

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0267/C3
1. Location	Rathfarnham Gate, Rathfarnham, Co. Dublin.	
2. Development	Change of use of Four Number Ground Floor Apartments to Four Number Shop Units, as granted under Permission S96A/0338, and to provide Railings & Gates to Pedestrian Access on to Rathfarnham Main Street, and on site. Compliance re condition no. 2.	
3. Date of Application	28/04/99	Date Further Particulars: (a) Requested (b) Received
3a. Type of Application	Compliance with Conditions	1. 2.
4. Submitted by	Name: Tommy Drumm, Director, Address: McInerney Construction Limited, McInerney House, Rathfarnham Gate,	
5. Applicant	Name: McInerney Construction Ltd. Address: McInerney House, 27-28 Herbert Place, Dublin 2.	
6. Decision	O.C.M. No. 2713 Date 14/12/1999	Effect CC APPROVE THE COMPLIANCE SUBMISSION
7. Grant	O.C.M. No. Date	Effect CC APPROVE THE COMPLIANCE SUBMISSION
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

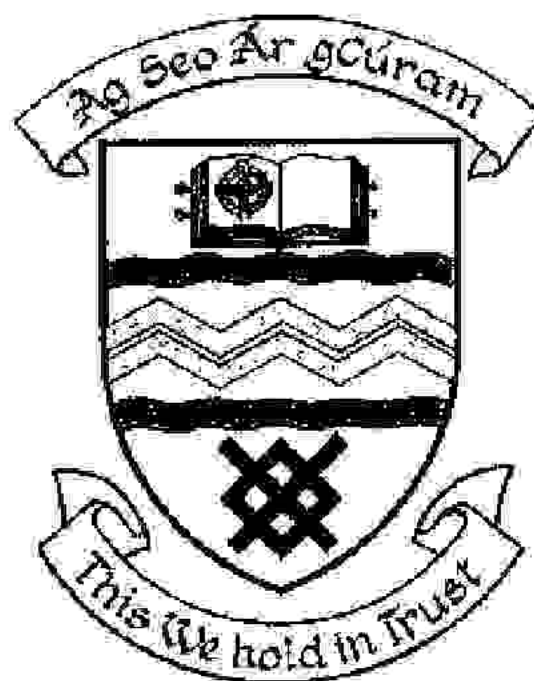
Receipt No.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0267
1. Location	Rathfarnham Gate, Rathfarnham, Co. Dublin.	
2. Development	Change of use of Four Number Ground Floor Apartments to Four Number Shop Units, as granted under Permission S96A/0338, and to provide Railings & Gates to Pedestrian Access on to Rathfarnham Main Street, and on site.	
3. Date of Application	29/04/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 1. 2. 2.
4. Submitted by	Name: Fewer McGinley Associates, Address: Wyse House, Adelphi Quay, Waterford.	
5. Applicant	Name: McInerney Construction Ltd., Address: McInerney House, 27-28 Herbert Place, Dublin 2.	
6. Decision	O.C.M. No. 1268 Date 27/06/97	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 1576 Date 06/08/97	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.

REG. REF. S97A/0267 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
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Fewer McGinley Associates,
Wyse House,
Adelphi Quay,
Waterford.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1576	Date of Final Grant 06/08/97
Decision Order Number 1268	Date of Decision 27/06/97
Register Reference S97A/0267	Date 29th April 1997

Applicant McInerney Construction Ltd.,

Development Change of use of Four Number Ground Floor Apartments to Four Number Shop Units, as granted under Permission S96A/0338, and to provide Railings & Gates to Pedestrian Access on to Rathfarnham Main Street, and on site.

Location Rathfarnham Gate, Rathfarnham, Co. Dublin.

