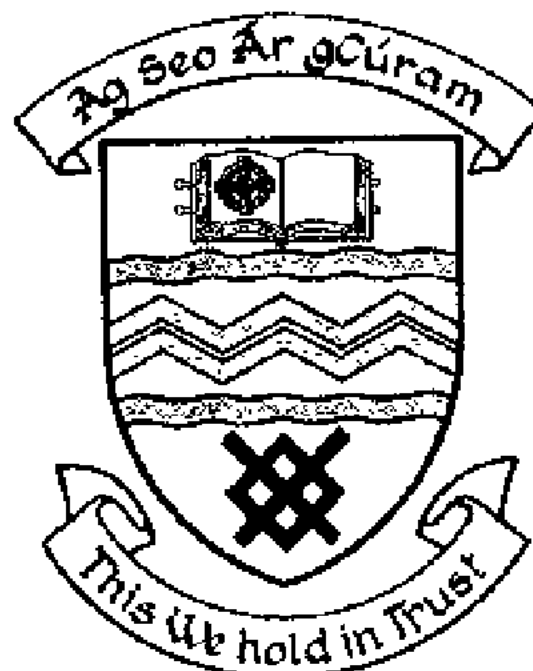


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0554	
1. Location	Firhouse Inn, Firhouse Road, Dublin 24.		
2. Development	(a) Demolish existing toilets and stores to the rear and side, (b) construction of new lounge, toilets, terrace and ancillary accommodation to upper ground floor and kitchen, stores, off-licence and ancillary accommodation at lower ground floor; total new floor area 534 sq.m.		
3. Date of Application	10/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Dan Gallery Architects, Address: 28-30 Rathmines Park, Dublin 6.		
5. Applicant	Name: N. Morton, Address: Firhouse Inn, Firhouse Road, Dublin 24.		
6. Decision	O.C.M. No. 0530 Date 15/03/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 863 Date 26/04/2000	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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PLANNING DEPARTMENT
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Dan Gallery Architects,
28-30 Rathmines Park,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 863	Date of Final Grant 26/04/2000
Decision Order Number 0530	Date of Decision 15/03/2000
Register Reference S99A/0554	Date 10/08/99

Applicant N. Morton,

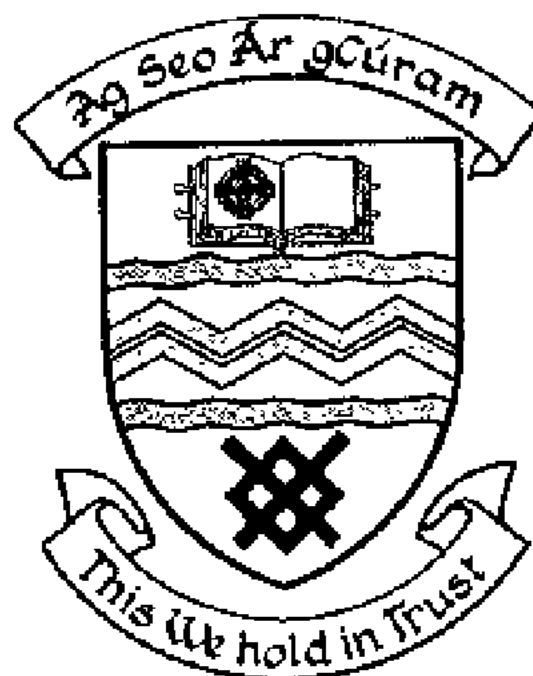
Development (a) Demolish existing toilets and stores to the rear and side, (b) construction of new lounge, toilets, terrace and ancillary accommodation to upper ground floor and kitchen, stores, off-licence and ancillary accommodation at lower ground floor; total new floor area 534 sq.m.

Location Firhouse Inn, Firhouse Road, Dublin 24.

Floor Area 534.00 Sq Metres
Time extension(s) up to and including 16/03/2000
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (13) 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 as amended by Unsolicited Additional Information received on the 26th October 1999 and the 28th February, 2000, 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 no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal.

