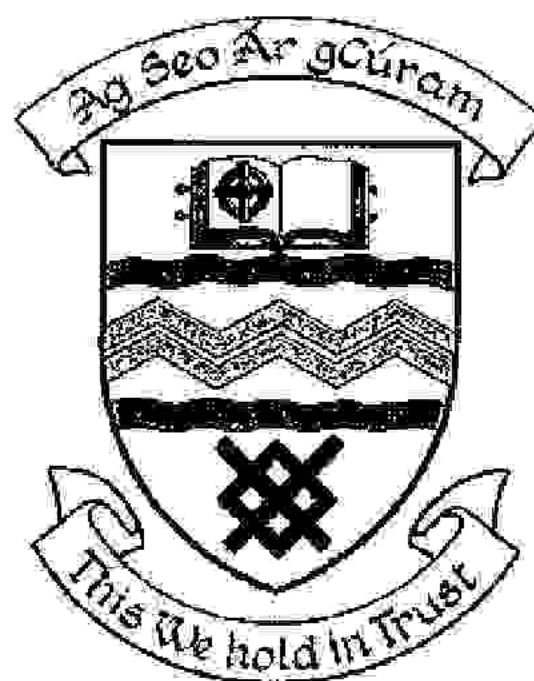


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0172	
1. Location	Rathfarnham Garden Centre, Butterfield Avenue, Rathfarnham, Dublin 14.		
2. Development	Retention of physical variations to ground floor including basement for use as storage area.		
3. Date of Application	26/03/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Michael Doyle, Address: Rathfarnham Garden Centre, Butterfield Avenue, Rathfarnham,		
5. Applicant	Name: Michael Doyle, Address: Rathfarnham Garden Centre, Butterfield Avenue, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 0974  Date 23/05/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1303  Date 03/07/97	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement 9867                      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.

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DEPARTMENT**  
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Dublin 24.

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Michael Doyle,  
Rathfarnham Garden Centre,  
Butterfield Avenue,  
Rathfarnham,  
Dublin 14.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1303	Date of Final Grant 03/07/97
Decision Order Number 0974	Date of Decision 23/05/97
Register Reference S97A/0172	Date 26th March 1997

**Applicant** Michael Doyle,

**Development** Retention of physical variations to ground floor including basement for use as storage area.

**Location** Rathfarnham Garden Centre, Butterfield Avenue, Rathfarnham, Dublin 14.

**Floor Area** 180.000 Sq Metres

**Time extension(s)** up to and including

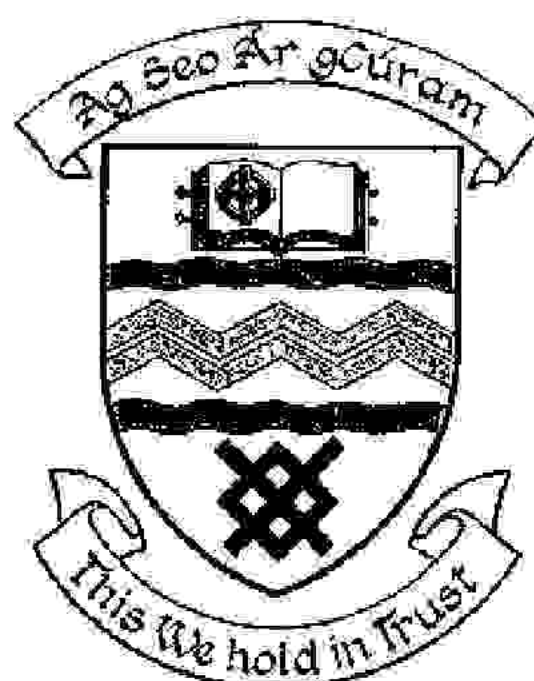
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (11) conditions.

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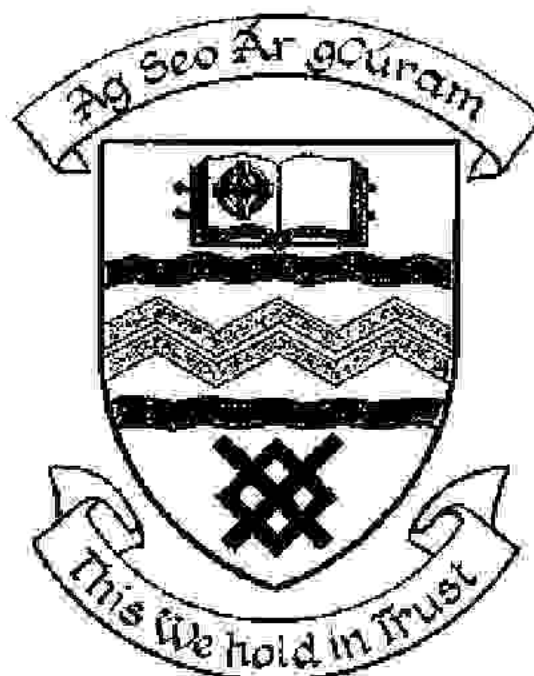
Telephone: 01-462 0000  
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**Conditions and Reasons**

