catering facilities.		
3. Date of Application	02/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/02/2000 2.	1. 29/02/2000 2.
4. Submitted by	Name: John O'Neill & Associates, Address: 3 Irishtown Road, Dublin 4.		
5. Applicant	Name: Sacombe Services Ltd., Address: Palmerstown House, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 0899 Date 28/04/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1271 Date 09/06/2000	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

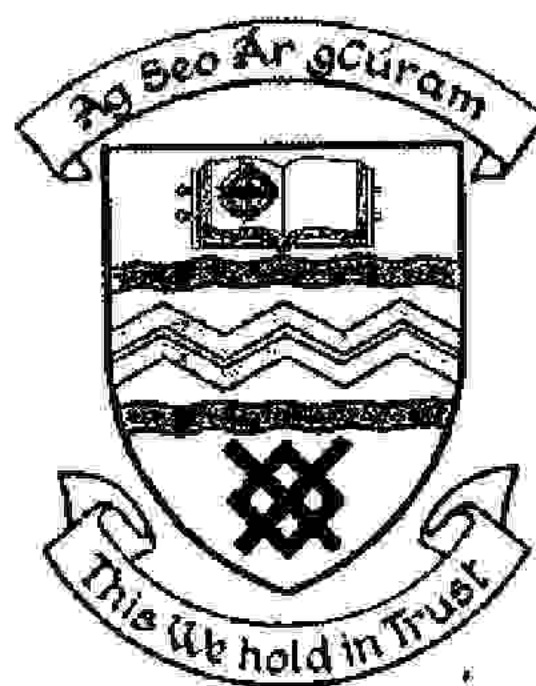
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Date

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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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John O'Neill & Associates,
3 Irishtown Road,
Dublin 4.

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 0899	Date of Decision 28/04/2000
Register Reference S00A/0051	Date 29/02/00

Applicant Sacombe Services Ltd.,

Development Additional first floor for use as a bar, restaurant and creche and associated extensions and alterations to the existing ground floor elevations. Also internal alterations to the existing ground floor including enlarging the off-licence, relocating the existing toilets and provision of catering facilities.

Location Finches Public House, Neilstown Shopping Centre, Rowlagh, Clondalkin, Dublin 22.

Floor Area 1755.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 23/02/2000 /29/02/2000

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

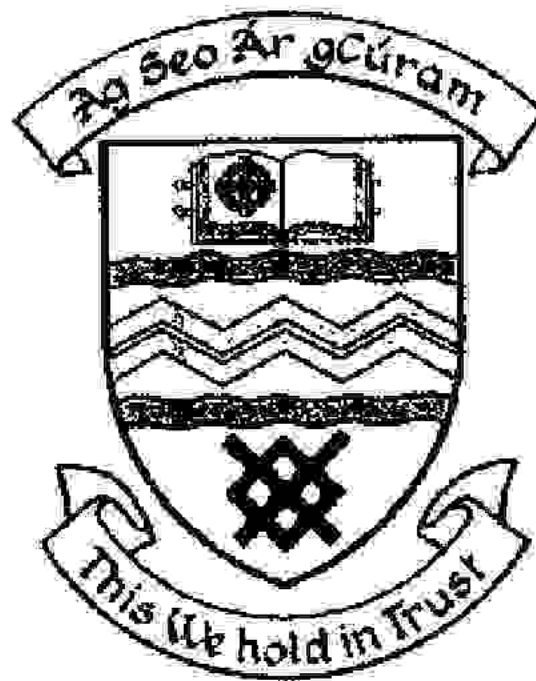
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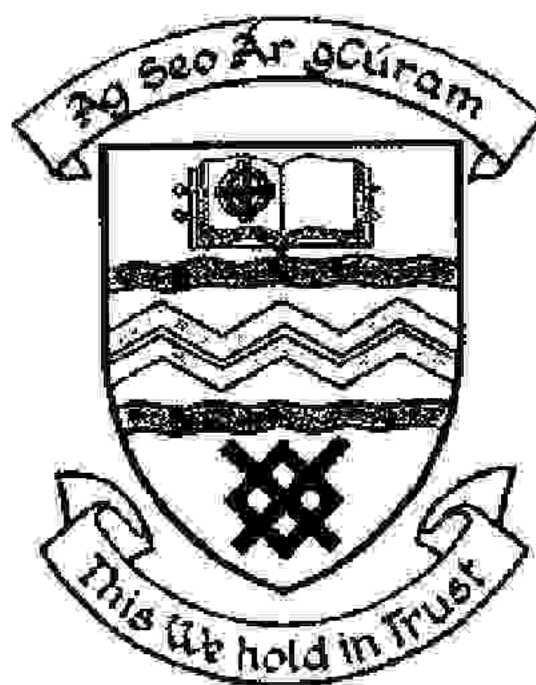
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Conditions and Reasons

