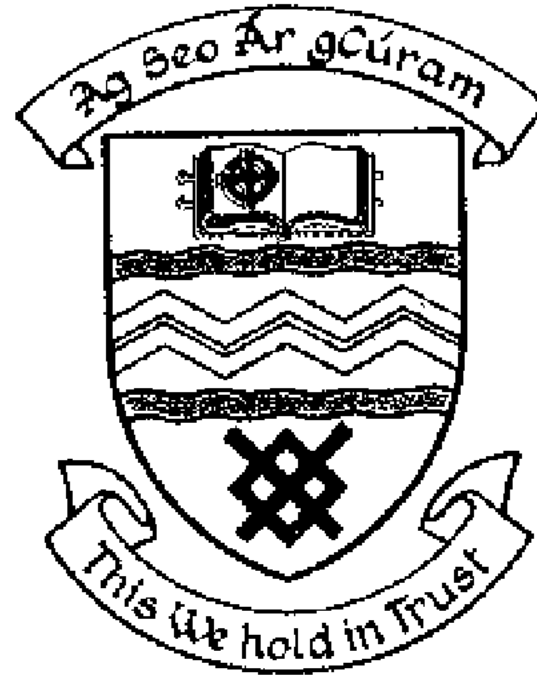


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0753	
1. Location	Main Street, Tallaght, Dublin 24.		
2. Development	Amendments to approved scheme (Reg. Ref. S97A/0600) providing pizza takeaway at ground floor level, restaurant at 1st floor level and 2 bed apartment at 2nd floor level.		
3. Date of Application	21/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: George Morris Architects, Address: 12 Oaklands Terrace, Terenure,		
5. Applicant	Name: Mrs. Patsy Macari, Address: Main Street, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0155 Date 26/01/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 493 Date 09/03/2000	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



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Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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**PLANNING
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Dublin 24

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George Morris Architects,
12 Oaklands Terrace,
Terenure,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 493	Date of Final Grant 09/03/2000
Decision Order Number 0155	Date of Decision 26/01/2000
Register Reference S99A/0753	Date 21/10/99

Applicant Mrs. Patsy Macari,

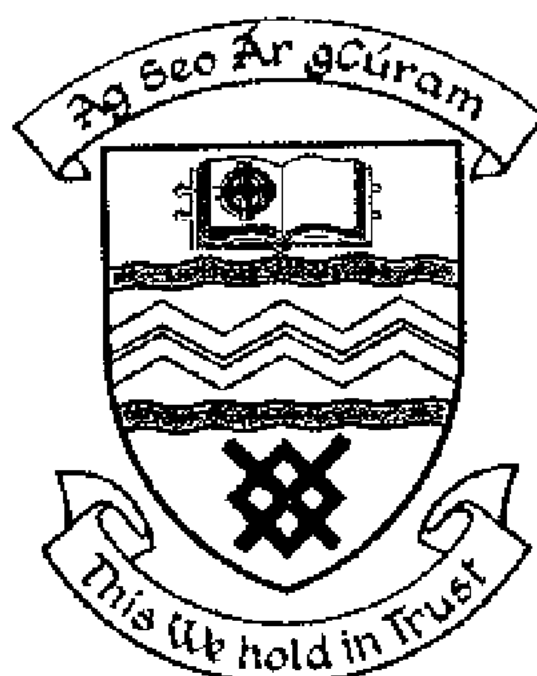
Development Amendments to approved scheme (Reg. Ref. S97A/0600)
providing pizza takeaway at ground floor level, restaurant
at 1st floor level and 2 bed apartment at 2nd floor level.

Location Main Street, Tallaght, Dublin 24.

Floor Area 280.04 Sq Metres
Time extension(s) up to and including 28/01/2000
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (20) Conditions.

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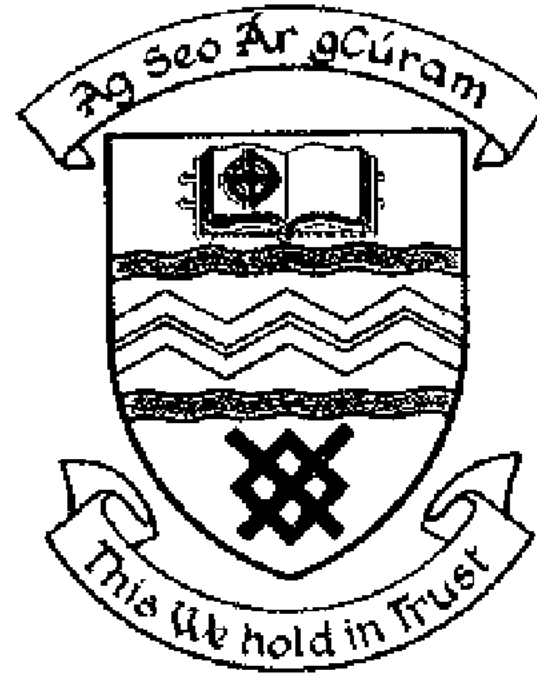
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Conditions and Reasons

