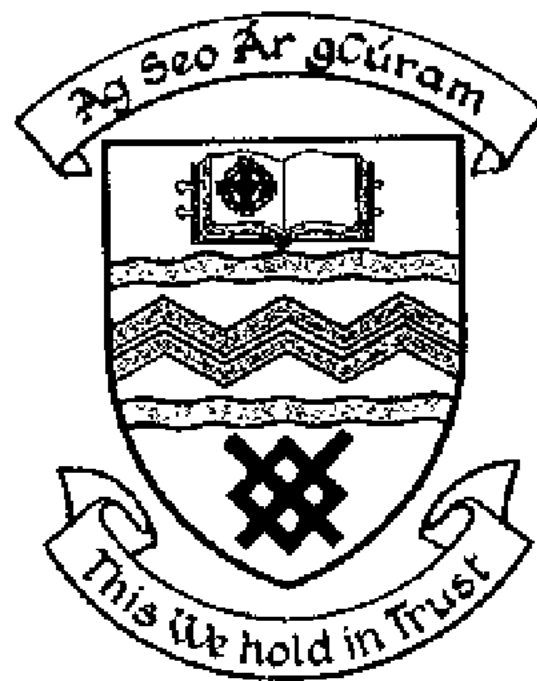


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0101	
1. Location	Shop 4, Corner Park, Newcastle, Co. Dublin.		
2. Development	Sub-division of existing retail shop into 2 self contained retail shop units and the provision of a new retail shop front and security bollards.		
3. Date of Application	22/02/1999	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Anthony Moore, Address: 23 Pinegrove Park, Swords, Co. Dublin.		
5. Applicant	Name: Mr. Michael McBennett, Address: Blundelstown House, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 0722 Date 14/04/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1116 Date 27/05/1999	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



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Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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Dublin 24

Telephone: 01-414 9230
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Anthony Moore,
23 Pinegrove Park,
Swords,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1116	Date of Final Grant 27/05/1999
Decision Order Number 0722	Date of Decision 14/04/1999
Register Reference S99A/0101	Date 22nd February 1999

Applicant Mr. Michael McBennett,

Development Sub-division of existing retail shop into 2 self contained retail shop units and the provision of a new retail shop front and security bollards.

Location Shop 4, Corner Park, Newcastle, Co. Dublin.

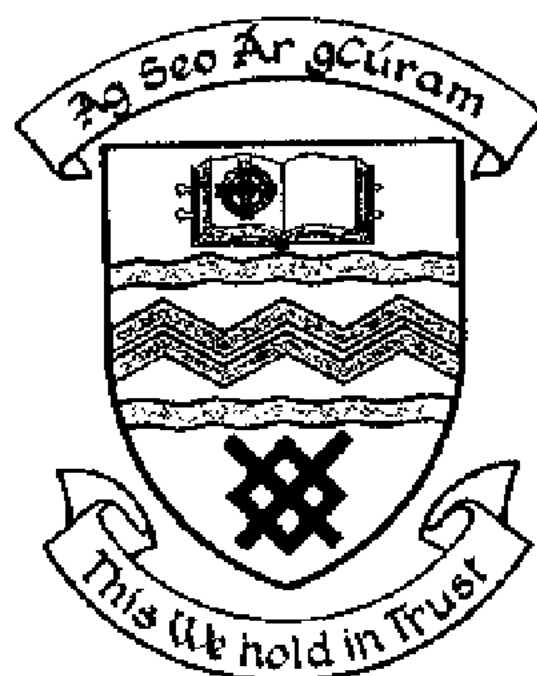
Floor Area 79.42 Sq Metres

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 (9) Conditions.

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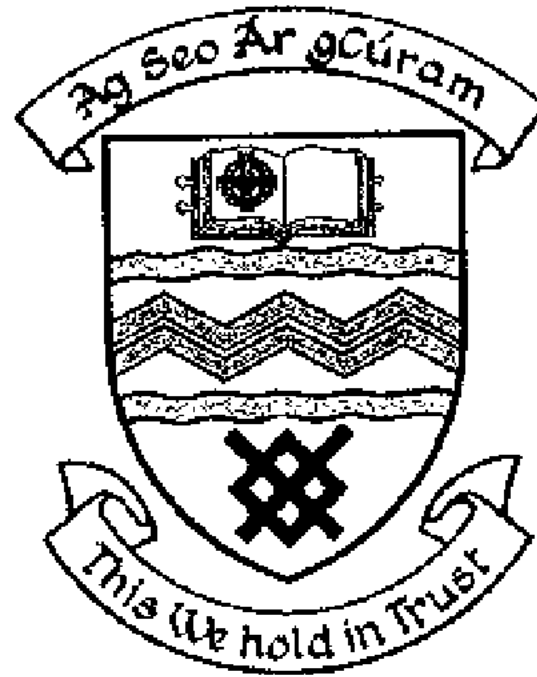
Conditions and Reasons

- 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 Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 3 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.
- 4 That the use of the proposed retail units shall be restricted to use as 'shop' as defined in Article 8(1), Part 111 of the Local Government (Planning and Development) Regulations, 1994, as amended.
REASON:
In the interests of clarity and the proper planning and development of the area.
- 5 Signage to the proposed shop fronts shall be restricted to fascia level. Lettering shall take the form of either hand painted traditional type lettering or individually mounted lettering. Lighting, if required, shall be restricted to back lighting of individual letters or strip lighting concealed at fascia level. No internally illuminated signage shall be used.
REASON:
In the interests of the control of advertising with respect to the visual amenities of the area.
- 6 Notwithstanding Condition 5 above no other advertising signs or devices shall be painted or erected on the premises or the site, except those which are exempted under the provision of the Local Government (Planning and Development) Regulations 1994, as amended, without first receiving a

REG. REF. S99A/0101 SOUTH DUBLIN COUNTY COUNCIL
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separate planning permission from South Dublin County Council or An Bord Pleanála on appeal.

