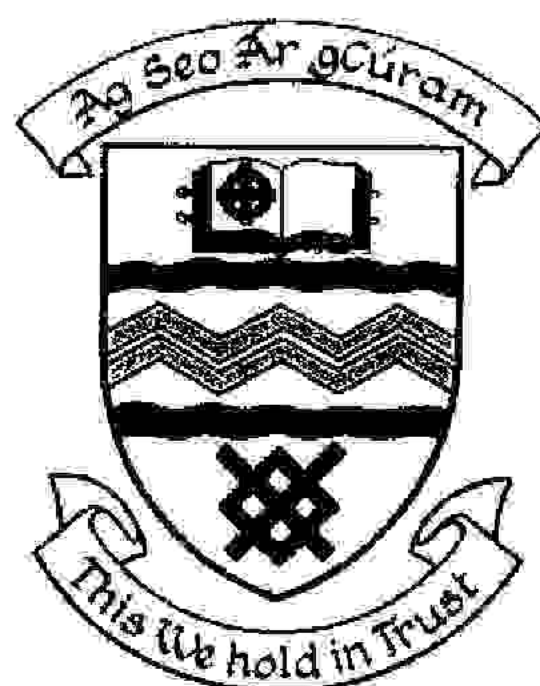


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No.  S96A/0411	
1. Location	Castle House, Old Butterfield Avenue, Rathfarnham Village, Dublin 14.			
2. Development	Change of use of lower ground floor from commercial retail use to restaurant.			
3. Date of Application	18/07/96	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 08/08/96 2.	1. 12/08/96 2.	
4. Submitted by	Name: Conroy Crowe Kelly, Architects, Address: 65, Merrion Square, Dublin 2.			
5. Applicant	Name: Mr. D. Neggi, Address: Orwell Lodge, Orwell Road, Dublin 6.			
6. Decision	O.C.M. No. 1986 Date 10/10/96	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 2283 Date 27/11/96	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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Conroy Crowe Kelly, Architects,  
65, Merrion Square,  
Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2283	Date of Final Grant 27/11/96
Decision Order Number 1986	Date of Decision 10/10/96
Register Reference S96A/0411	Date 12th August 1996

**Applicant** Mr. D. Neggi,

**Development** Change of use of lower ground floor from commercial retail use to restaurant.

**Location** Castle House, Old Butterfield Avenue, Rathfarnham Village, Dublin 14.

**Floor Area** 0.000 Sq Metres

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

**Additional Information Requested/Received** 08/08/96 /12/08/96

A Permission has been granted for the development described above,

subject to the following (//) conditions.

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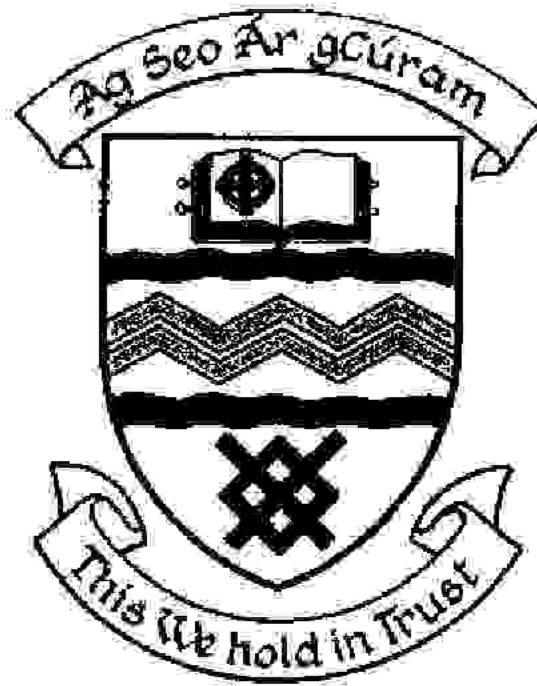
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**Conditions and Reasons**

- 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 extractors, fans and flue be located in the westerly side of the premises and/or in such a manner that will not interfere with the residential amenities of the adjoining premises to the north of the site. Details of such shall be submitted for agreement to the Planning Authority prior to commencement of development on site.  
**REASON:**  
 In the interest of protecting residential amenities in the area.
  
- 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 That no advertising sign or structure be erected except those which are exempted development, without prior approval

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of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 7 That adequate provision is to be made to facilitate access to and the use of the development buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

In the interest of safety and amenity.

- 8 That a satisfactory scheme of landscaping and boundary treatment, including the proposed programme for such works, shall be submitted to and approved by the Council before any development commences.

REASON:

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

- 9 Details of the fascia signage and colour and texture of all the external cladding materials proposed to be used in the development, shall be submitted to and approved by the Planning Authority prior to the commencement of any work on the site.

REASON:

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

- 10 That all waste from kitchen areas be routed via an appropriate grease trap before discharge to public sewer. The type and location (to include design calculations for size) to be submitted for approval prior to commencement of development on site.