- 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 That full details of the type and colour of brick to be used on the exterior of this building and the roof tile/slate shall be submitted for the written agreement of the Planning Authority prior to the commencement of any development on site.
 REASON:
 In the interest of visual amenity and the proper planning and development of the area.
- 3 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
 REASON:
 In the interest of amenity.
- 4 That the development shall not be occupied until all the services have been connected thereto and are operational.
 REASON:
 In the interest of the proper planning and development 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 County Council.
 REASON:
 In order to comply with the Sanitary Services Acts, 1878-1964.
- 6 (a) Prior to commencement of any development on the site, the developer shall submit for the written agreement of the Planning Authority full details of proposed foul and surface water drainage, including pipe sizes, invert cover and invert levels, up to and including connection to the public sewer.

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- (b) The applicant shall ensure full and complete separation of foul and surface water drainage sysetms.
- (c) Prior to the commencement of any development on the site, the developer shall submit written evidence of permission to connect to private surface water drain to the rear of the site. The applicant shall ensure that surface water is connected to a surface water drain and not a combined drain.
- (d) Prior to the commencement of any development on the site the developer shall submit for the written agreement of the Planning Authority details of a proposed watermain layout including watermain sizes, material, sluice and air valves, meter and hydrants and proposed point of connection to the existing watermain. The layout shall accord with Part B of the 1997 Building Regulation.

REASON:

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

- 7 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 8 All bin storage and outdoor storage connected with the commercial development on site shall be screened from public view.

REASON:

In the interest of visual amenity.

- 9 No signage, other than fascia signage at the front of the building, as shown on drawings submitted with this application, shall be erected on site without prior specific grant of planning permission from the Planning Authority or An Bord Pleanala on appeal.

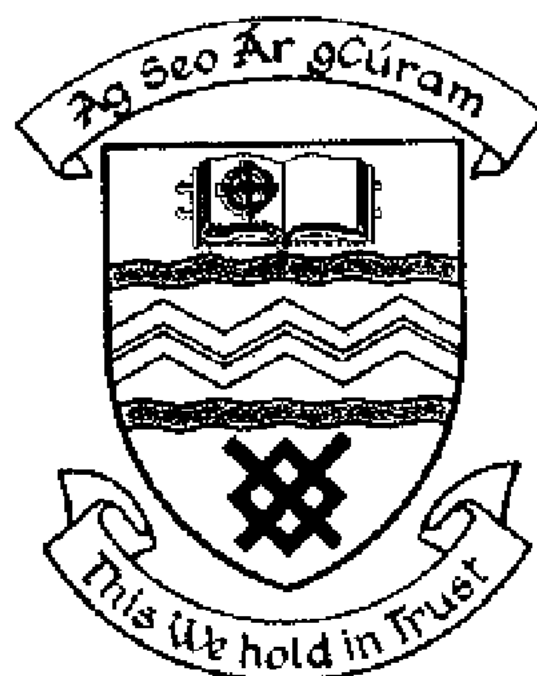
REASON:

In the interest of visual amenity.

