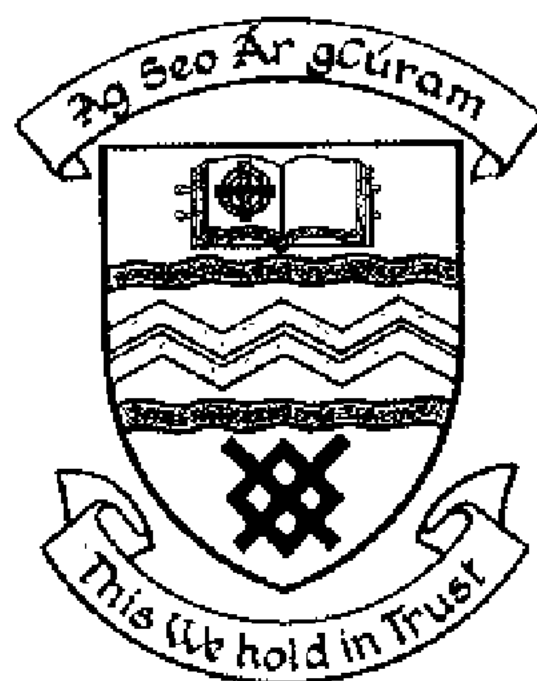


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0187	
1. Location	2 Johnstown Cottages, Kennelsfort Road, Palmerstown, Dublin 20.		
2. Development	Single storey kitchen and store extension to rear of existing take away restaurant.		
3. Date of Application	26/03/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Paul Kelly Architects, Address: Bloom House, 15 Mountjoy Square,		
5. Applicant	Name: Mr. Freddie Choi, Address: Chinese Takeaway, 2 Johnstown Cottages, Kennelsfort Road, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 1077  Date 24/05/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1423  Date 07/07/1999	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**



**PLANNING  
DEPARTMENT**

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

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Fax: 01-414 9104

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Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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Paul Kelly Architects,  
Bloom House,  
15 Mountjoy Square,  
Dublin 1.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 1423	Date of Final Grant 07/07/1999
Decision Order Number 1077	Date of Decision 24/05/1999
Register Reference S99A/0187	Date 26/03/99

**Applicant** Mr. Freddie Choi,

**Development** Single storey kitchen and store extension to rear of  
existing take away restaurant.

**Location** 2 Johnstown Cottages, Kennelsfort Road, Palmerstown, Dublin  
20.

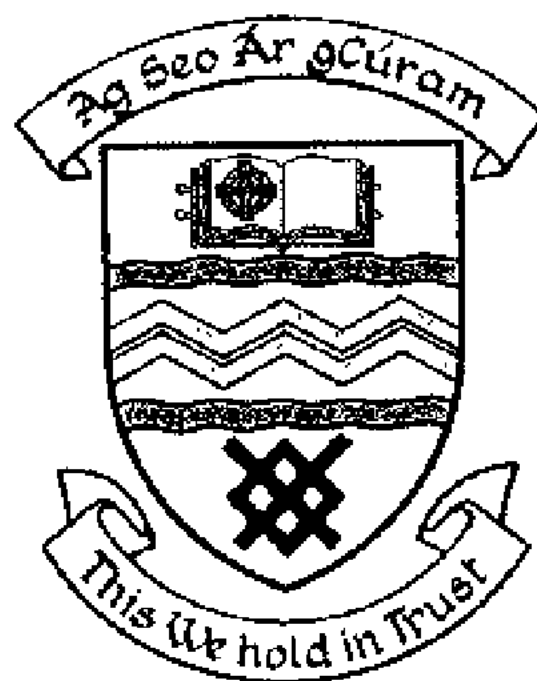
**Floor Area** 80.40 Sq Metres

**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 (8) 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 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 Best Practical Means shall be employed to minimise air blown dust being emitted from the site during the construction stage.  
REASON:  
To protect the amenities of the area.
- 4 That British Standard B.S.5228 Noise Control on Construction and Open Sites shall be complied with.  
REASON:  
In the interests of the amenities of the area.
- 5 That a suitable and sufficient grease trap shall be installed and used to the satisfaction of the Chief Environmental Health Officer.  
REASON:  
In the interests of public health.
- 6 That the flue from the extract system shall extend at least 1 metre above the eaves level of the building and the adjoining building.  
REASON:  
In the interests of public health and to safeguard the amenities of the area.
- 7 That a financial contribution in the sum of £108 (one hundred and eight pounds) 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:

REG. REF. S99A/0187

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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.

- 8 That a financial contribution in the sum of £281 (two hundred and eighty one pounds) 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.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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. Andrew Galloway*...08/07/99  
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 1077	Date of Decision 24/05/1999
Register Reference S99A/0187	Date: 26/03/1999

Applicant . Mr. Freddie Choi,

Development Single storey kitchen and store extension to rear of  
existing take away restaurant.

Location 2 Johnstown Cottages, Kennelsfort Road, Palmerstown, Dublin  
20.

Floor Area Sq Metres

Time extension(s) up to and including

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

..... 24/05/1999  
for SENIOR ADMINISTRATIVE OFFICER

Paul Kelly Architects,  
Bloom House,  
15 Mountjoy Square,  
Dublin 1.

SOUTH DUBLIN COUNTY COUNCIL  
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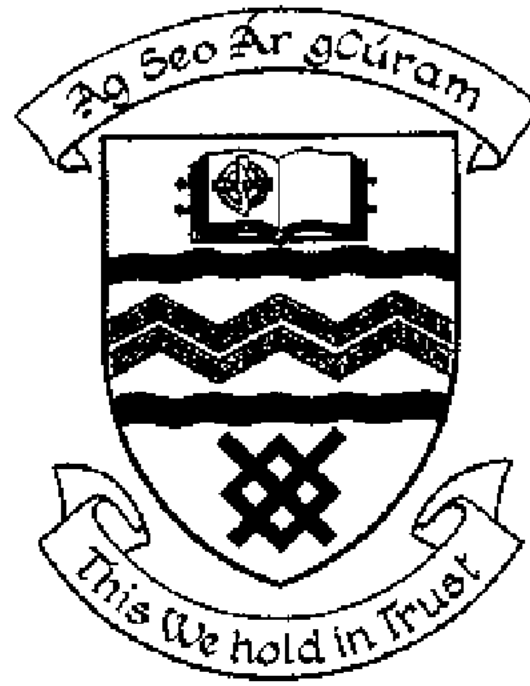
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Conditions and Reasons

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