REASON:

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

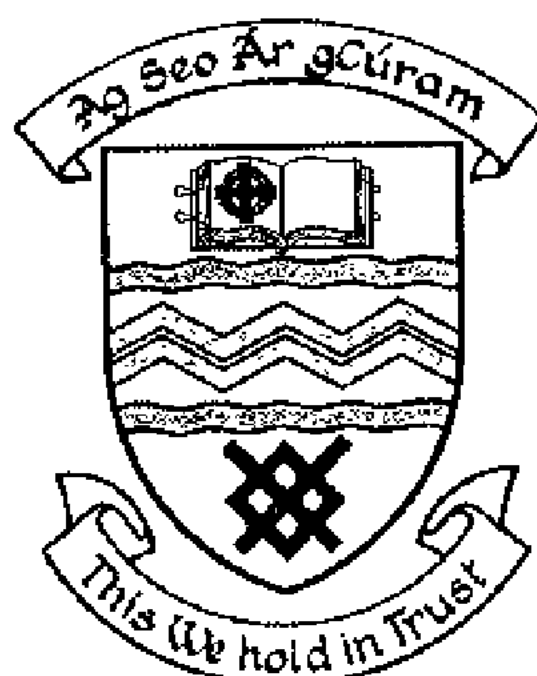
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council which are:-

- . Applicant to ensure full and complete separation of foul and surface water systems;
- . Applicant to consult with the Area Drainage Engineer (Phone: 4570784), the Roads Department and the Parks Department regarding the layout of the proposed 225mm diameter foul sewer across roads and grassed area to the south of Mount Carmel Park. Connection to 525mm diameter foul sewer to be carried out by South Dublin County Council personnel at applicant's prior expense.
- . 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.
- . Applicant to consult with the Area Drainage Engineer (phone: 4570784) and the Roads Department regarding the layout of the proposed 225mm diameter surface water sewer to 375mm diameter surface water sewer. Connection to 375mm diameter surface water sewer to be carried out by South Dublin Council personnel at applicant's prior expense.
- . All connections, swabbing, chlorination and tapping of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense.
- . Prior to the commencement of works, the applicant

REG. REF. S99A/0554
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shall submit for the approval of the Area Engineer, Deansrath Depot (Phone: 4570784) a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations.

24 hour water storage facilities shall be provided.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964 and to comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council it is considered reasonable that the Council should recoup the cost

- 4 The existing car parking is to be re-laid and eighty-one (81) no car parking spaces are to be clearly delineated.

REASON:

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

- 5 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.

- 6 That adequate lighting be provided in the car parking area in accordance with a scheme to be approved by the County Council prior to commencement of development.

REASON:

In the interests of amenity and public safety.

- 7 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 8 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.

- 9 Twelve (12) no. additional car parking spaces are to be provided to the front of Firhouse Inn within two (2) years of the final grant of permission.

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REASON:

To ensure adequate car parking is provided.

- 10 Prior to the commencement of development, the applicant shall lodge with South Dublin County Council a cash sum of IR£15,236 (IR£1,270 per car parking space) to secure the provision and satisfactory completion of twelve (12) no. additional car parking spaces to the front of the premises, which is to be the subject of a further planning application.

REASON:

To ensure that a ready sanction may be available to induce the provision of adequate car parking and prevent disamenity in the development.

- 11 That a financial contribution in the sum of £4,585 (four thousand five hundred and eighty five pounds) EUR 5,820 (five thousand eight hundred and twenty 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.

- 12 That a financial contribution in the sum of £11,928 (eleven thousand nine hundred and twenty eight pounds) EUR 15,145 (fifteen thousand one hundred and forty five 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:

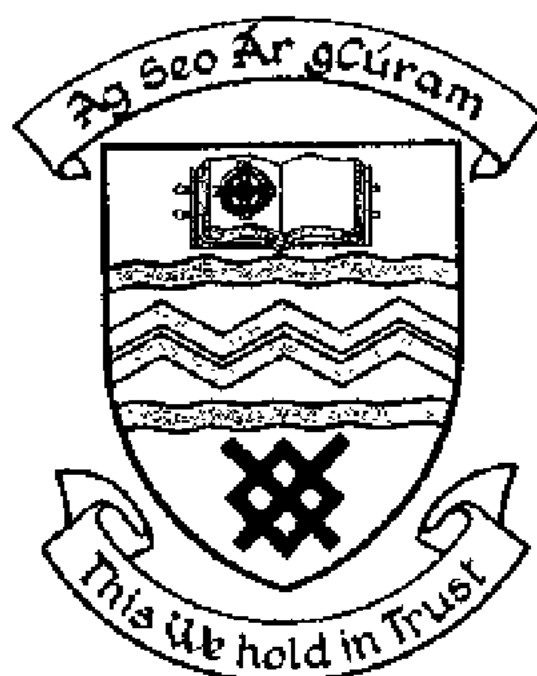
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 13 That a financial contribution in the sum of £4,260 (four thousand two hundred and sixty pounds) EUR 5,410 (five thousand four hundred and ten euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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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.