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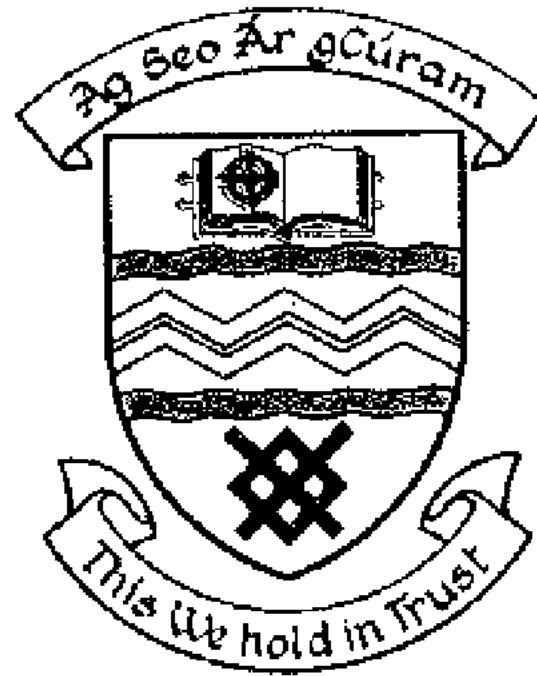
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- 10 Roller shutters, if required, shall be erected behind the shop facades.
 REASON:
 In the interest of visual amenity.
- 11 Any proposal to erect a satellite dish on this building for commercial or residential use shall be the subject of a separate planning application.
 REASON:
 In the interest of visual amenity.
- 12 Grease interceptor traps shall be constructed on all commercial kitchen outfalls to the public foul sewer.
 REASON:
 In the interest of public health and proper planning and development of the area.
- 13 The proposed security wall shown located on the rear boundary of the site shall be omitted and shall be replaced by a low wall and railings and the layout of the rear yard shall be amended to give an improved appearance. Details of colour, height and design of the wall/railings and the revised rear yard area layout shall be lodged and agreed in writing with the Planning Authority prior to the commencement of development on the site.
 REASON:
 In the interests of visual amenity.
- 14 The proposed car parking spaces located to the front of the proposed development shall be omitted and the area paved and landscaped to the satisfaction of the Planning Authority. Details shall be lodged and agreed in writing with the Planning Authority.
 REASON:
 In the interests of visual amenity.
- 15 The applicant shall employ a suitably qualified archaeologist who shall monitor all site investigations and excavation works. The archaeologist shall submit a report of his/her findings, including recommendations, to the Planning Authority. No construction works, including pouring foundations, shall commence until the written agreement of the Planning Authority has been obtained.
 REASON:
 To facilitate the Planning Authority in the archaeological appraisal of the site which is located within the boundary of a Recorded Monument and Place protected under S12, National Monuments (Amendment) Act 1994.

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- 16 That prior to development commencing the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development. In particular:

- (i) Grease interceptor, between cold room, chiller and store at rear of Pizza takeaway, must be relocated outside the premises in the rear yard.
- (ii) Suitable and sufficient ventilation must be provided within the premises;
- (iii) Suitable and sufficient staff accommodation must be provided for staff and customers.
- (iv) Construction work shall not give rise to a dust or noise nuisance.

REASON:

In the interest of health.

- 17 Construction work shall not take place outside the hours of 8am + 8pm Monday-Friday and 9am and 5pm on Saturdays. No construction work is to take place on Sundays, Noise levels shall not exceed the background level by 10dB(A) by day or 45dB(A) at night, whichever is the lesser.

REASON:

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

- 18 That a financial contribution in the sum of £1,334 (one thousand three hundred and thirty four pounds) EUR 1,694 (one thousand six hundred and ninety four 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:

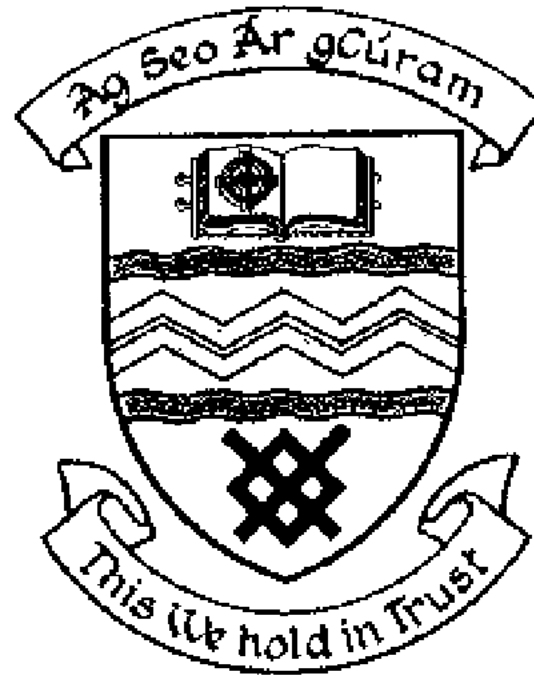
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 19 That a financial contribution in the sum of £4,007 (four thousand and seven pounds) EUR 5,088 (five thousand and eighty 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

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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.

