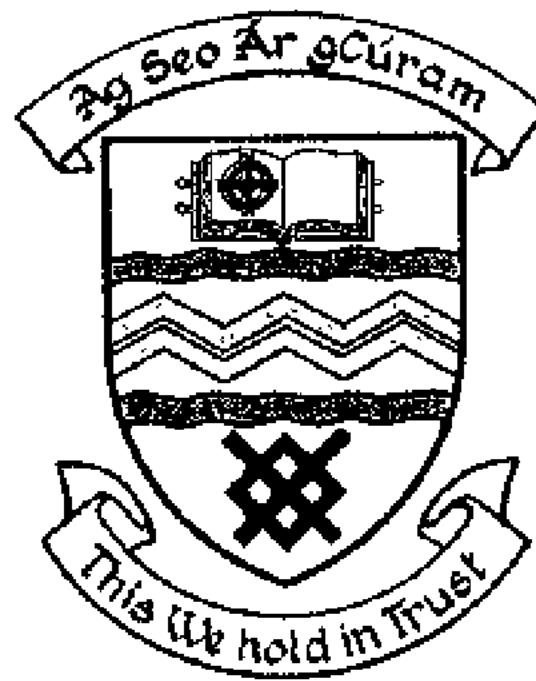


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0862	
1. Location	Ground Floor Unit, No.4 Main Street Lower, Lucan, Co. Dublin		
2. Development	Change of use from restaurant to restaurant and takeaway.		
3. Date of Application	03/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 01/02/2000 2.	1. 16/02/2000 2.
4. Submitted by	Name: Jones & Kelly, Address: 20 Summerhill Road, Sandycove,		
5. Applicant	Name: Mr. D. Suen, Address: 131 Oliver Plunkett Road, Monkstown, Co. Dublin.		
6. Decision	O.C.M. No. 0766 Date 13/04/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1170 Date 30/05/2000	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.	

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Dublin 24

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Jones & Kelly,
20 Summerhill Road,
Sandycove,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1170	Date of Final Grant 30/05/2000
Decision Order Number 0766	Date of Decision 13/04/2000
Register Reference S99A/0862	Date 16/02/00

Applicant Mr. D. Suen,

Development Change of use from restaurant to restaurant and takeaway.

Location Ground Floor Unit, No.4 Main Street Lower, Lucan, Co.
Dublin

Floor Area 97.50 Sq Metres

Time extension(s) up to and including

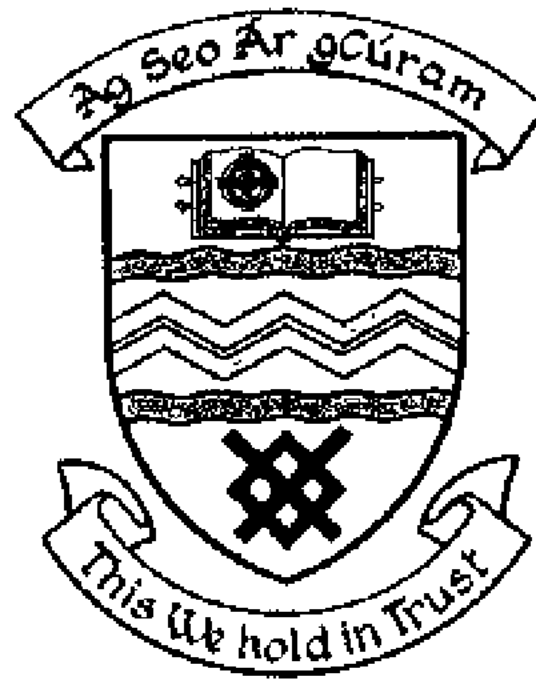
Additional Information Requested/Received 01/02/2000 /16/02/2000

A Permission has been granted for the development described above,
subject to the following (10) Conditions.