- 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 creche facility on the first floor level, as indicated on drawing 9816/24 submitted with this application shall be omitted from the proposed development. In place of the proposed creche, a meeting room facility, as indicated in a correspondence from the developer dated 24th of March 2000, shall be provided. This meeting room facility shall be accessed through a separate door from the first floor lobby and shall remain separated from the lounge bar area, as indicated on drawings submitted with this application. Any alterations to change the use of this area to lounge/bar useage or other usage shall require a separate grant of permission by the Planning Authority or by An Bord Pleanala on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 3 Prior to the commencement of development, the applicant shall enter into discussions with the Development Department of South Dublin County Council for the transfer of lands in the current ownership of the Council to the ownership of the applicant for the provision of 28 car parking spaces. Alternatively the applicants shall pay a sum of £28,000 (twenty eight thousand pounds) EUR 35,550 (thirty five thousand five hundred and fifty euros) as a contribution in lieu of the permission of 28 car parking spaces to facilitate the development.
REASON:
In the interest of the proper planning and development of the area.
- 4 Prior to the commencement of development, the applicant shall submit to the Planning Authority for the written consent of the adjoining landowner(s) to facilitate the proposed erection of a security structure and boundary railings along the grass margin between edge of the car park and Collinstown Road. The applicant shall also indicate the point at which the proposed new railing to the east of the

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security structure, as indicated on drawing 9816/22 submitted with this application, terminates and how the proposed new railing will integrate with adjoining boundary treatments to the east of the site.

REASON:

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

- 5 The applicant shall revise the proposed scale of the public house sign, as indicated on Drawing No. 9816/25 submitted with the application to reduce the scale of the proposed lettering by a minimum of 30%. The applicant shall also ensure that the scale of the timber fascia is reduced to reflect the reduction in the size of the proposed lettering and that the timber fascia does not project beyond the exposed structural timber beams located nearest the entrance door and third from the entrance door along the northern elevation on either side of the proposed sign.

REASON:

In the interest of visual amenity.

- 6 Notwithstanding the provisions of the Local Government and Planning Regulations 1994 as amended, no additional advertising for the premises be erected on the premises which could be visible from Neilstown Road and Collinstown Road, and any other signage, except that which is exempted development, shall require a grant of permission by the Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 7 Prior to the commencement of development, the applicant shall submit to the Planning Authority details of the proposed boundary railing treatment including the proposed height and materials to be used, and also work specifications and planting proposals for the landscaping strip between the edge of the proposed building and Neilstown Road/Collinstown Road as indicated on Drawing No. 9816/23 submitted with this application.

REASON:

In the interest of visual amenity.

- 8 Notwithstanding the provision of the Local Government (Planning and Development) Regulations, 1994, the area designated as a public house shall not be used for a night club, dances or discos. Any change in the proposed layout which is considered by the Planning Authority to facilitate such a use shall require a grant of permission from the

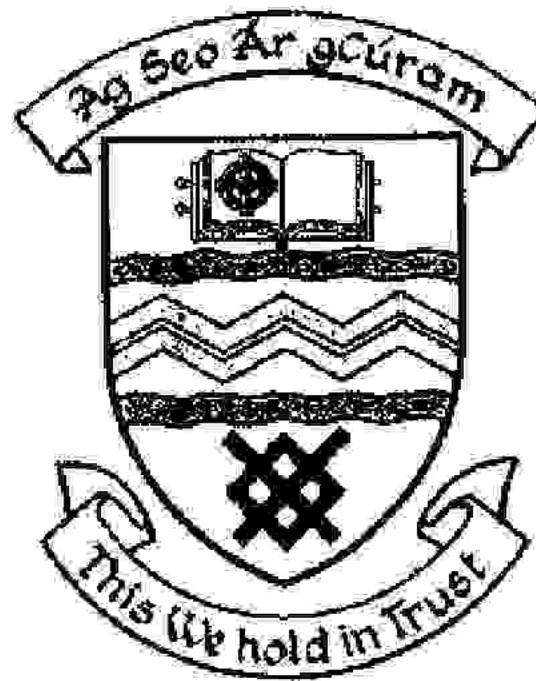
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Planning Authority or An Bord Pleanála on appeal.