- 1 That the development be in accordance with the plans and particulars submitted with this application except as may otherwise be required by conditions attached hereto.  
**REASON:**  
 In the interest of the proper planning and development of the area.
- 2 That this permission relates to a premises and grounds used predominantly for the sale of merchandise associated with gardening. Any change of use shall require planning permission.  
**REASON:**  
 In the interest of the proper planning and development of the area.
- 3 That the storage/display of small animals/birds shall be in or adjacent to the premises and shall not at any time interfere with amenities of the adjoining residents.  
**REASON:**  
 In the interests of the proper planning and development of the area.
- 4 That the platform area located to the north of the site shall be lowered such that the boundary wall is at least 2m above the level of the platform.  
**REASON:**  
 To avoid overlooking of the adjacent residential gardens and in the interests of residential amenities.
- 5 That only one sign shall be displayed on the front facade of the premises, and in this regard the 'skate attack' sign shall be removed immediately. No other signs shall be displayed on the premises unless a planning permission is granted in that behalf by the Planning Authority or by An Bord Pleanála on appeal.  
**REASON:**  
 In the interest of proper planning and development of the area and visual amenity.



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- 6 That the storage and display of goods shall be kept orderly at all times and in this regard such goods:

- . shall be kept below the height of the boundary wall with adjoining residential gardens,
- . shall not be stored in the ramp to the basement area.
- . shall not conflict with the circulation or parking of vehicles.

**REASON:**

In the interest of orderly development and amenities of the area.

- 7 That the effluent arising from the storage of animals/birds be disposed of in accordance with requirements of the Planning Authority (Environmental Health Department).

**REASON:**

In the interest of public health.

- 8 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.

- 9 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:**

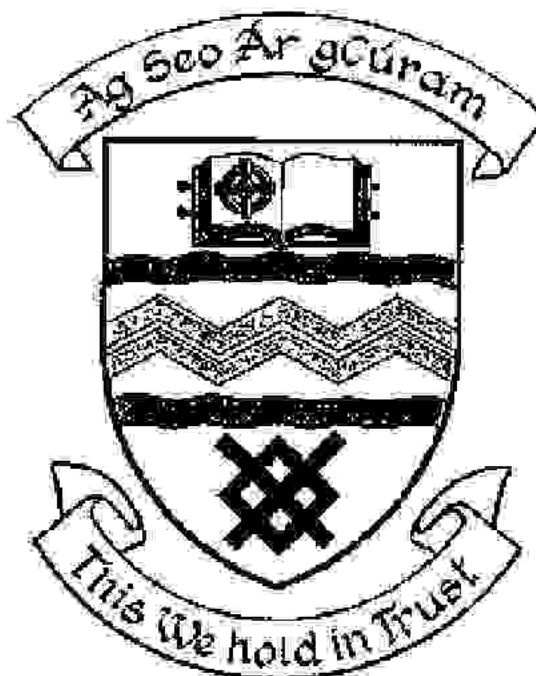
In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 10 That a financial contribution in the sum of £100.00 (one hundred 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 on receipt of final grant of permission.

**REASON:**

The provision of such services in the area by the Council

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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.


- 11 That a financial contribution in the sum of money equivalent to the value of £1,000 (one thousand 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 on receipt of final grant of permission.

**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.

  
..... 31 July 1997  
for SENIOR ADMINISTRATIVE OFFICER



SOUTH DUBLIN COUNTY COUNCIL  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0966	Date of Decision 22/05/97
Register Reference S97A/0172	Date 26th March 1997

Applicant: Michael Doyle,  
App. Type: Permission  
Development: Retention of physical variations to ground floor including  
basement for use as storage area.

Location: Rathfarnham Garden Centre, Butterfield Avenue, Rathfarnham,  
Dublin 14.

Dear Sir / Madam,

With reference to your planning application , received on 26th March 1997 in connection with the above , I wish to inform you that in accordance with section 10(2) (a) of the Local Government ( Planning and Development ) Act 1982 , it is proposed NOT to determine this planning application as the prescribed fee in respect of this planning application has not been submitted to the Planning Authority .

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

22/05/97

Michael Doyle,  
Rathfarnham Garden Centre,  
Butterfield Avenue,  
Rathfarnham,  
Dublin 14.

**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 0974	Date of Decision 23/05/97
Register Reference S97A/0172	Date 26th March 1997