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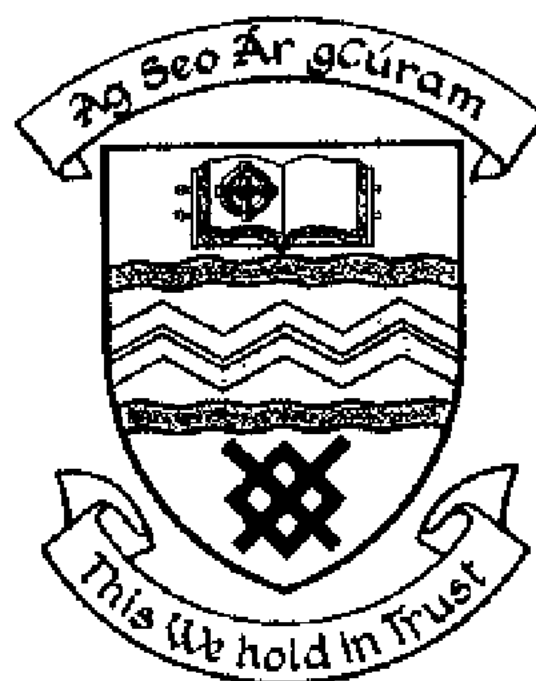
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 16/02/00, 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 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.
- 3 All mechanical plant and ventilation inlets and outlets shall be sound insulated and/or fitted with sound attenuaters as necessary to ensure that the noise level as expressed as Laeq over one hour at one metre from the facade of any noise sensitive premises does not exceed 55dB(A) for daytime and 35dB(A) for night time.
REASON:
In the interest of preserving the amenities of neighbouring properties.
- 4 Before development commences, the applicant shall submit for agreement by the Planning Authority a revised drawing showing the location of the proposed external ventilation, in the context of the original drawing submitted with the application, Drawing No. WD/1/99.
REASON:
In the interest of clarity and the amenities of the area.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In this regard, the applicant shall ensure the full and complete separation of foul and surface water systems.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 6 All waste water from the kitchen area shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Maximum allowable oil

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fats and grease content of effluent shall be 100mg/L.

REASON:

In the interest of public health.

- 7 The existing roller shutter shall be removed and any new roller shutter shall be located behind the display windows and to be of perforated type. It shall be coloured to match the colour of the shopfront.

REASON:

In the interest of the visual amenities of the area.

- 8 Notwithstanding the 2nd Schedule of the Local Government (Planning and Development) Regulations, 1994, as amended, no further signs or devices shall be painted or erected on the premises without a prior grant of permission.

REASON:

In the interest of the visual amenity of the area.

- 9 Within one month of the date of final grant of permission the applicant shall submit for agreement by the Planning Authority, on a block plan, details of the proposed location of the area to be used for the storage of any refuse.

REASON:

In the interest of the amenities of the area.

- 10 That the arrangements made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 10, 11 and 12 of Register Reference S99A/0006 be strictly adhered to in respect of 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 providing these services.

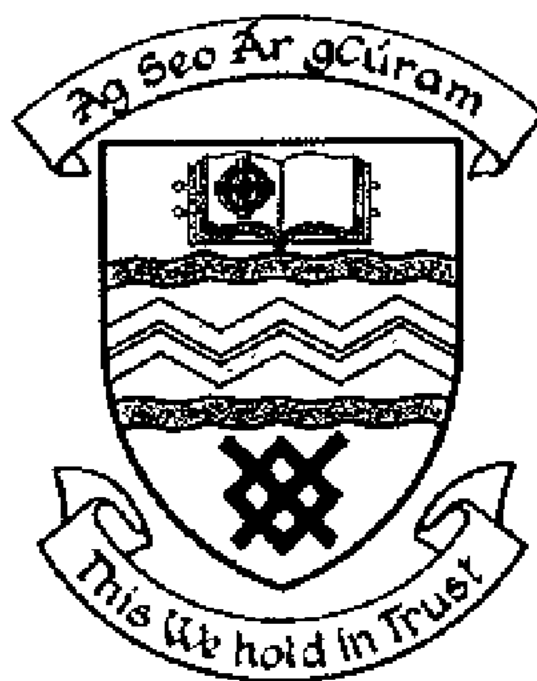
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority,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

REG REF. S99A/0862

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Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

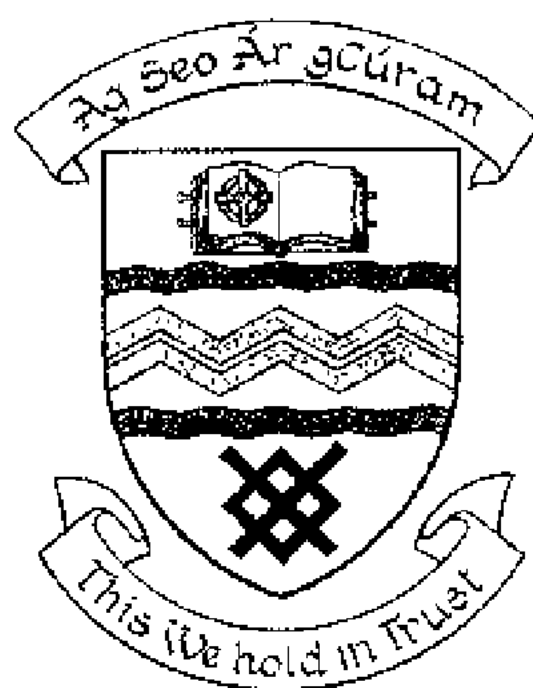
Signed on behalf of South Dublin County Council.