REASON:

In the interest of residential amenities of the surrounding area.

- 9 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.

- 10 Prior to the commencement of development, the applicants shall embark on full consultations with the Eastern Health Boards Environmental Health Officers Department.

REASON:

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

- 11 The applicant shall ensure that intervening ventilated lobbies are provided between sanitary accommodation and dining areas, lounge bars etc.

REASON:

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

- 12 During the construction phase of the development, best practicable means shall be employed to minimise air blown dust being emitted from the site, and ensure compliance with British Standard B.S. 5228 Noise Control on construction and open sites.

REASON:

In the interest of the proper planning and development and public health.

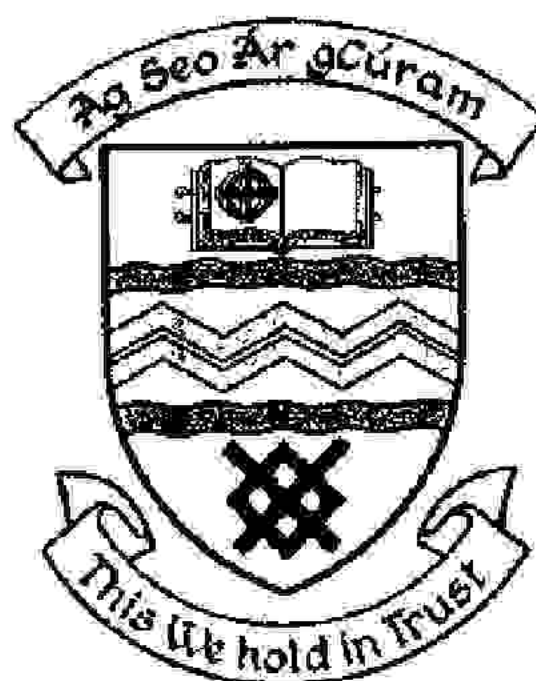
- 13 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following shall be complied with:-

- (a) The applicant to ensure full and complete separation of foul and surface water systems.
- (b) All waste water from commercial, business or institutional kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
- (c) Layout shall be in accordance with Part B of 1997 Building Regulations and 24 hour storage shall be provided.
- (d) No building to lie within 5m of watermains less than

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225mm diameter and within 8m of watermains greater than 225mm diameter.

REASON:

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

- 14 That a financial contribution in the sum of £19,026 (nineteen thousand and twenty six pounds) EUR 24,158 (twenty four thousand one hundred and fifty eight 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.

- 15 That a financial contribution in the sum of £2,201 (two thousand two hundred and one pounds) EUR 2,795 (two thousand seven hundred and ninety five euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

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

- (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.

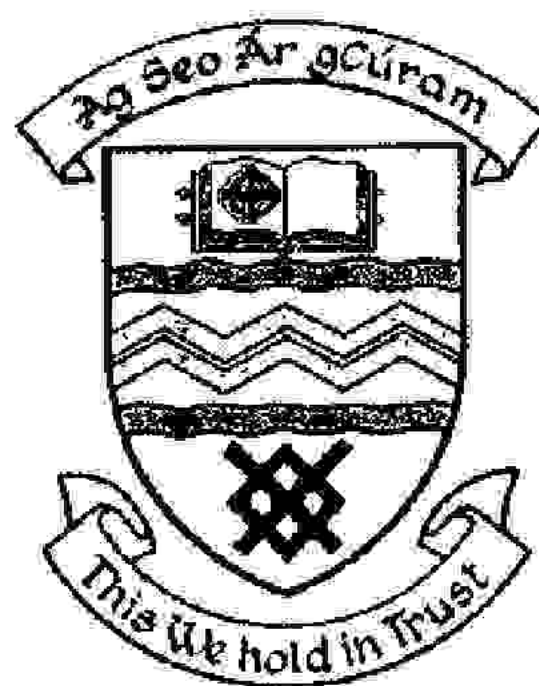
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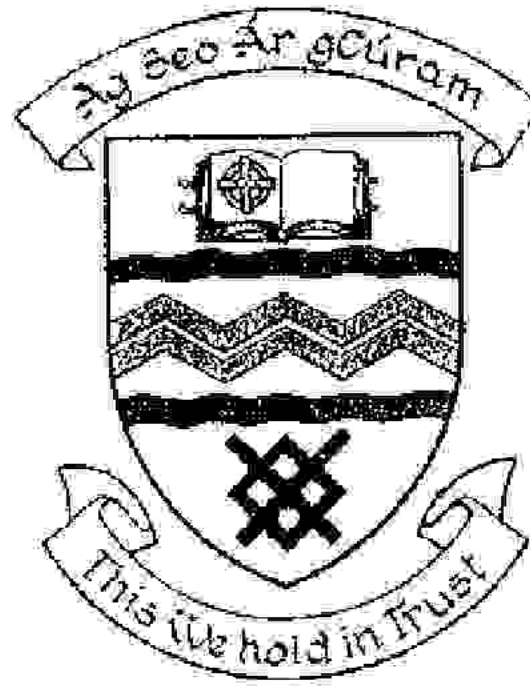
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Signed on behalf of South Dublin County Council,