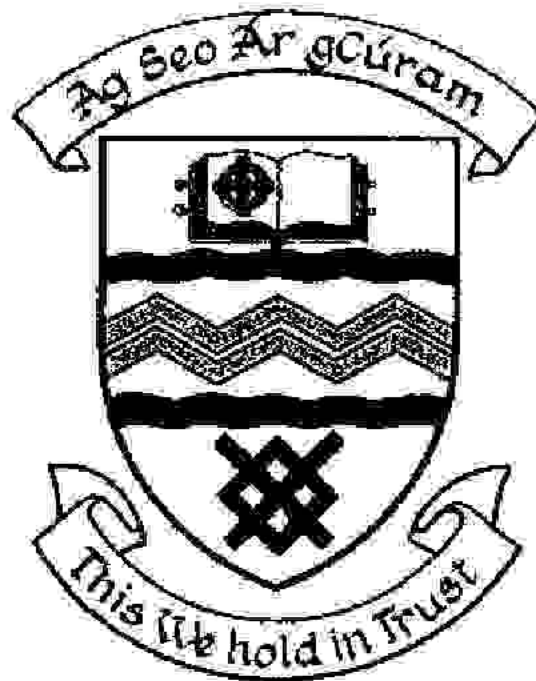
REASON:

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

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- 11. That a financial contribution in the sum of money equivalent to the value of £3,000 (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, car parking 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.

 ..... 28th November 1996  
for SENIOR ADMINISTRATIVE OFFICER

**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 1986	Date of Decision 10/10/96
Register Reference S96A/0411	Date 18th July 1996

**Applicant** Mr. D. Neggi,

**Development** Change of use of lower ground floor from commercial retail use to restaurant.

**Location** Castle House, Old Butterfield Avenue, Rathfarnham Village, Dublin 14.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** 08/08/96 /12/08/96

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.

..... 10/10/96  
for SENIOR ADMINISTRATIVE OFFICER

Conroy Crowe Kelly, Architects,  
65, Merrion Square,  
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL  
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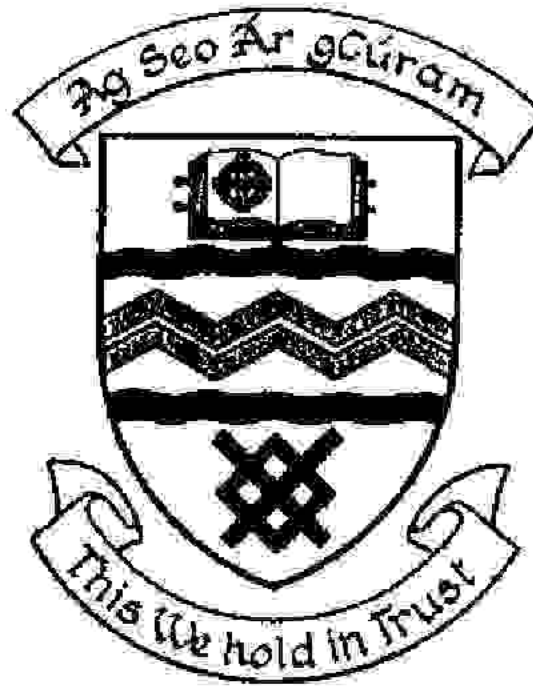
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Conditions and Reasons

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REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That extractors, fans and flue be located in the westerly side of the premises and/or in such a manner that will not interfere with the residential amenities of the adjoining premises to the north of the site. Details of such shall be submitted for agreement to the Planning Authority prior to commencement of development on site.  
REASON:  
In the interest of protecting residential amenities in the area.
- 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.

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- 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 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.
- 7 That adequate provision is to be made to facilitate access to and the use of the development buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.  
REASON:  
In the interest of safety and amenity.
- 8 That a satisfactory scheme of landscaping and boundary treatment, including the proposed programme for such works, shall be submitted to and approved by the Council before any development commences.  
REASON:  
In the interest of the proper planning and development of the area.
- 9 Details of the fascia signage and colour and texture of all the external cladding materials proposed to be used in the development, shall be submitted to and approved by the Planning Authority prior to the commencement of any work on the site.  
REASON:

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

- 10 That all waste from kitchen areas be routed via an appropriate grease trap before discharge to public sewer. The type and location (to include design calculations for size) to be submitted for approval prior to commencement of development on site.

REASON:

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

- 11 That a financial contribution in the sum of money equivalent to the value of £3,000 (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, car parking 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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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Order Number</b> 1496	<b>Date of Order</b> 08/08/96
<b>Register Reference</b> S96A/0411	<b>Date</b> 18th July 1996

**Applicant** Mr. D. Neggi,  
**Development** Change of use of lower ground floor from commercial retail use to restaurant.  
**Location** Castle House, Old Butterfield Avenue, Rathfarnham Village, Dublin 14.

Dear Sir/Madam,

An inspection carried out on 26/7/96 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department.

- (a) a copy of the text of the notice
- (b) a plan showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
  - (a) Applicant's name
  - (b) whether application is for Permission, Outline Permission, or Approval.

Conroy Crowe Kelly, Architects,  
65, Merrion Square,  
Dublin 2.

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- (c) nature and extent of development including number of dwellings (if any)
  - (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....  
for Senior Administrative Officer.

08/08/96