

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0252	
1. Location	No. 37, Main St., Rathfarnham, Dublin 14.		
2. Development	Alterations to existing Licenced Premises at basement, ground and first floor levels, including change of use from stores to lounge, kitchen/store and toilets at basement level; and extension to the rear providing escape stairs at ground and first floor levels; and minor alterations to existing front elevation.		
3. Date of Application	08/05/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Frank Ennis Architects, Address: 24 Denzille Lane, Dublin 2.		
5. Applicant	Name: Michael Ryan, Address: Revels Public House, 37, Main St., Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1257 Date 04/07/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1614 Date 14/08/96	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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Frank Ennis Architects,
24 Denzille Lane,
Dublin 2.

NOTIFICATION OF GRANT OF Permission**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Final Grant Order Number 1614	Date of Final Grant 14/08/96
Decision Order Number 1257	Date of Decision 04/07/96
Register Reference S96A/0252	Date 8th May 1996

Applicant Michael Ryan,

Development Alterations to existing Licenced Premises at basement, ground and first floor levels, including change of use from stores to lounge, kitchen/store and toilets at basement level; and extension to the rear providing escape stairs at ground and first floor levels; and minor alterations to existing front elevation.

Location No. 37, Main St., Rathfarnham, Dublin 14.

Floor Area 464.000 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 (9) 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 Details of the proposed signage to be agreed in writing with the Planning Authority prior to erection of sign.
REASON:
 In the interest of the proper planning and development of the area.
- 3 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.
- 4 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.
- 5 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.
- 6 That full details of the proposed drainage system to include pipe sizes, gradients and invert and cover levels shall be submitted to the Planning Authority, along with a long section of the outfall sewerline up to and including proposed connection point to the sewer, to include service locations and depths, to show viability of proposal, for the written agreement with the Planning Authority prior to the commencement of development.

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REASON:

In the interest of proper planning and development.

- 7 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 8 That a financial contribution in the sum of £3,230 (three thousand two hundred and thirty 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.

- 9 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 the provision of public carparking 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 the provision of public carparking works and traffic management schemes facilitating the proposed development.

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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.

[Signature] 20th August 1996
for SENIOR ADMINISTRATIVE OFFICER