		South Dublin Count Local Govern (Planning & Deve Acts 1963 to Planning Register	ment lopment 1993 (Part) 1)	Plan Register No. S97A/0064
	Location	The Castle Inn, 38/39 Ma		n in the second s	
	Development	Stores, cold room and and level. Bar lounge and an upper ground floor level servery areas at 1st floo handling, water storage a Permission to include for and rear.	ncillar Bar or leve and roo	y facilities area, kitche 1. Staff w. f light at 2	at ground and n and food c.'s, air nd floor level.
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	Date of Application	13/02/97		F 17 M	er Particulars ted (b) Received
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	Submitted by	Name: Paul Joyce Arc Address: "Les Buissonne	E X3 W U		South, Darty,
	Applicant	Name: J.J. Donnellan Address: 38-39 Main Str		thfarnham, 1	
	Applicant Decision	Addreas	ėot, Ra	ect	
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	Decision Grant Appeal	Address: 38-39 Main Str O.C.M. No. 0666 Date 10/04/97 O.C.M. No. 1005	eet, Ra Eff Ap Eff	ect GRANT PI	Dublin 14. RMISSION
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REG. REF. 597A/0064 SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telephone: 01-462 0000 Fax: 01-462 0104

Bosca 4122, Lár an Bhaile, Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-462 0000 Facs: 01-462 0104

Paul Joyce Architects, "Les Buissonnets", Richmond Avenue South, Darty, Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1005	Date of Final Grant 26/05/97
Decision Order Number 0666	Date of Decision 10/04/97

Register Ref	erence S97A/0064	Date	13th February 1997			
Applicant	J.J. Donnellan Ltd.	· · · · · · · · · · · · · · · · · · ·				
Development	level. Bar lounge	and ancillar	y facilities at new basement by facilities at ground and area, kitchen and food			

Location The Castle Inn, 30/39 Main Street, Rathfarnham, Dublin 14.

servery areas at 1st floor level. Staff w.c.'s, air

handling, water storage and roof light at 2nd floor level.

Permission to include for new elevational treatment to front

Floor Area 471.600 Sq Metres Time extension(s) up to and including Additional Information Requested/Received

and rear.

A Permission has been granted for the development described above,

subject to the following (11) Conditions.

REG REF. 597A/0064 SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING DEPARTMENT P.O. Box 4122, Town Centre, Tallaght,

Dublin 24.

Telephone: 01-462 0000 Fax: 01-462 0104

Bosca 4122, Lár an Bhaile, Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-462 0000 Facs: 01-462 0104

Conditions and Reasons

- 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 external finishes shall harmonise in colour and texture with those of the existing premises. In this regard all details of colour scheme, lettering and signage, light design (including lux level), materials and finish shall be subject to prior written agreement with the Planning Authority. REASON: In the interest of visual amenity.

- 3 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development. REASON: In the interest of safety and the avoidance of fire hazard.
 - 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.
 - 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.

The fire escape door to the rear shall only be used for emergency purposes. REASON: In the interest of the proper planning and development of the area.

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REF. 897A/0064 SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telephone: 01-462 0000 Fax: 01-462 0104

- 7 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal. REASON: In the interest of the proper planning and development of the area.
 - That prior to commencement of development the applicant shall submit a front-to-back section drawing showing details of roof design. REASON: For the purpose of maintaining accurate records of the proposed development.

That full details of proposed drainage system to include pipe sizes, gradients, invert and cover levels shall be submitted to the Planning Authority along with a longitudinal section of the outfall of sewerline up to and including the proposed connection point to the public sewer and details to include service locations and depths showing viability of proposal for the written agreement with the Planning Authority prior to commencement of development. REASON:

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

10 That a financial contribution in the sum of £3,808 (three thousand eight hundred and eight 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.

REG REF. 597A/0064 SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING DEPARTMENT

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

Telephone: 01-462 0000 Fax: 01-462 0104

That a financial contribution in the sum of money equivalent to the value of £23,000 (twenty three 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.

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Telefon: 01-462 0000 Facs: 01-462 0104

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- All buildings must be designed and constructed in accordance with the Building (1)Regulations 1991 amended 1994.
- Building Control Regulations require a Commencement Notice. A copy of the (2)Commencement Notice is attached.
 - A Fire Safety Certificate must be obtained from the Building Control Authority, (3) where applicable.
 - Free Standing Walls must be designed and constructed in accordance with IS 325: (4) 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. ... May 1997 for SENIOR ADMINISTRATIVE OFFICER



PLANNING DEPARTMENT P.O. Box 4122, Town Centre, Tallaght,

Dublin 24.

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NOTIFICATION OF DECISION TO GRANT PERMISSION LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0666	Date of Decision 10/04/97
Register Reference S97A/0064	Date 13th February 1997

Applicant

Bosca 4122,

Lár an Bhaile, Tamhlacht,

Baile Átha Cliath 24.

Telefon: 01-462 0000

Facs: 01-462 0104

J.J. Donnellan Ltd.,

Development Stores, cold room and ancillary facilities at new basement level. Bar lounge and ancillary facilities at ground and upper ground floor level. Bar area, kitchen and food servery areas at 1st floor level. Staff w.c.'s, air handling, water storage and roof light at 2nd floor level. Permission to include for new elevational treatment to front and rear.

Location The Castle Inn, 38/39 Main Street, 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

Paul Joyce Architects, "Les Buissonnets", Richmond Avenue South, Darty, Dublin 6.



PLANNING DEPARTMENT P.O. Box 4122,

Town Centre, Tallaght, Dublin 24.

Telephone: 01-462 0000 Fax: 01-462 0104

Conditions and Reasons

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.

Bosca 4122,

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1997

Lár an Bhaile, Tamhlacht,

REG REF. S97A/0064

Baile Átha Cliath 24.

Telefon: 01-462 0000

Facs: 01-462 0104

- That all external finishes shall harmonise in colour and texture with those of the existing premises. In this regard all details of colour scheme, lettering and signage, light design (including lux level), materials and finish shall be subject to prior written agreement with the Planning Authority. REASON: In the interest of visual amenity.
- 3 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development. REASON: In the interest of safety and the avoidance of fire hazard.
- 4 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

Page 2 of 5



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Telefon: 01-462 0000 Facs: 01-462 0104 - REG.__REF.__S97A/0064_

> REASON: In the interest of health.

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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.

6 The fire escape door to the rear shall only be used for emergency purposes. REASON: In the interest of the proper planning and development of the area.

7 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal. REASON: In the interest of the proper planning and development of the area.

That prior to commencement of development the applicant shall submit a front-to-back section drawing showing details of roof design. REASON: For the purpose of maintaining accurate records of the proposed development.

9 That full details of proposed drainage system to include pipe sizes, gradients, invert and cover levels shall be submitted to the Planning Authority along with a longitudinal section of the outfall of sewerline up to and including the proposed connection point to the public sewer and details to include service locations and depths showing Page 3 of 5



PLANNING DEPARTMENT

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

Telephone: 01-462 0000 Fax: 01-462 0104

viability of proposal for the written agreement with the Planning Authority prior to commencement of development. REASON:

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

That a financial contribution in the sum of £3,808 (three thousand eight hundred and eight 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.

11 That a financial contribution in the sum of money equivalent to the value of £23,000 (twenty three 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:

Bosca 4122,

Lár an Bhaile, Tamhlacht,

REG REF. S97A/0064

Baile Átha Cliath 24.

Telefon: 01-462 0000

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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.

Page 4 of 5



PLANNING DEPARTMENT P.O. Box 4122,

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