.....31/05/00
for SENIOR ADMINISTRATIVE OFFICER

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 0766	Date of Decision 13/04/2000
Register Reference S99A/0862	Date: 03/12/99

Applicant Mr. D. Suen,
Development Change of use from restaurant to restaurant and takeaway.
Location Ground Floor Unit, No.4 Main Street Lower, Lucan, Co.
Dublin

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 01/02/2000 /16/02/2000

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

..... 13/04/00
for SENIOR ADMINISTRATIVE OFFICER

Jones & Kelly,
20 Summerhill Road,
Sandycove,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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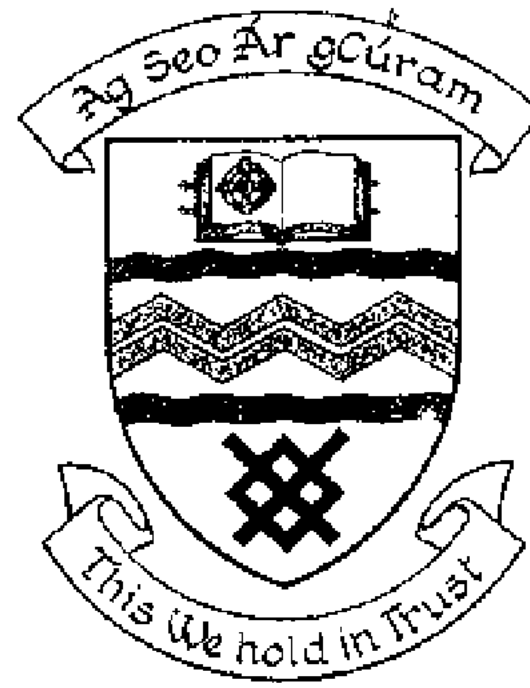
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REG REF. S99A/0862

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 by the Planning Authority on 16/02/00, 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 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.
- 3 All mechanical plant and ventilation inlets and outlets shall be sound insulated and/or fitted with sound attenuaters as necessary to ensure that the noise level as expressed as Laeq over one hour at one metre from the facade of any noise sensitive premises does not exceed 55dB(A) for daytime and 35dB(A) for night time.
REASON:
In the interest of preserving the amenities of neighbouring properties.
- 4 Before development commences, the applicant shall submit for agreement by the Planning Authority a revised drawing showing the location of the proposed external ventilation, in the context of the original drawing submitted with the application, Drawing No. WD/1/99.
REASON:
In the interest of clarity and the amenities of the area.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In this regard, the applicant shall ensure the full and complete separation of foul and surface water systems.

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REG. REF. S99A/0862

REASON:

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

- 6 All waste water from the kitchen area shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Maximum allowable oil fats and grease content of effluent shall be 100mg/L.

REASON:

In the interest of public health.

- 7 The existing roller shutter shall be removed and any new roller shutter shall be located behind the display windows and to be of perforated type. It shall be coloured to match the colour of the shopfront.

REASON:

In the interest of the visual amenities of the area.

- 8 Notwithstanding the 2nd Schedule of the Local Government (Planning and Development) Regulations, 1994, as amended, no further signs or devices shall be painted or erected on the premises without a prior grant of permission.

REASON:

In the interest of the visual amenity of the area.

- 9 Within one month of the date of final grant of permission the applicant shall submit for agreement by the Planning Authority, on a block plan, details of the proposed location of the area to be used for the storage of any refuse.

