

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0064	
1. Location	The Castle Inn, 38/39 Main Street, Rathfarnham, Dublin 14.		
2. 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.		
3. Date of Application	13/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Paul Joyce Architects, Address: "Les Buissonnets", Richmond Avenue South, Darty,		
5. Applicant	Name: J.J. Donnellan Ltd., Address: 38-39 Main Street, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 0666  Date 10/04/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1005  Date 26/05/97	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. ....	.....	.....	



dd

Registrar

Date

Receipt No.

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# SOUTH DUBLIN COUNTY COUNCIL

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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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 Reference S97A/0064	Date 13th February 1997

**Applicant** J.J. Donnellan Ltd.,

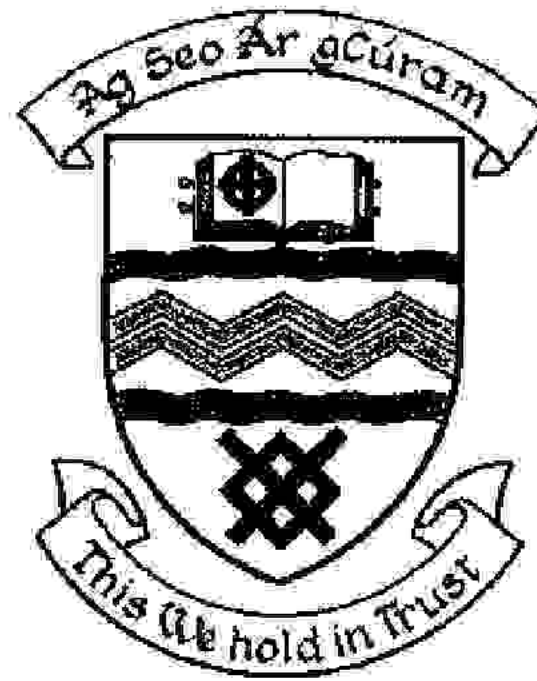
**Development** Stores, cold room and ancillary facilities at new basement level. Bar lounge and ancillary facilities at ground and upper ground floor level. Bar area, kitchen and food servery areas at 1st floor level. Staff w.c.'s, air handling, water storage and roof light at 2nd floor level. Permission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

**Location** The Castle Inn, 38/39 Main Street, Rathfarnham, Dublin 14.

**Floor Area** 471.600 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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## 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 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.  
REASON:  
In the interest of health.
- 5 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.



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- 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.
- 8 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 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.

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- 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:**

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.

*[Signature]*  
 .....May 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 0666	Date of Decision 10/04/97
Register Reference S97A/0064	Date 13th February 1997

**Applicant** 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** 10/04/97

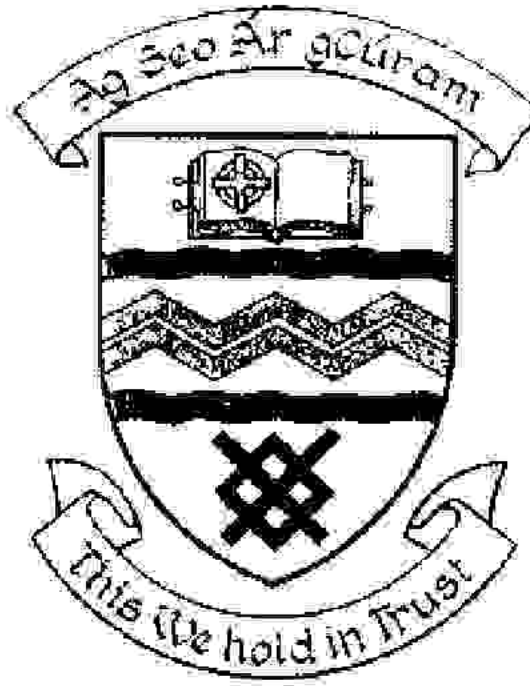
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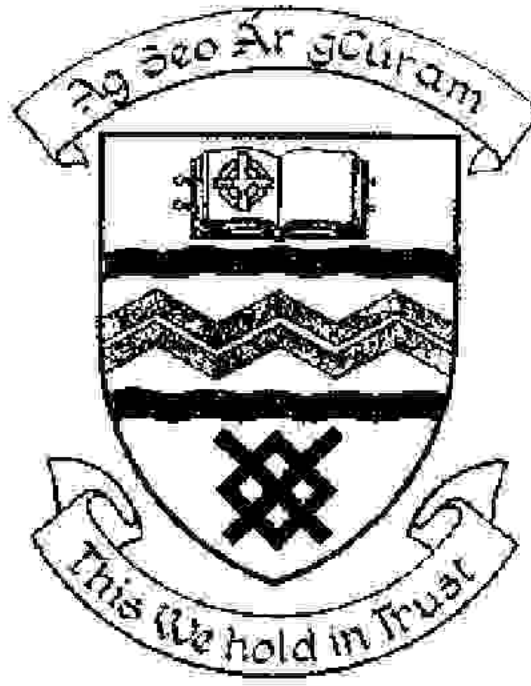
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**Conditions and Reasons**

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REASON:

In the interest of health.

- 5 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 Pleanála on appeal.

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REASON:

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- 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

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

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