REASON:

In the interests of the control of advertising with respect to the visual amenities of the area.

- 7 Roller shutters, if provided, shall be located behind the display windows and be of perforated (eg. visi-screen) type and shall be coloured to match the colour of the shop fronts.

REASON:

In the interests of visual amenity and to ensure that the perforated roller shutters are effective.

- 8 That appropriate house insulation be provided to protect the overhead residential accommodation from unreasonable noise disturbance.

REASON:

To protect the amenity of residential accommodation at first floor level.

- 9 Each unit shall have a separate water connection and that all watermain tapplings, 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.

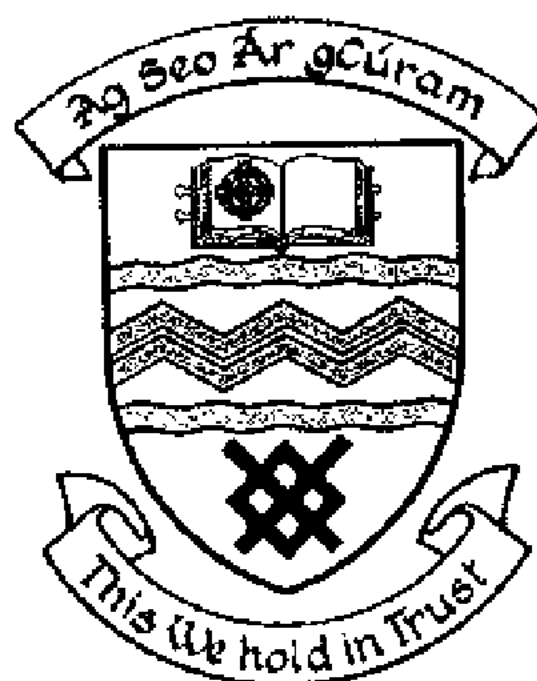
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control 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.

REG REF. S99A/0101

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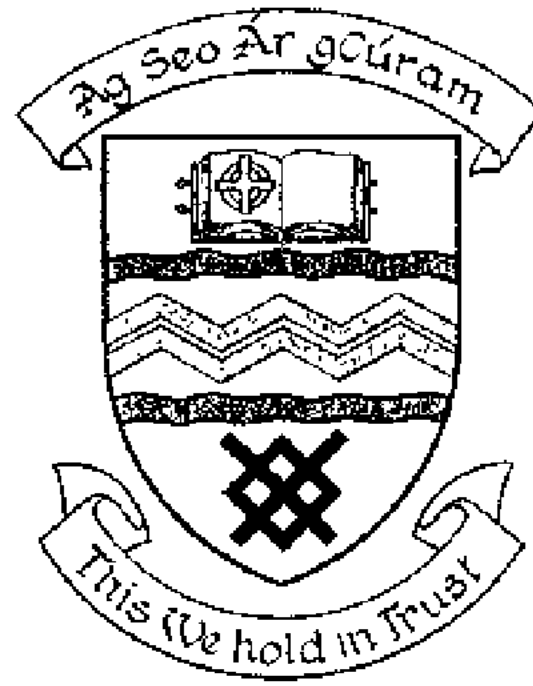
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Signed on behalf of South Dublin County Council.

John G. Gorman 28th
..... May 1999
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 0722	Date of Decision 14/04/1999 <i>14</i>
Register Reference S99A/0101	Date: 22/02/1999

Applicant Mr. Michael McBennett,

Development Sub-division of existing retail shop into 2 self contained retail shop units and the provision of a new retail shop front and security bollards.

Location Shop 4, Corner Park, Newcastle, Co. Dublin.

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

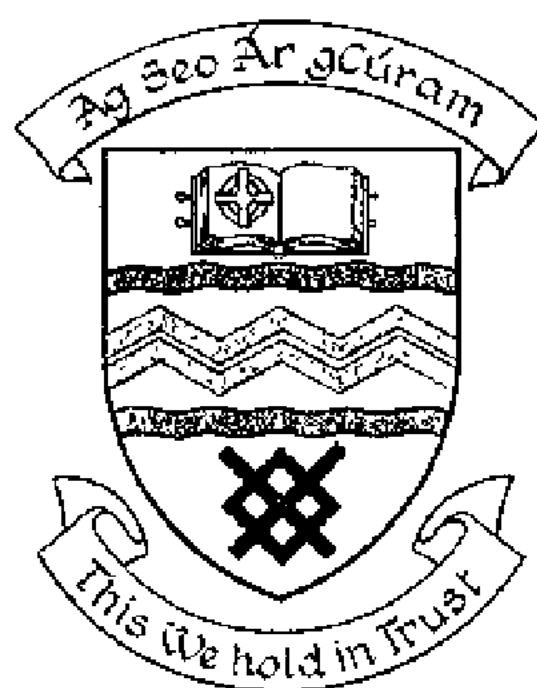
14
..... 14/04/1999
for SENIOR ADMINISTRATIVE OFFICER

Anthony Moore,
23 Pinegrove Park,
Swords,
Co. Dublin.

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REG. REF. S99A/0101

In the interests of the control of advertising with respect to the visual amenities of the area.

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