**Applicant** Michael Doyle,

**Development** Retention of physical variations to ground floor including  
basement for use as storage area.

**Location** Rathfarnham Garden Centre, Butterfield Avenue, Rathfarnham,  
Dublin 14.

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

.....  
for SENIOR ADMINISTRATIVE OFFICER

23/05/97

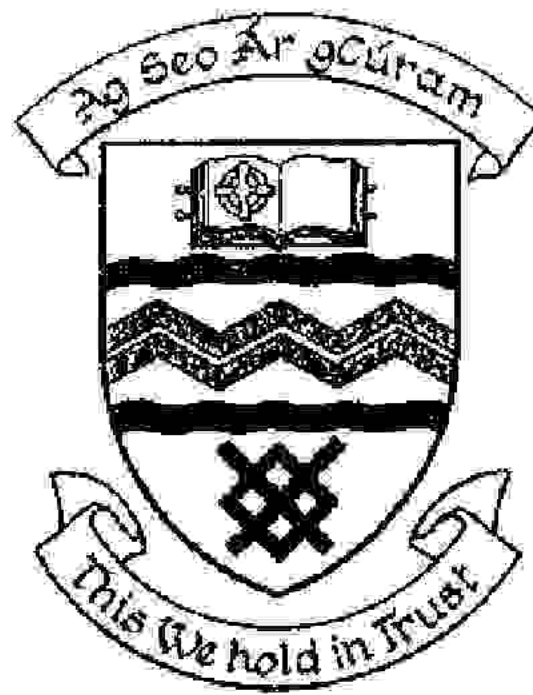
Michael Doyle,  
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Butterfield Avenue,  
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REG REF. S97A/0172



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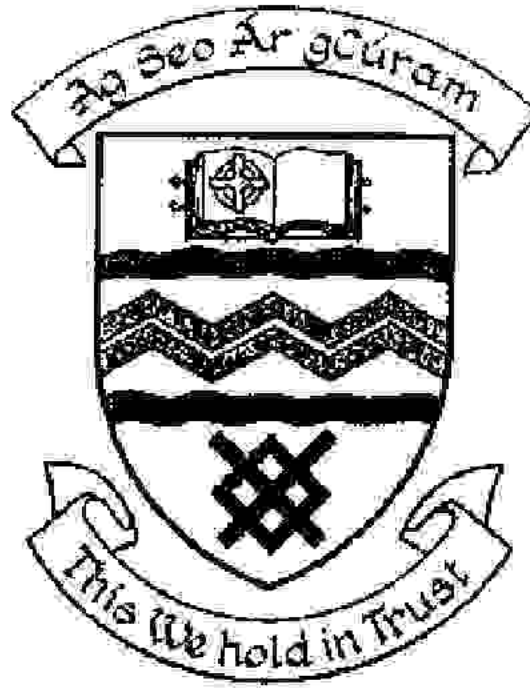
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**Conditions and Reasons**

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REASON:  
In the interest of the proper planning and development of the area.
  
- 2     That this permission relates to a premises and grounds used predominantly for the sale of merchandise associated with gardening. Any change of use shall require planning permission.  
REASON:  
In the interest of the proper planning and development of the area.
  
- 3     That the storage/display of small animals/birds shall be in or adjacent to the premises and shall not at any time interfere with amenities of the adjoining residents.  
REASON:  
In the interests of the proper planning and development of the area.
  
- 4     That the platform area located to the north of the site shall be lowered such that the boundary wall is at least 2m above the level of the platform.  
REASON:  
To avoid overlooking of the adjacent residential gardens and in the interests of residential amenities.



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REG. REF. S97A/0172

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- . shall not conflict with the circulation or parking of vehicles.

REASON:

In the interest of orderly development and amenities of the area.

- 7 That the effluent arising from the storage of animals/birds be disposed of in accordance with requirements of the Planning Authority (Environmental Health Department).

REASON:

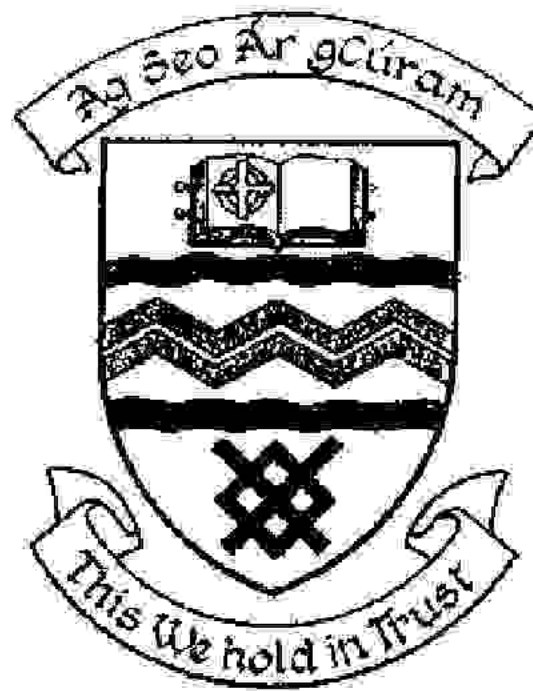
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- 8 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

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- 9 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.
- 10 That a financial contribution in the sum of £100.00 (one hundred 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 on receipt of final grant of permission.  
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.
- 11 That a financial contribution in the sum of money equivalent to the value of £1,000 (one thousand 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 on receipt of final grant of permission.  
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.

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	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0172	
1. Location	Rathfarnham Garden Centre, Butterfield Avenue, Rathfarnham, Dublin 14.		
2. Development	Retention of physical variations to ground floor including basement for use as storage area.		
3. Date of Application	26/03/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Michael Doyle, Address: Rathfarnham Garden Centre, Butterfield Avenue, Rathfarnham,		
5. Applicant	Name: Michael Doyle, Address: Rathfarnham Garden Centre, Butterfield Avenue, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No.  Date	Effect	
7. Grant	O.C.M. No.  Date	Effect	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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