- 20 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

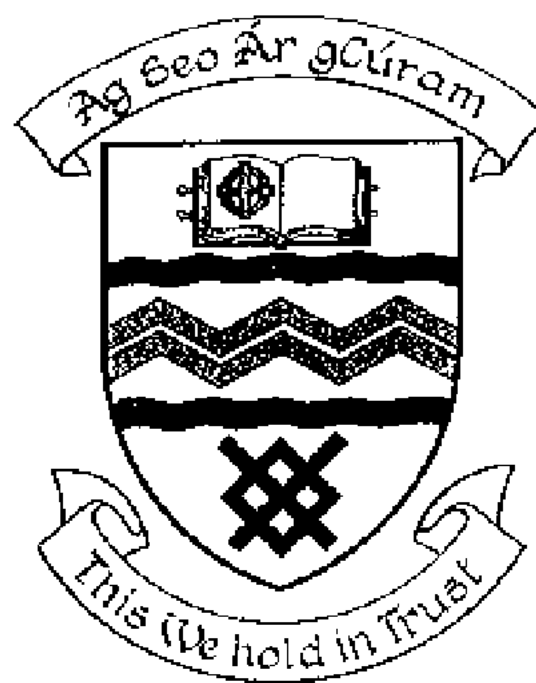
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- (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.

E. Bowlow10/03/00
 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 0155	Date of Decision 26/01/2000
Register Reference S99A/0753	Date: 21/10/99

Applicant Mrs. Patsy Macari,

Development Amendments to approved scheme (Reg. Ref. S97A/0600)
providing pizza takeaway at ground floor level, restaurant
at 1st floor level and 2 bed apartment at 2nd floor level.

Location Main Street, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including 28/01/2000

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

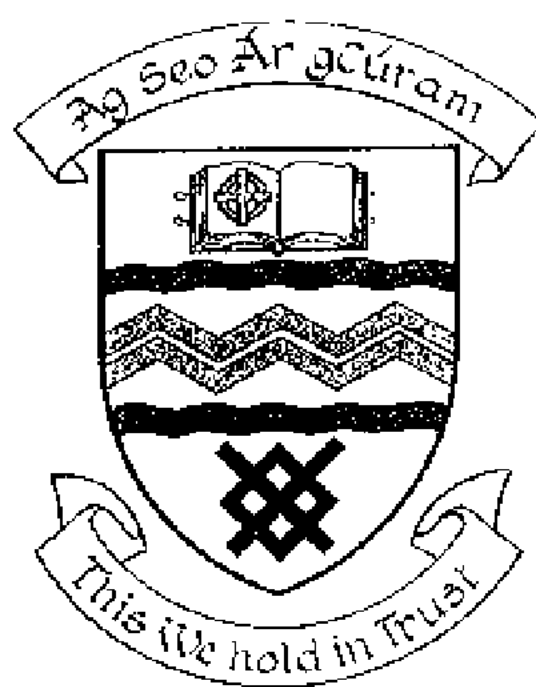
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (20) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 27/01/00
for SENIOR ADMINISTRATIVE OFFICER

George Morris Architects,
12 Oaklands Terrace,
Terenure,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
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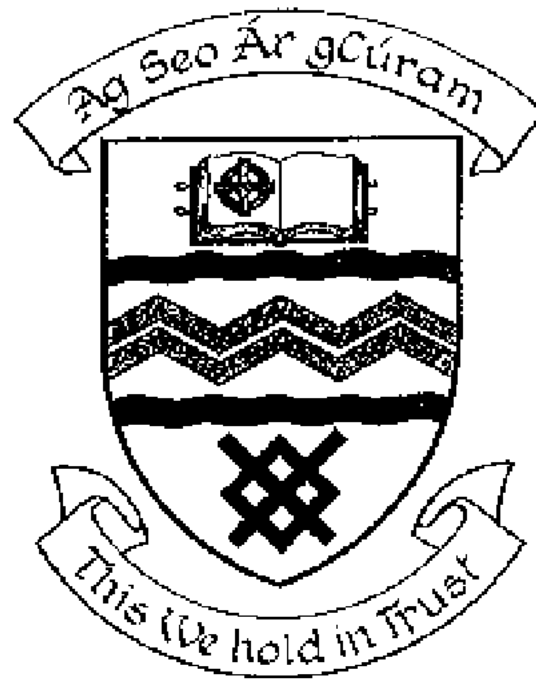
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REG REF. S99A/0753

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 That full details of the type and colour of brick to be used on the exterior of this building and the roof tile/slate shall be submitted for the written agreement of the Planning Authority prior to the commencement of any development on site.
REASON:
In the interest of visual amenity and the proper planning and development of the area.
- 3 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 4 That the development shall not be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development 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 County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.