.....12/06/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0899	Date of Decision 28/04/2000
Register Reference S00A/0051	Date: 02/02/00

Applicant Sacombe Services Ltd.,

Development Additional first floor for use as a bar, restaurant and creche and associated extensions and alterations to the existing ground floor elevations. Also internal alterations to the existing ground floor including enlarging the off-licence, relocating the existing toilets and provision of catering facilities.

Location Finches Public House, Neilstown Shopping Centre, Rowlagh, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 23/02/2000 /29/02/2000

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

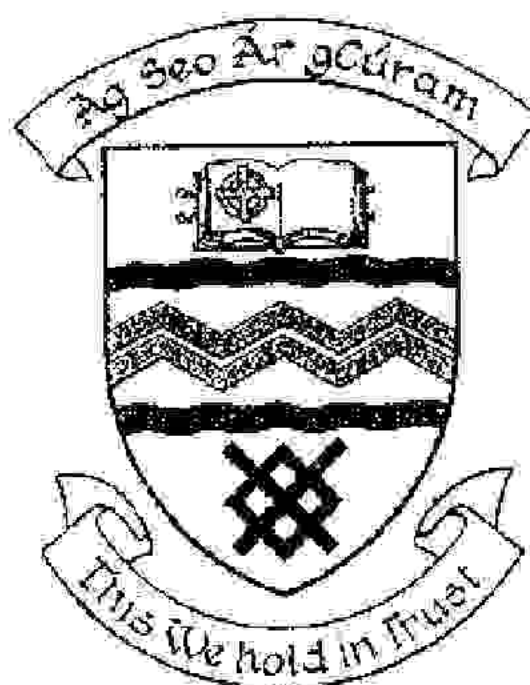
..... 28/04/00
for SENIOR ADMINISTRATIVE OFFICER

John O'Neill & Associates,
3 Irishtown Road,
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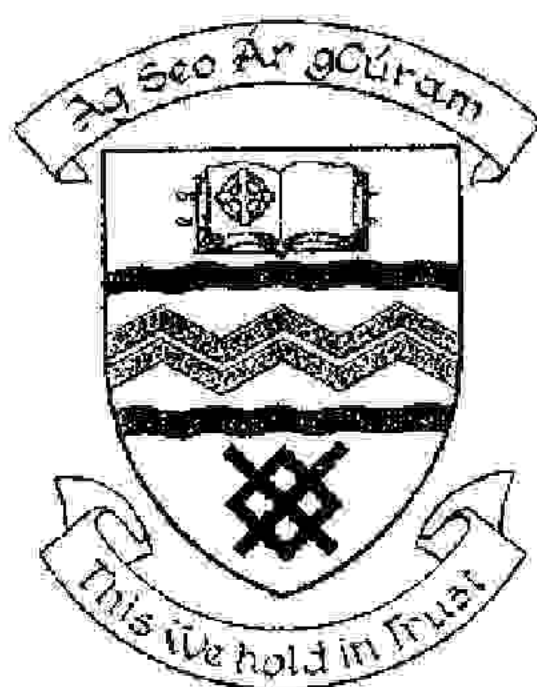
Conditions and Reasons