- (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.

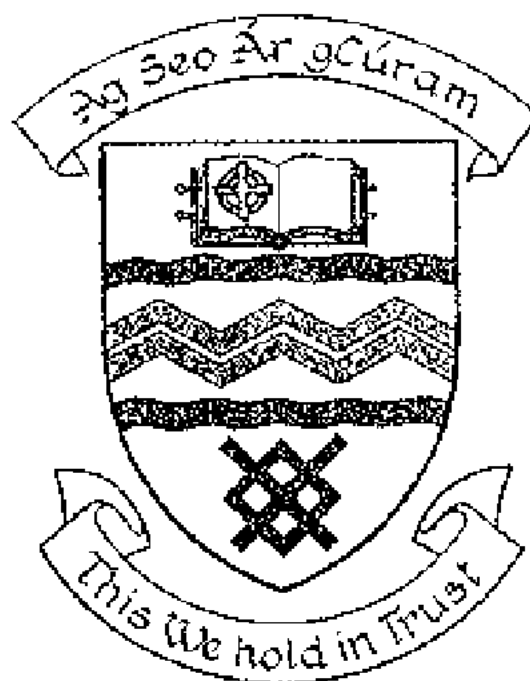
Signed on behalf of South Dublin County Council.

E. Bowler02/05/00
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Decision Order Number 0530	Date of Decision 15/03/2000
Register Reference S99A/0554	Date: 10/08/99

Applicant N. Morton,

Development (a) Demolish existing toilets and stores to the rear and side, (b) construction of new lounge, toilets, terrace and ancillary accommodation to upper ground floor and kitchen, stores, off-licence and ancillary accommodation at lower ground floor; total new floor area 534 sq.m.

Location Firhouse Inn, Firhouse Road, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including 16/03/2000

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

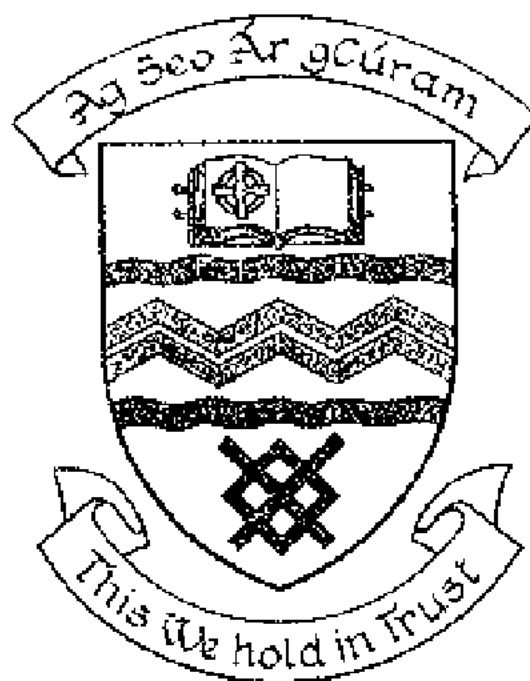
..... 15/03/00
for SENIOR ADMINISTRATIVE OFFICER

Dan Gallery Architects,
28-30 Rathmines Park,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0554

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 on the 26th October 1999 and the 28th February, 2000, 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 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.

- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council which are:-

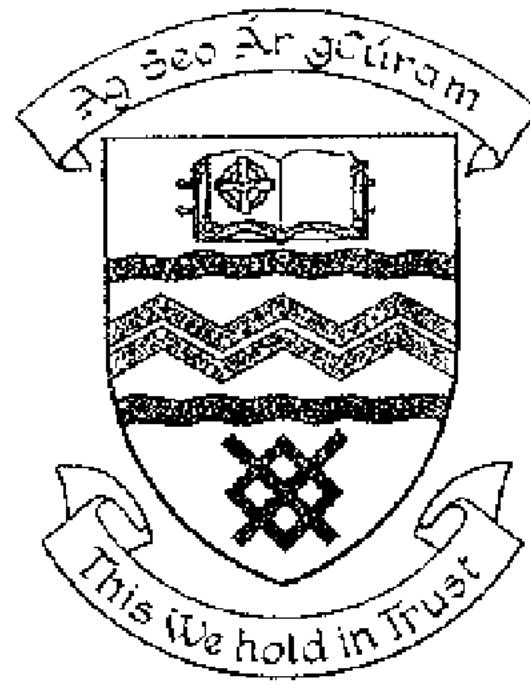
Applicant to ensure full and complete separation of foul and surface water systems;

Applicant to consult with the Area Drainage Engineer (Phone: 4570784), the Roads Department and the Parks Department regarding the layout of the proposed 225mm diameter foul sewer across roads and grassed area to the south of Mount Carmel Park. Connection to 525mm diameter foul sewer to be carried out by South Dublin County Council personnel at applicant's prior expense.