**SOUTH DUBLIN COUNTY COUNCIL
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REG. REF. S99A/0753

- 6 (a) Prior to commencement of any development on the site, the developer shall submit for the written agreement of the Planning Authority full details of proposed foul and surface water drainage, including pipe sizes, invert cover and invert levels, up to and including connection to the public sewer.
- (b) The applicant shall ensure full and complete separation of foul and surface water drainage systems.
- (c) Prior to the commencement of any development on the site, the developer shall submit written evidence of permission to connect to private surface water drain to the rear of the site. The applicant shall ensure that surface water is connected to a surface water drain and not a combined drain.
- (d) Prior to the commencement of any development on the site the developer shall submit for the written agreement of the Planning Authority details of a proposed watermain layout including watermain sizes, material, sluice and air valves, meter and hydrants and proposed point of connection to the existing watermain. The layout shall accord with Part B of the 1997 Building Regulation.

REASON:

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

- 7 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

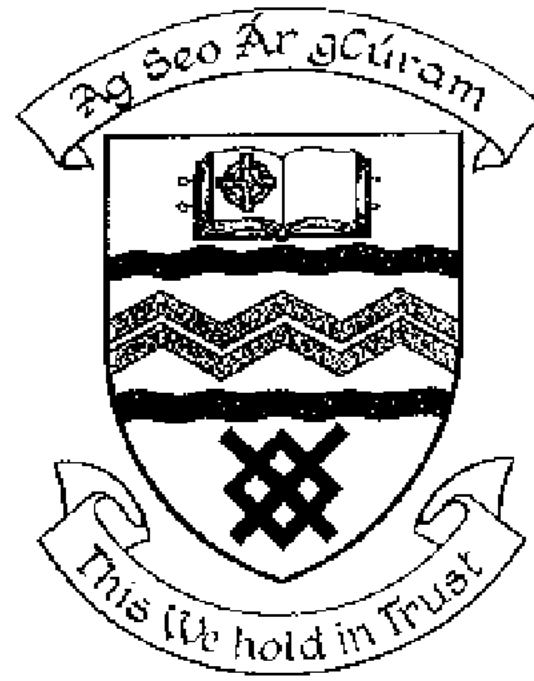
REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

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REG REF. S99A/0753

- 8 All bin storage and outdoor storage connected with the commercial development on site shall be screened from public view.

REASON:

In the interest of visual amenity.

- 9 No signage, other than fascia signage at the front of the building, as shown on drawings submitted with this application, shall be erected on site without prior specific grant of planning permission from the Planning Authority or An Bord Pleanála on appeal.

REASON:

In the interest of visual amenity.

- 10 Roller shutters, if required, shall be erected behind the shop façades.

REASON:

In the interest of visual amenity.

- 11 Any proposal to erect a satellite dish on this building for commercial or residential use shall be the subject of a separate planning application.

REASON:

In the interest of visual amenity.

- 12 Grease interceptor traps shall be constructed on all commercial kitchen outfalls to the public foul sewer.

REASON:

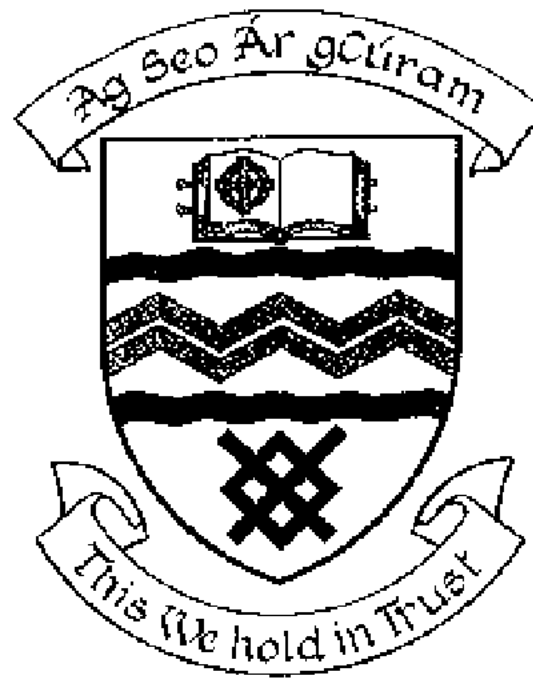
In the interest of public health and proper planning and development of the area.

