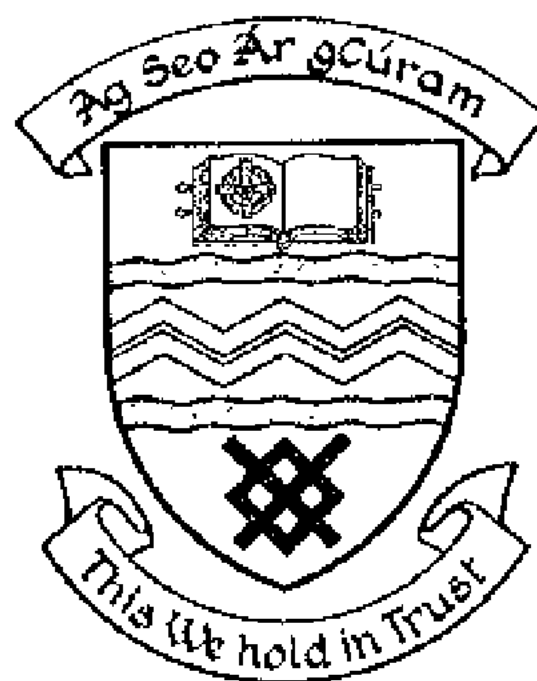


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0189	
1. Location	Old Orchard Inn, Butterfield Avenue, Rathfarnham, Dublin 14.		
2. Development	Extension to Lounge Bar, alterations to and enclosure as conservatory of existing patio, extension and alterations to Off Licence and toilets including ancillary works.		
3. Date of Application	30/03/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Brady Stanley O'Connell Associates, Address: 9 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: David Lavin, Address: Old Orchard Inn, Butterfield Avenue, Rathfarnham, Dublin 14		
6. Decision	O.C.M. No. 1034 Date 28/05/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1372 Date 09/07/98	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



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**

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

Telephone: 01-414 9000
Fax: 01-414 9104

Brady Stanley O'Connell Associates,
9 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1372	Date of Final Grant 09/07/98
Decision Order Number 1034	Date of Decision 28/05/98
Register Reference S98A/0189	Date 30th March 1998

Applicant David Lavin,

Development Extension to Lounge Bar, alterations to and enclosure as conservatory of existing patio, extension and alterations to Off Licence and toilets including ancillary works.

Location Old Orchard Inn, Butterfield Avenue, Rathfarnham, Dublin 14.

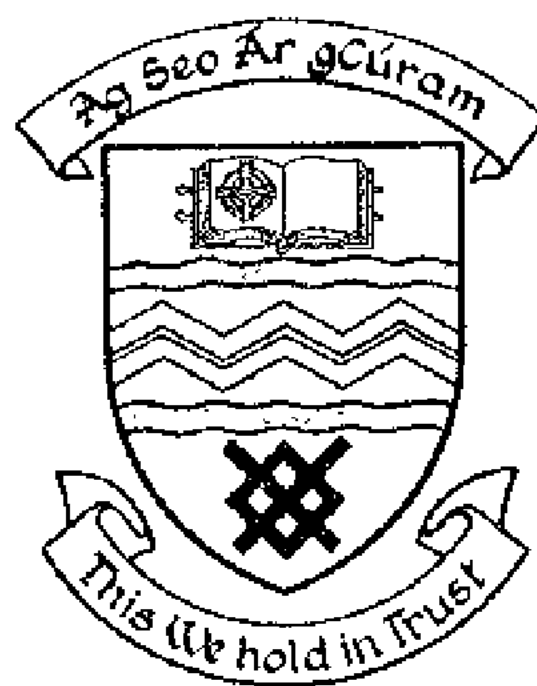
Floor Area 155.000 Sq Metres

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 (6) Conditions.

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**PLANNING
DEPARTMENT**

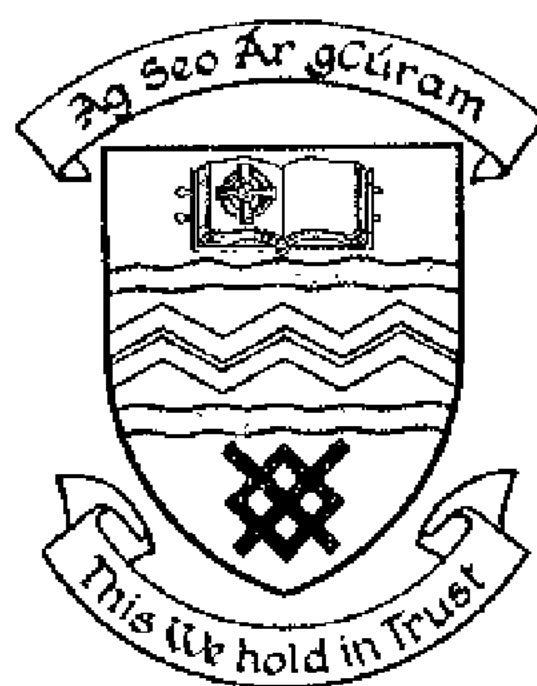
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Conditions and Reasons

- 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 the roof of the proposed conservatory shall be non-opening and there shall be no other provision for any outdoor drinking/eating facilities (e.g. beer garden) within any part of the curtilage of the site.
REASON:
To protect the residential amenities of the area.
- 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 water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 5 That a financial contribution in the sum of £1,275 (one thousand two hundred and seventy five 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:
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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- 6 That a financial contribution in the sum of money equivalent to the value of £1,200 (one thousand two hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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.

.....*[Signature]*..... 10 July 1998
for SENIOR ADMINISTRATIVE OFFICER