

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0113	
1. Location	Old Orchard Inn, Butterfield Avenue, Rathfarnham, Dublin 14.		
2. Development	Single storey glazed conservatory to existing terrace to rear of existing public house.		
3. Date of Application	05/03/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  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. 0826  Date 01/05/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1165  Date 16/06/97	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.	



# SOUTH DUBLIN COUNTY COUNCIL

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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 1165	Date of Final Grant 16/06/97
Decision Order Number 0826	Date of Decision 01/05/97
Register Reference S97A/0113	Date 5th March 1997

**Applicant** D. Lavin,

**Development** single storey glazed conservatory to existing terrace to rear of existing public house.

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

**Floor Area** 103.000 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 (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 outdoor drinking/eating facilities (e.g. a beer garden) shall not be provided within any part of the curtilage of the premises unless a planning permission is granted for such facilities by the Planning Authority or by An Bord Pleanála on appeal.  
**REASON:**  
 In the interest of residential amenity.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
**REASON:**  
 In order to comply with the Sanitary Services Acts, 1878-1964.
- 4 That all external finishes harmonise in colour and texture with the existing premises.  
**REASON:**  
 In the interest of visual amenity.
- 5 That a financial contribution in the sum of £831 (eight hundred and thirty one 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 service 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 service.



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- 6 That a financial contribution in the sum of money equivalent to the value of £5,000 (five 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 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.

- 7 That arrangements be made with regard to the payment of the index - linking element of the financial contribution required by Condition No. 8 of planning permission granted by An Bord Pleanála under Reg. Ref. S95A/0662. At the date of payment of the above contribution the index - linking element was worth £907 (nine hundred and seven pounds) and arrangements to pay this amount should be made prior to commencement of development on site.

**REASON:**

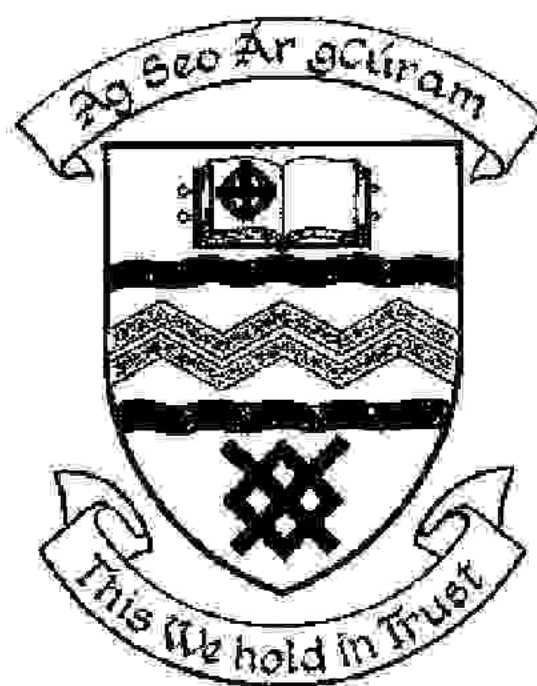
In order to comply in full with Condition No. 8 of planning permission granted by An Bord Pleanála under Register Reference S95A/0662.

- (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.

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Signed on behalf of South Dublin County Council.

16/6

.....June 1997  
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 0826	Date of Decision 01/05/97
Register Reference S97A/0113	Date 5th March 1997

Applicant D. Lavin,  
Development Single storey glazed conservatory to existing terrace to rear of existing public house.  
Location old Orchard Inn, 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 ( 7 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 01/05/97  
for SENIOR ADMINISTRATIVE OFFICER

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



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REG REF. S97A/0113



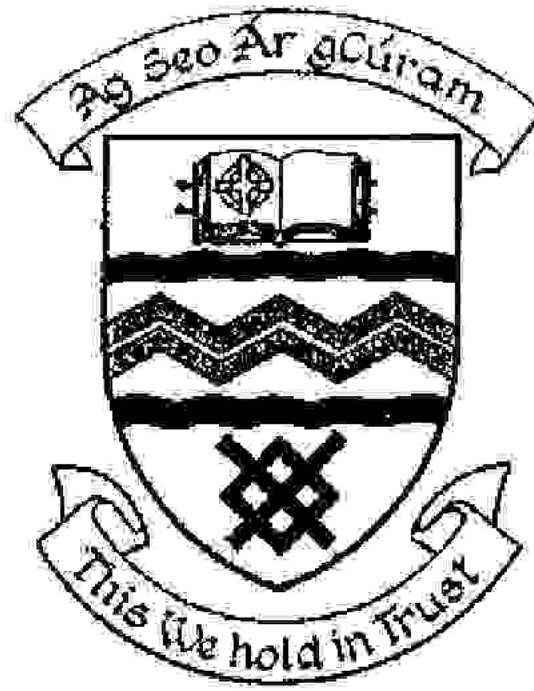
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REASON:  
The provision of such service in the area by the Council

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REASON:

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