

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0191	
1. Location	Old Orchard Inn, Butterfield Avenue, Rathfarnham, Dublin 14.		
2. Development	Alterations to entrance to include stone gate piers with names of premises and mild steel railings and ground level lighting and alterations to entrance alignment.		
3. Date of Application	03/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/04/97 2.	1. 07/05/97 2.
4. Submitted by	Name: Brian O'Connell B. Arch., Address: Brady Stanley O'Connell Associates, 9 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: D. Lavin, Address: Old Orchard Inn, Butterfield Avenue, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1319 Date 03/07/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1635 Date 14/08/97	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
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/0191 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING
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P.O. Box 4122,
Town Centre, Tallaght,
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Brian O'Connell B. Arch.,
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 1635	Date of Final Grant 14/08/97
Decision Order Number 1319	Date of Decision 03/07/97
Register Reference S97A/0191	Date 7th May 1997

Applicant D. Lavin,

Development Alterations to entrance to include stone gate piers with names of premises and mild steel railings and ground level lighting and alterations to entrance alignment.

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

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 24/04/97 /07/05/97

A Permission has been granted for the development described above,
subject to the following (7) 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 all requirements of the Roads Department of the Council be ascertained and strictly adhered to in the development and in this regard:
 - . applicant to submit details of proposed lighting for the written agreement with the Planning Authority prior to commencement of development.
 - . applicant to submit revised drawings showing the gate pier set back .5m from the access kerb.REASON:
In the interest of the proper planning and development of the area.
- 3 That in respect of boundary treatment the boundary wall and railings shall be constructed with high quality material and details of finish shall be harmonious with development on site. The applicant to discuss and agree in writing with the Planning Authority all such details prior to commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 4 That the Roads Department of the Planning Authority shall reserve the right to require the applicant to remove lighting which is considered to distract traffic.
REASON:
In the interest of traffic safety.

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- 5 That in respect of paving of the footpath all details of pattern design and materials shall be discussed and agreed in writing with the Planning Authority prior to commencement of development. All works to be carried out at the expense of the applicant.
REASON:
In the interest of the proper planning and development of the area.
- 6 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.
- 7 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.
- (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.

Brian Conolly 14 August 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Order Number 0765	Date of order 24/04/97
Register Reference S97A/0191	Date 3rd April 1997

Applicant D. Lavin,

Development Alterations to entrance to include stone gate piers with names of premises and mild steel railings and ground level lighting and alterations to entrance alignment.

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

Dear Sir/Madam,

An inspection carried out on 10/4/97 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department.

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.

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

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- (c) nature and extent of development including number of dwellings (if any)
 - (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....^{LS}..... 24/04/97
for Senior Administrative Officer.