- 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 creche facility on the first floor level, as indicated on drawing 9816/24 submitted with this application shall be omitted from the proposed development. In place of the proposed creche, a meeting room facility, as indicated in a correspondence from the developer dated 24th of March 2000, shall be provided. This meeting room facility shall be accessed through a separate door from the first floor lobby and shall remain separated from the lounge bar area, as indicated on drawings submitted with this application. Any alterations to change the use of this area to lounge/bar useage or other usage shall require a separate grant of permission by the Planning Authority or by An Bord Pleanala on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 3 Prior to the commencement of development, the applicant shall enter into discussions with the Development Department of South Dublin County Council for the transfer of lands in the current ownership of the Council to the ownership of the applicant for the provision of 28 car parking spaces. Alternatively the applicants shall pay a sum of £28,000 (twenty eight thousand pounds) EUR 35,550 (thirty five thousand five hundred and fifty euros) as a contribution in lieu of the permission of 28 car parking spaces to facilitate the development.
REASON:
In the interest of the proper planning and development of the area.

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- 4 Prior to the commencement of development, the applicant shall submit to the Planning Authority for the written consent of the adjoining landowner(s) to facilitate the proposed erection of a security structure and boundary railings along the grass margin between edge of the car park and Collinstown Road. The applicant shall also indicate the point at which the proposed new railing to the east of the security structure, as indicated on drawing 9816/22 submitted with this application, terminates and how the proposed new railing will integrate with adjoining boundary treatments to the east of the site.

REASON:

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

- 5 The applicant shall revise the proposed scale of the public house sign, as indicated on Drawing No. 9816/25 submitted with the application to reduce the scale of the proposed lettering by a minimum of 30%. The applicant shall also ensure that the scale of the timber fascia is reduced to reflect the reduction in the size of the proposed lettering and that the timber fascia does not project beyond the exposed structural timber beams located nearest the entrance door and third from the entrance door along the northern elevation on either side of the proposed sign.

REASON:

In the interest of visual amenity.

- 6 Notwithstanding the provisions of the Local Government and Planning Regulations 1994 as amended, no additional advertising for the premises be erected on the premises which could be visible from Neilstown Road and Collinstown Road, and any other signage, except that which is exempted development, shall require a grant of permission by the Planning Authority or An Bord Pleanála on appeal.

REASON:

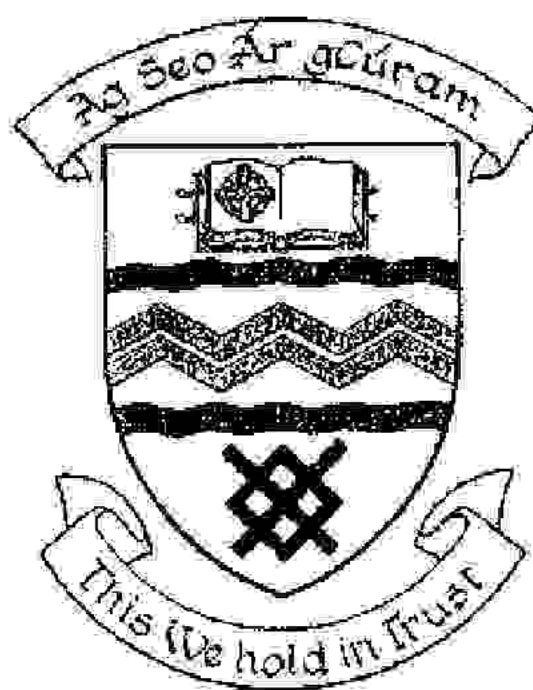
In the interest of the proper planning and development of the area.

- 7 Prior to the commencement of development, the applicant shall submit to the Planning Authority details of the proposed boundary railing treatment including the proposed height and materials to be used, and also work

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specifications and planting proposals for the landscaping strip between the edge of the proposed building and Neilstown Road/Collinstown Road as indicated on Drawing No. 9816/23 submitted with this application.

REASON:

In the interest of visual amenity.

- 8 Notwithstanding the provision of the Local Government (Planning and Development) Regulations, 1994, the area designated as a public house shall not be used for a night club, dances or discos. Any change in the proposed layout which is considered by the Planning Authority to facilitate such a use shall require a grant of permission from the Planning Authority or An Bord Pleanála on appeal.

REASON:

In the interest of residential amenities of the surrounding area.

- 9 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.

- 10 Prior to the commencement of development, the applicants shall embark on full consultations with the Eastern Health Boards Environmental Health Officers Department.

REASON:

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

- 11 The applicant shall ensure that intervening ventilated lobbies are provided between sanitary accommodation and dining areas, lounge bars etc.