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.

Applicant to consult with the Area Drainage Engineer (phone: 4570784) and the Roads Department regarding the layout of the proposed 225mm diameter surface water sewer to 375mm diameter surface water sewer. Connection to 375mm diameter surface water sewer to

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REG. REF. S99A/0554

be carried out by South Dublin Council personnel at applicant's prior expense.

All connections, swabbing, chlorination and tapping of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense.

Prior to the commencement of works, the applicant shall submit for the approval of the Area Engineer, Deansrath Depot (Phone: 4570784) a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations.

24 hour water storage facilities shall be provided.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964 and to comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council it is considered reasonable that the Council should recoup the cost

- 4 The existing car parking is to be re-laid and eighty-one (81) no car parking spaces are to be clearly delineated.

REASON:

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

- 5 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.

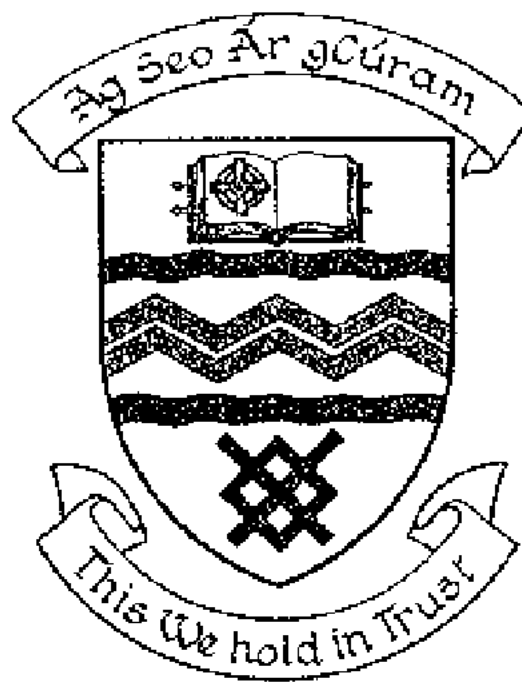
- 6 That adequate lighting be provided in the car parking area in accordance with a scheme to be approved by the County Council prior to commencement of development.

REASON:

In the interests of amenity and public safety.

- 7 That all external finishes harmonise in colour and texture with the existing premises.

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REASON:

In the interest of visual amenity.

- 8 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.

- 9 Twelve (12) no. additional car parking spaces are to be provided to the front of Firhouse Inn within two (2) years of the final grant of permission.

REASON:

To ensure adequate car parking is provided.

- 10 Prior to the commencement of development, the applicant shall lodge with South Dublin County Council a cash sum of IR£15,236 (IR£1,270 per car parking space) to secure the provision and satisfactory completion of twelve (12) no. additional car parking spaces to the front of the premises, which is to be the subject of a further planning application.

REASON:

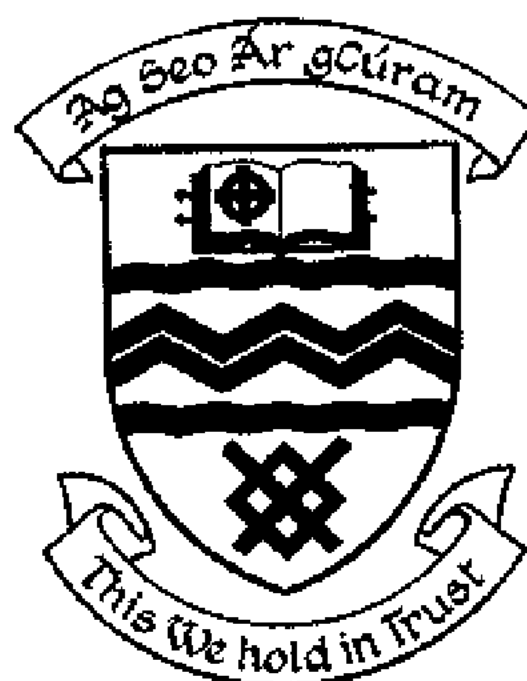
To ensure that a ready sanction may be available to induce the provision of adequate car parking and prevent disamenity in the development.

- 11 That a financial contribution in the sum of £4,585 (four thousand five hundred and eighty five pounds) EUR 5,820 (five thousand eight hundred and twenty 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.