Floor Area 227.800 Sq Metres

Time extension(s) up to and including

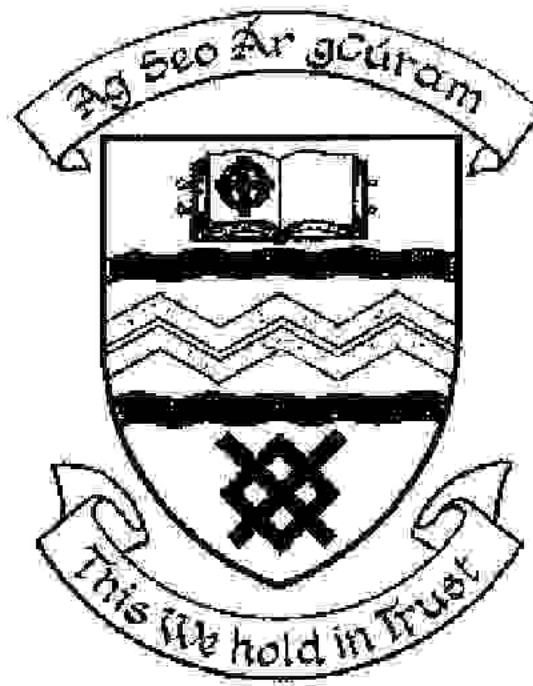
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (10) Conditions.

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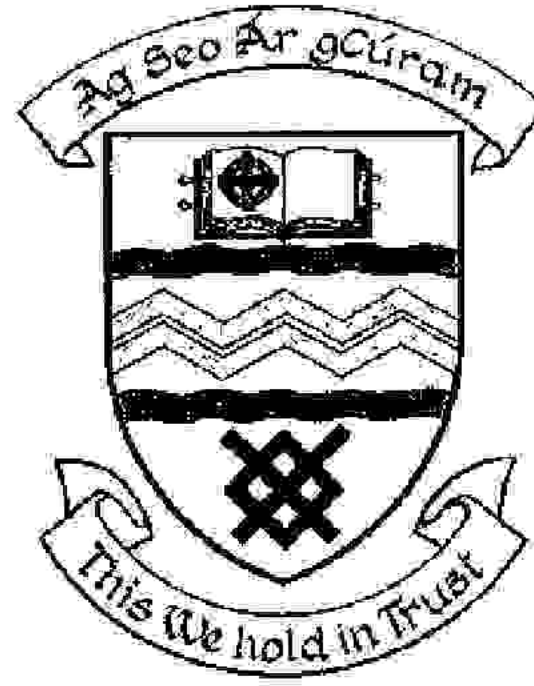
Conditions and Reasons

- 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 the proposed units shall be used only for the purposes of a shop as defined in Part III 8(i) of the Local Government (Development) Regulations 1994-1997. The first specific shop use of each unit shall be subject to the written agreement of the Planning Authority.
REASON:
In the interest of the proper planning and development.
- 3 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.
- 4 That conditions no.'s 3, 4, 6, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 20, 21, 22, and 24 of permission granted under Register Reference S96A/0338 shall be strictly adhered to in the development.
REASON:
In the interest of the proper planning and development of the area.
- 5 That in respect of the proposed hard landscaping for footpaths and hard surface and railings and integration of gates all details shall be agreed as part of an overall agreed scheme for the site. And in this regard before development commences on site the developer shall submit for the written agreement with the Planning Authority proposals for the upgrading of the footpath along the entire frontage of the site with the public road which shall include provision for paving to an agreed pattern, kerbing, the

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provision of planting and the provision of an appropriate bollard and chain barrier for at least 35 metres on either side of the proposed arch.

REASON:

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

- 6 That a financial contribution to a value to be agreed between the developer and the Planning Authority shall be paid by the proposer to South Dublin County Council towards the full cost of the provision and development of carparking required to serve the development approved in this permission in the area of the proposed development and which facilitates this development; arrangements to be agreed in writing with the Planning Authority and the 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 in the provision and development of carparking facilitating the proposed development.

- 7 Before any development commences the applicant shall submit for the written agreement of the Planning Authority revised design proposals for the proposed gates which shall provide for gates scaled in proportion to the archway.