REASON:

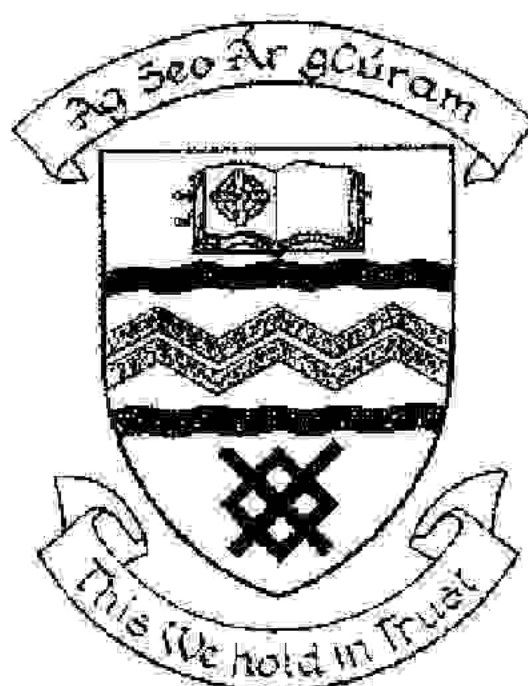
In the interest of the proper planning and development of the area.

- 12 During the construction phase of the development, best practicable means shall be employed to minimise air blown dust being emitted from the site, and ensure compliance with British Standard B.S. 5228 Noise Control on construction and

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open sites.

REASON:

In the interest of the proper planning and development and public health.

- 13 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following shall be complied with:-
- (a) The applicant to ensure full and complete separation of foul and surface water systems.
 - (b) All waste water from commercial, business or institutional kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
 - (c) Layout shall be in accordance with Part B of 1997 Building Regulations and 24 hour storage shall be provided.
 - (d) No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

REASON:

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

- 14 That a financial contribution in the sum of £19,026 (nineteen thousand and twenty six pounds) EUR 24,158 (twenty four thousand one hundred and fifty eight 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.

- 15 That a financial contribution in the sum of £2,201 (two thousand two hundred and one pounds) EUR 2,795 (two thousand seven hundred and ninety five euros) be paid by the proposer

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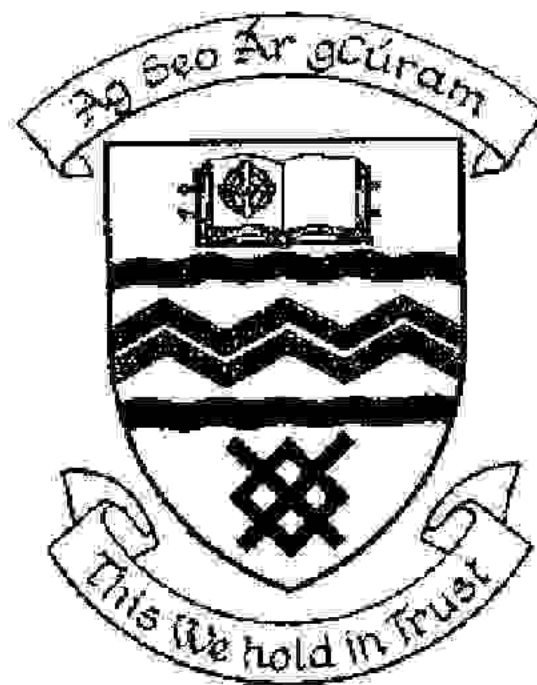
REG REF. S00A/0051

to South Dublin County Council towards the cost of the
Lucan/Palmerstown Water Supply Improvement Scheme which
serves this development; this contribution to be paid before
the commencement of development on site.

REASON:

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

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

Order Number 0393	Date of Order 23/02/2000
Register Reference S00A/0051	Date 02/02/00

Applicant Sacombe Services Ltd.,

Development Additional first floor for use as a bar, restaurant and
 creche and associated extensions and alterations to the
 existing ground floor elevations. Also internal alterations
 to the existing ground floor including enlarging the off-
 licence, relocating the existing toilets and provision of
 catering facilities.

Location Finches Public House, Neilstown Shopping Centre, Rowlagh,
 Clondalkin, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 22/02/00 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

John O'Neill & Associates,
3 Irishtown Road,
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3. Must be headed "Application to Planning Authority".
4. Must state:

- (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,

VR
.....
for Senior Administrative Officer.

23/02/00