REASON:

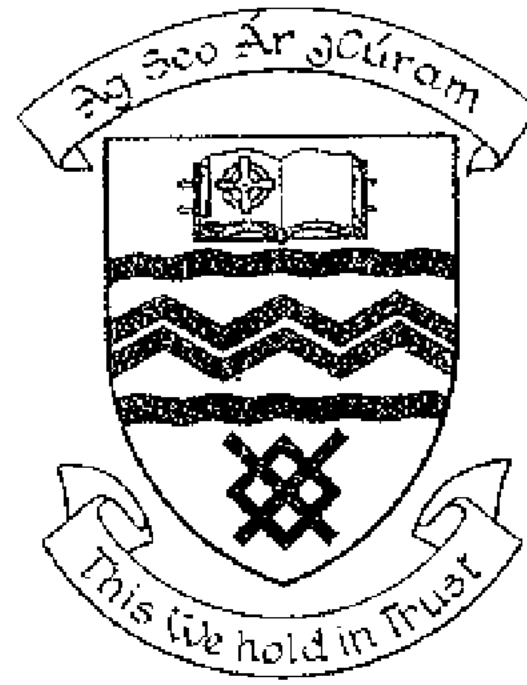
In the interest of the amenities of the area.

- 10 That the arrangements made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 10, 11 and 12 of Register Reference S99A/0006 be strictly adhered to in respect of 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 providing these services.

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

Decision Order Number 0183	Date of Decision 01/02/2000 <i>wh</i>
Register Reference S99A/0862	Date: 03/12/99

Applicant Mr. D. Suen,
Development Change of use from restaurant to restaurant and takeaway.

Location Ground Floor Unit, No.4 Main Street Lower, Lucan, Co.
Dublin

App. Type Permission

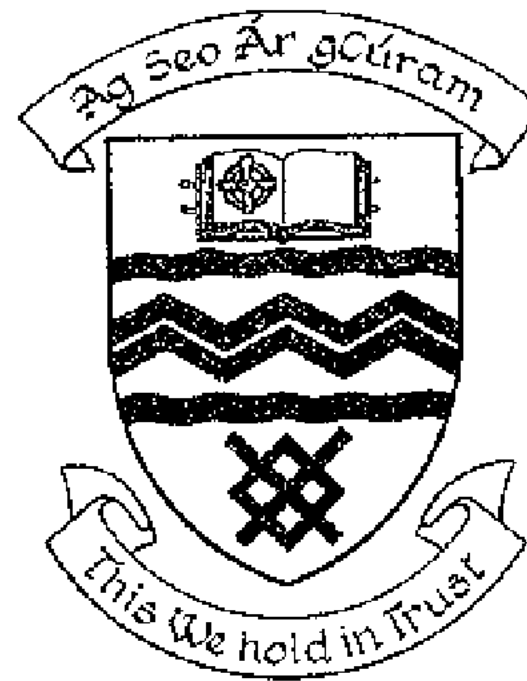
Dear Sir/Madam,

With reference to your planning application, received on 03/12/99 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 shall submit the following information:
 - (a) Full details of the proposed opening hours of the restaurant and take-away use.
 - (b) Full details of any signage proposed for the restaurant and take-away use. It should be noted the fascia signage should comprise of painted signage or individual solid metals letters mounted directly to the fascia and should be centrally located on the fascia. The fascia signage should not be internally illuminated so as to protect the amenity of Lucan Village, a designated Conservation Area.
 - (c) Full details of the proposed location of refuse storage facilities. The applicant should note that these facilities should be rodent proof.
- 2 The applicant shall submit full details of the proposed means of ventilation for the combined restaurant/takeaway, including details regarding the arrangements for the

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emission of fumes and gases from the kitchen and cooking facilities of the proposed development. Drawings, to a minimum of scale of 1:50, shall be submitted showing the proposed location of ventilation equipment/external vents for the combined restaurant/takeaway. This information is required in order to assess the impact of the combined restaurant/take away on the amenities of adjacent properties and to ensure that the proposed development would be ventilated in a manner which will not cause adverse injury to the amenity of any of the adjacent properties. The plans for the scheme should anticipate the possibility that the ground floor restaurant would generate unpleasant odours or fumes which would have an injurious impact on the overhead occupiers and should make adequate provision for ensuring that this problem would not arise.

3 The applicant shall submit comprehensive details on how it is proposed to control litter generation that is normally associated with take-away uses. This information is required as the proposal would be located in the Lucan Village, a designated Conservation Area where it is the objective of the South Dublin County Development Plan, 1998, to protect the special historic and architectural character of the area.

4 The applicant is requested to clarify the present use of the premises. In this regard a recent inspection of the premises appears to indicate that the previously permitted change of use to restaurant has not been implemented to date. Revised public notices are required to amend the description of the proposed development accordingly.

Signed on behalf of South Dublin County Council

LM
.....
for Senior Administrative Officer

01/02/00