

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0124	
1. Location	Reidy's Pharmacy, The Green, Main St., Rathcoole, Co. Dublin.		
2. Development	New shop front and single storey extension to rear of existing shop premises.		
3. Date of Application	08/03/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Lionel French Architects, Address: 54 Fitzwilliam Square, Dublin 2.		
5. Applicant	Name: Mr. D. Reidy, Address: Reidy's Pharmacy, Main Street, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0817 Date 03/05/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1124 Date 13/06/96	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.			

REG REF. S96A/0124 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Lionel French Architects,
54 Fitzwilliam Square,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1124	Date of Final Grant 13/06/96
Decision Order Number 0817	Date of Decision 03/05/96
Register Reference S96A/0124	Date 8th March 1996

Applicant Mr. D. Reidy,

Development New shop front and single storey extension to rear of existing shop premises.

Location Reidy's Pharmacy, The Green, Main St., Rathcoole, Co. Dublin.

Floor Area 20.250 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 (8) 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In this regard surface water shall not be discharged to the foul sewer.

REASON:

In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 3 That no further 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.

- 4 The new shop front shall be lit so as not to cause glare to users of the public road.

REASON:

In the interest of traffic safety.

- 5 The free standing advertising sign located adjacent to the road on the eastern boundary of the site and the 'FUJI' and 'STUDIO EXPRESS' signs attached to the facade of this building shall be removed permanently on completion of the development.

REASON:

To remove clutter from this building and site in the interest of visual amenity.

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- 6 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 7 That details of the illumination of the fascia sign shall be agreed in writing by the planning Authority prior to installation. Such agreement may provide for an alternative to the projecting spot lights proposed.
REASON:
In the interests of visual amenity and the proper planning and development of the area.
- 8 That a financial contribution in the sum of £178. (one hundred and seventy 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.

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.

.....*M. J. Gindler*..... June 1996
for SENIOR ADMINISTRATIVE OFFICER