- 13 The proposed security wall shown located on the rear boundary of the site shall be omitted and shall be replaced by a low wall and railings and the layout of the rear yard shall be amended to give an improved appearance. Details of colour, height and design of the wall/railings and the revised rear yard area layout shall be lodged and agreed in writing with the Planning Authority prior to the commencement of development on the site.

REASON:

In the interests of visual amenity.

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- 14 The proposed car parking spaces located to the front of the proposed development shall be omitted and the area paved and landscaped to the satisfaction of the Planning Authority. Details shall be lodged and agreed in writing with the Planning Authority.

REASON:

In the interests of visual amenity.

- 15 The applicant shall employ a suitably qualified archaeologist who shall monitor all site investigations and excavation works. The archaeologist shall submit a report of his/her findings, including recommendations, to the Planning Authority. No construction works, including pouring foundations, shall commence until the written agreement of the Planning Authority has been obtained.

REASON:

To facilitate the Planning Authority in the archaeological appraisal of the site which is located within the boundary of a Recorded Monument and Place protected under S12, National Monuments (Amendment) Act 1994.

- 16 That prior to development commencing the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development. In particular:

- (i) Grease interceptor, between cold room, chiller and store at rear of Pizza takeaway, must be relocated outside the premises in the rear yard.
- (ii) Suitable and sufficient ventilation must be provided within the premises;
- (iii) Suitable and sufficient staff accommodation must be provided for staff and customers.
- (iv) Construction work shall not give rise to a dust or noise nuisance.

REASON:

In the interest of health.

- 17 Construction work shall not take place outside the hours of 8am + 8pm Monday-Friday and 9am and 5pm on Saturdays. No construction work is to take place on Sundays, Noise levels shall not exceed the background level by 10dB(A) by day or 45dB(A) at night, whichever is the lesser.

REASON:

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

- 18 That a financial contribution in the sum of £1,334 (one thousand three hundred and thirty four pounds) EUR 1,694 (one thousand six hundred and ninety four 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.

- 19 That a financial contribution in the sum of £4,007 (four thousand and seven pounds) EUR 5,088 (five thousand and eighty 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:

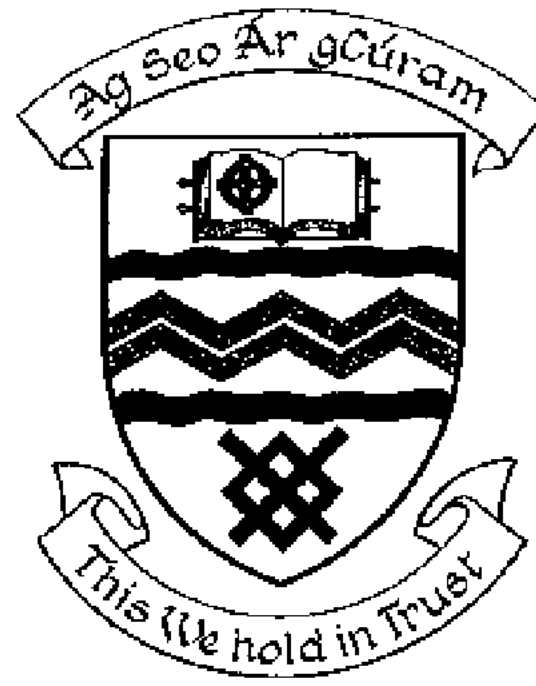
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 20 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or

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REG. REF. S99A/0753

that is proposed to be incurred by the Council on the
development and improvement of amenity lands in the area
which will facilitate the proposed development.

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

Decision Order Number 2788	Date of Decision 15/12/1999
Register Reference S99A/0753	Date 21/10/99

Applicant Mrs. Patsy Macari,
App. Type Permission
Development Amendments to approved scheme (Reg. Ref. S97A/0600)
 providing pizza takeaway at ground floor level, restaurant
 at 1st floor level and 2 bed apartment at 2nd floor level.

Location Main Street, Tallaght, Dublin 24.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 28/01/2000

Yours faithfully

MA
..... 15/12/99
for SENIOR ADMINISTRATIVE OFFICER

George Morris Architects,
12 Oaklands Terrace,
Terenure,
Dublin 6.