

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0191
1. Location	Yellow House, Willbrook Road, Rathfarnham, Dublin 14.	
2. Development	Demolition and reinstatement of existing single storey store and office with enlarged cold room and repaving of existing forecourt area with brick paviors.	
3. Date of Application	03/04/96	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Frank Ennis Architects, Address: 24 Denzille Lane, Rear Merrion Square,	
5. Applicant	Name: Denis Carey, Address: Yellow House, Willbrook Road, Rathfarnham, Dublin 14.	
6. Decision	O.C.M. No. 1015  Date 30/05/96	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 1336  Date 16/07/96	Effect AP GRANT PERMISSION
8. Appeal Lodged		
9. Appeal Decision		
10. Material Contravention		
11. Enforcement	Compensation	Purchase Notice
0	0	0
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

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

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Frank Ennis Architects,  
24 Denzille Lane,  
Rear Merrion Square,  
Dublin 2.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1336	Date of Final Grant 16/07/96
Decision Order Number 1015	Date of Decision 30/05/96
Register Reference S96A/0191	Date 3rd April 1996

**Applicant** Denis Carey,

**Development** Demolition and reinstatement of existing single storey store and office with enlarged cold room and repaving of existing forecourt area with brick pavers.

**Location** Yellow House, Willbrook Road, Rathfarnham, Dublin 14.

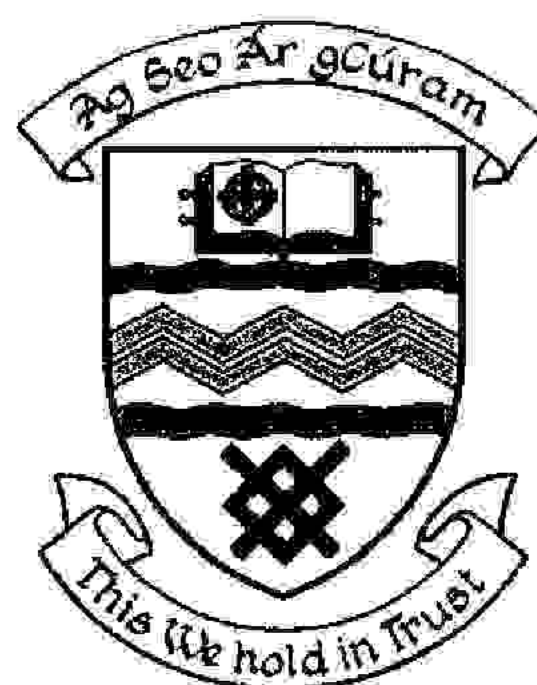
**Floor Area** 36.000 Sq Metres

**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 That a sample of the proposed brick shall be submitted to the Local Authority for agreement prior to the commencement of the development and that the finish at the fascia level be agreed prior to the commencement of the development.  
REASON:  
In the interest of visual amenity and the protection of a listed building.
- 3 That revised drawings showing the gates which provide access to the site from Willbrook Road relocated to align with the building line, and the wall on the south of the site redesigned to provide improved visibility, be submitted and agreed in writing with the Planning Department prior to the commencement of the Development.  
REASON:  
In the interest of the proper planning and development of the area.
- 4 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
REASON:  
To protect the amenities of the area.
- 5 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.
- 6 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:



REG REF. S96A/0191 SOUTH DUBLIN COUNTY COUNCIL  
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In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 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 The car parking area indicated on the submitted site layout plan shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other use.

REASON:

In the interest of proper planning and development.

NOTE: 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.

- 9 That a financial contribution in the sum of £150 (one thousand and fifty 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:

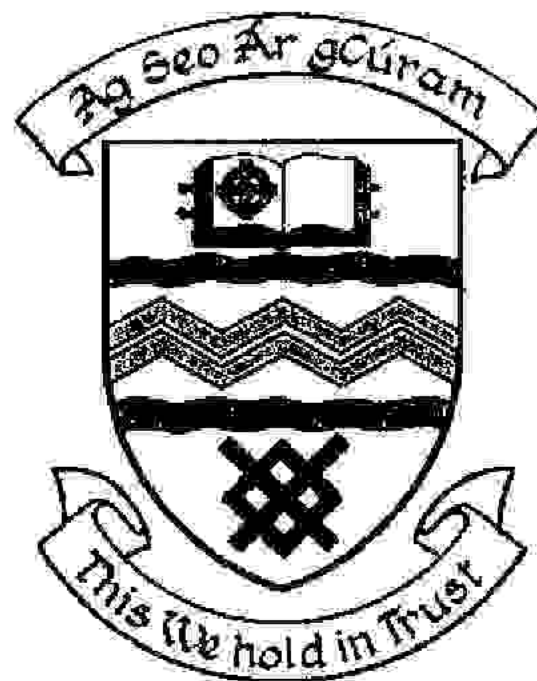
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

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

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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]* 16th  
..... July 1996  
for SENIOR ADMINISTRATIVE OFFICER