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

Decision Order Number 0098	Date of Decision 20/01/2000 <i>LA</i>
Register Reference S99A/0554	Date 10/08/99

Applicant N. Morton,
App. Type Permission
Development (a) Demolish existing toilets and stores to the rear and side, (b) construction of new lounge, toilets, terrace and ancillary accommodation to upper ground floor and kitchen, stores, off-licence and ancillary accommodation at lower ground floor; total new floor area 534 sq.m.

Location Firhouse Inn, Firhouse Road, 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 16/03/2000

Yours faithfully

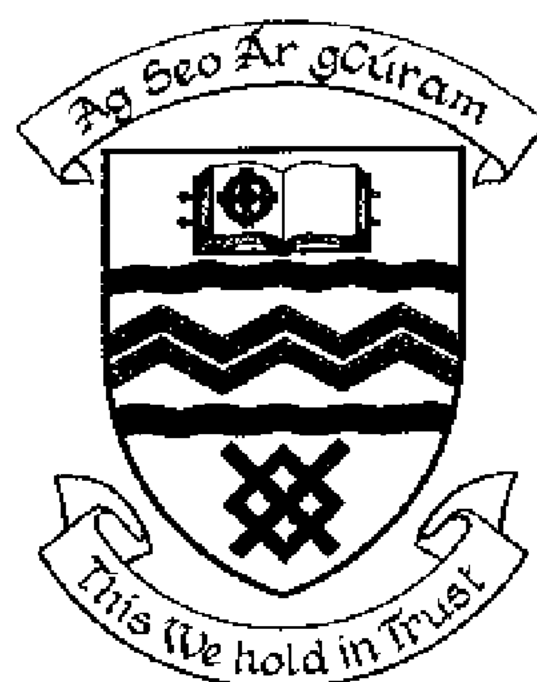
LA
..... 20/01/00
for SENIOR ADMINISTRATIVE OFFICER

Dan Gallery Architects,
28-30 Rathmines Park,
Dublin 6.

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

Decision Order Number 2442	Date of Decision 05/11/1999 <i>fn</i>
Register Reference S99A/0554	Date 10/08/99

Applicant N. Morton,
App. Type Permission
Development (a) Demolish existing toilets and stores to the rear and side, (b) construction of new lounge, toilets, terrace and ancillary accommodation to upper ground floor and kitchen, stores, off-licence and ancillary accommodation at lower ground floor; total new floor area 534 sq.m.

Location Firhouse Inn, Firhouse Road, 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 31/01/2000

Yours faithfully

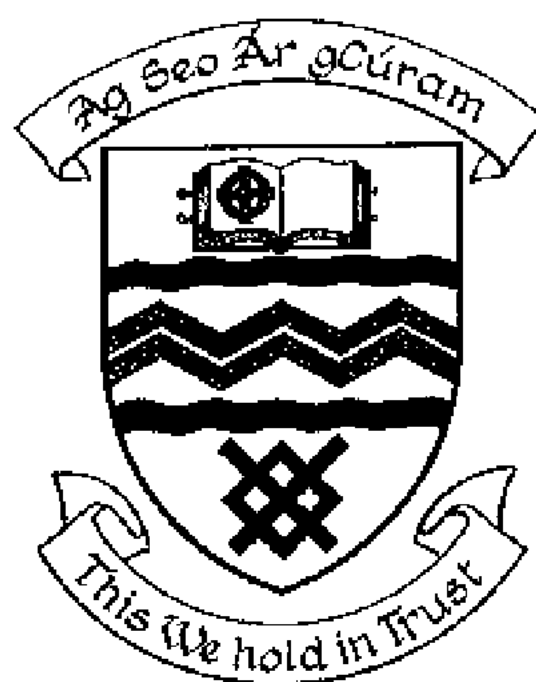
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05/11/99

for SENIOR ADMINISTRATIVE OFFICER

Dan Gallery Architects,
28-30 Rathmines Park,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2187	Date of Decision 06/10/1999
Register Reference S99A/0554	Date 10/08/99

Applicant N. Morton,
App. Type Permission
Development (a) Demolish existing toilets and stores to the rear and side, (b) construction of new lounge, toilets, terrace and ancillary accommodation to upper ground floor and kitchen, stores, off-licence and ancillary accommodation at lower ground floor; total new floor area 534 sq.m.

Location Firhouse Inn, Firhouse Road, 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 10/11/1999

Yours faithfully

..... 06/10/99
for SENIOR ADMINISTRATIVE OFFICER

Dan Gallery Architects,
28-30 Rathmines Park,
Dublin 6.