

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S96A/0474	
1. Location	Nos. 22/23, Main Street, Rathfarnham, Dublin 14.			
2. Development	Change of use from bakery to retail, for extension to rear of existing building to accommodate new bakery area, and for changes to existing shop front elevation.			
3. Date of Application	04/09/96	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1.	1.	
		2.	2.	
4. Submitted by	Name: O Caoimh Sheehan Partnership, Address: No. 57 Fitzwilliam Square, Dublin 2.			
5. Applicant	Name: Mr. E. Byrne. Address: Butterfield Bakery, No. 22-23 Main Street, Rathfarnham, Dublin 14.			
6. Decision	O.C.M. No. 2101	Effect		
	Date 31/10/96	AP GRANT PERMISSION		
7. Grant	O.C.M. No. 2417	Effect		
	Date 13/12/96	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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O Caoimh Sheehan Partnership,
No. 57 Fitzwilliam Square,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2417	Date of Final Grant 13/12/96
Decision Order Number 2101	Date of Decision 31/10/96
Register Reference S96A/0474	Date 4th September 1996

Applicant Mr. E. Byrne.

Development Change of use from bakery to retail, for extension to rear of existing building to accommodate new bakery area, and for changes to existing shop front elevation.

Location Nos. 22/23, Main Street, Rathfarnham, Dublin 14.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

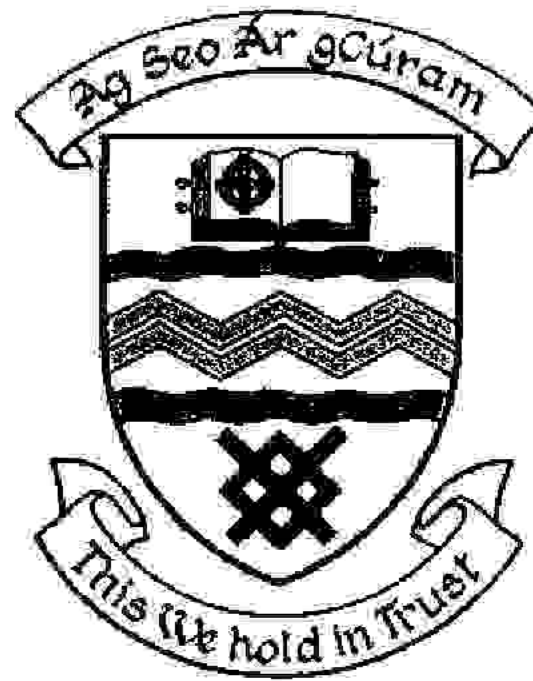
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (13) 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 details of closure of windows on the south elevation of the building be agreed in writing prior to commencement of development on site.
REASON:
In the interest of the proper planning and development of the area.
- 3 That car parking as proposed be used for staff purposes only.
REASON:
In the interest of traffic safety.
- 4 That the entrance to yard be kept clear of any obstruction at all times.
REASON:
In the interest of traffic safety.
- 5 The fire door to the north of the building shall be used as a staff entrance from the car park at all times.
REASON:
To ensure visibility of proposed staff car park, in of traffic safety.
- 6 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.

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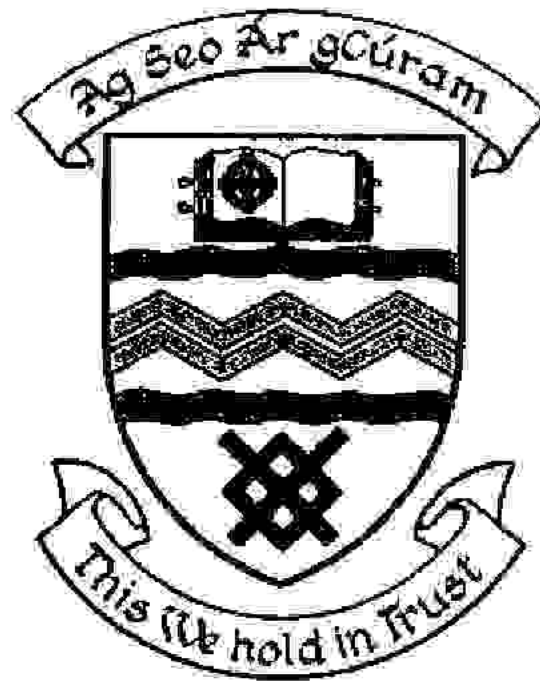
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- 7 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
 REASON:
 In the interest of health.
- 8 That the water supply and drainage arrangements, 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.
- 9 That no industrial effluent be permitted without prior approval from Planning Authority.
 REASON:
 In the interest of health.
- 10 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.
- 11 That the framework for the front elevation be of timber as proposed on lodged plans. Details to be agreed with the Planning Authority together with details of fascia and sign within the fascia.
 REASON:
 In the interest of the proper planning and development of the area.
- 12 That a financial contribution in the sum of £457 (four hundred and fifty seven 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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13 That a financial contribution in the sum of money equivalent to the value of £1,600 (one thousand six hundred 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.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

 December 1996
for SENIOR ADMINISTRATIVE OFFICER