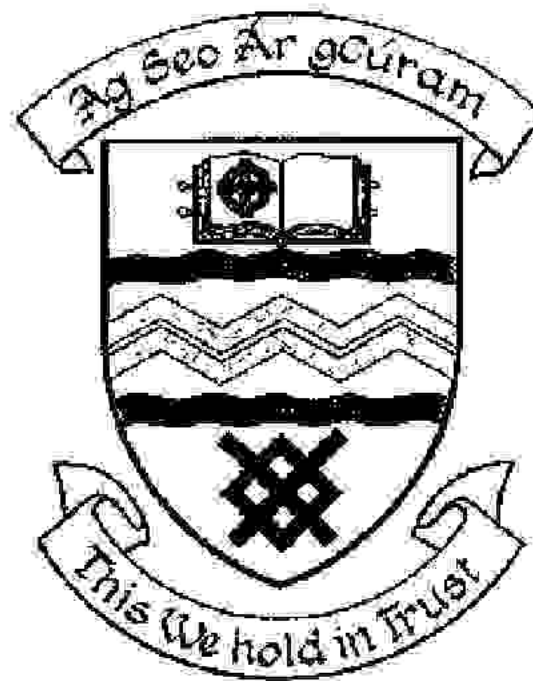
REASON:
In the interest of the proper planning and development of the area.

- 8 Before any development commences the applicant shall submit for the written agreement of the Planning Authority proposals of the operation and opening times of the gates which shall provide for the gates being open during normal business hours and at other times deemed appropriate by the Planning Authority. In this regard the applicant shall also submit for the written agreement of the Planning Authority revised details for the Management Company for the development providing for arrangements for the maintenance,

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control and opening times of the gates.

REASON:

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

- 9 That a financial contribution in the sum of £2,244 (two thousand two hundred and forty four 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.

- 10 That a financial contribution in the sum of money equivalent to the value of £5,600 (five thousand six 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.

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- (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.


..... 7th August 1997
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S97A/0267	
1. Location	Rathfarnham Gate, Rathfarnham, Co. Dublin.			
2. Development	Change of use of Four Number Ground Floor Apartments to Four Number Shop Units, as granted under Permission S96A/0338, and to provide Railings & Gates to Pedestrian Access on to Rathfarnham Main Street, and on site.			
3. Date of Application	29/04/97	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1.	1.	
		2.	2.	
4. Submitted by	Name: Fewer McGinley Associates, Address: Wyse House, Adelphi Quay, Waterford.			
5. Applicant	Name: McInerney Construction Ltd., Address: McInerney House, 27-28 Herbert Place, Dublin 2.			
6. Decision	O.C.M. No.	Effect		
	Date			
7. Grant	O.C.M. No.	Effect		
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8. Appeal Lodged				
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10. Material Contravention				
11. Enforcement	Compensation	Purchase Notice		
0	0	0		
12. Revocation or Amendment				
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal		
14. Registrar Date Receipt No.		

REG. REF. : S97A/0267/C3

DATE : 14.12.1999

RE: Change of use of Four Number Ground Floor Apartments to Four Number Shop Units, as granted under Permission S96A/0338, and to provide Railings and Gates to Pedestrian Access on to Rathfarnham Main Street, and on site at Rathfarnham Gate, Rathfarnham, Co. Dublin for McInerney Construction Ltd.

Dear Sir/Madam,

I refer to your submission received on 28.04.1999 to comply with Condition No. 2 of Grant of Permission, Order No. 1576, dated 06.08.1997, in connection with the above.

In this regard I wish to inform you that it is considered that the use of Shop Unit No. 2 as a delicatessen/grocery is acceptable and complies with Condition No. 2 of the Planning Permission Register Reference S97A/0267.

Yours faithfully,

LAH

for Senior Administrative Officer

Tommy Drumm, Director,
McInerney Construction Limited,
McInerney House,
Rathfarnham Gate,
Rathfarnham,
Dublin 14.

REG. REF. : S97A/0267/C2

DATE : 25.06.1999

RE: Change of use of Four Number Ground Floor Apartments to Four Number Shop Units, as granted under Permission S96A/0338, and to provide Railings & Gates to Pedestrian Access on to Rathfarnham Main Street, and on site at Rathfarnham Gate, Rathfarnham, Co. Dublin for McInerney Construction Ltd. Compliance re. Condition No. 2.

Dear Sir,

I refer to your submission received on 16.09.1998 to comply with Condition No. 2, of Grant of Permission, Order No. 1576, dated 06.08.1997, in connection with the above.

In this regard I wish to inform you that the proposed use of Shop No. 2 is acceptable to the Planning Authority.

Yours faithfully,

LM

For Senior Administrative Officer.

Fewer McGinley Associates,
Wyse House,
Adelphi Quay,
Waterford.