

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0055
1. Location	The Castle Inn, 38-39 Main Street Rathfarnham Dublin 14.	
2. Development	Extension to existing licenced premises to include kitchen, stores, staff toilets and ancillary facilities at new basement level, bar/lounge, off licence, toilets and ancillary facilities at ground and upper ground floor level, bar/mezzanine and food servery area at first floor level and lounge facilities at upper mezzanine level. Permission to include for new elevational treatment to frontage.	
3. Date of Application	05/02/96	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Joyce & Jenkinson, Address: 3, Adelaide Court, Dublin 2.	
5. Applicant	Name: J.J. Donnellan Ltd., Address: 38/39, Main Street, Rathfarnham, Dublin 14	
6. Decision	O.C.M. No. 0796 Date 02/05/96	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 1120 Date 13/06/96	Effect AP GRANT PERMISSION
8. Appeal Notified		
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

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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Dublin 24.

Telephone: 01-462 0000
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Joyce & Jenkinson,
3, Adelaide Court,
Dublin 2.

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

Final Grant Order Number 1120	Date of Final Grant 13/06/96
Decision Order Number 0796	Date of Decision 02/05/96
Register Reference S96A/0055	Date 5th February 1996

Applicant J.J. Donnellan Ltd.,

Development Extension to existing licenced premises to include kitchen, stores, staff toilets and ancillary facilities at new basement level, bar/lounge, off licence, toilets and ancillary facilities at ground and upper ground floor level, bar/mezzanine and food servery area at first floor level and lounge facilities at upper mezzanine level. Permission to include for new elevational treatment to frontage.

Location The Castle Inn, 38-39 Main Street Rathfarnham
Dublin 14.

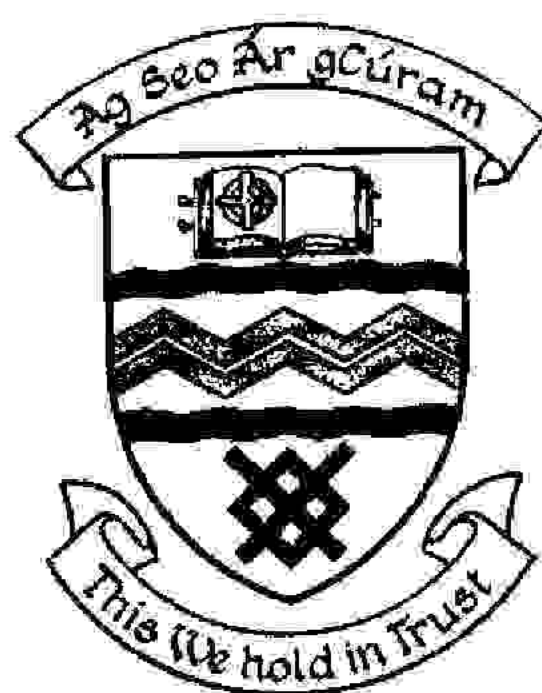
Floor Area 753.000 **Sq Metres**
Time extension(s) up to and including 05/05/96
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (10) conditions.

REG REF. S96A/0055 SOUTH DUBLIN COUNTY COUNCIL
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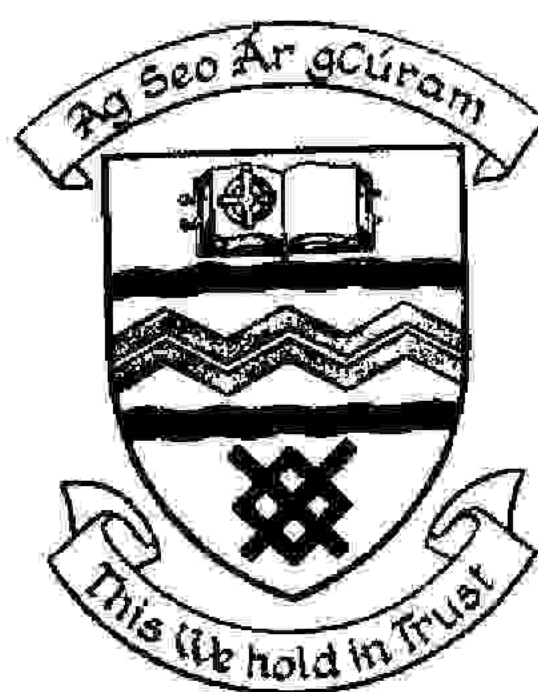
Conditions and Reasons

- 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 elevations of the proposed development shall be built in accordance with plans, particulars received as unsolicited information dated the 19/04/96.
REASON:
In the interest of proper planning and development.
- 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 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 details of a grease trap to include design, type and location shall be submitted for written agreement to the Planning Authority prior to the commencement of the development.

REASON:

In the interest of proper planning and development.

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

REASON:

In the interest of visual amenity.

- 9 That a financial contribution in the sum of £5,612 (five thousand six hundred and twelve 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.

- 10 That a financial contribution in the sum of money equivalent to the value of £32,000 (thirty two 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 provision and maintenance of public 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.

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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 car parking works and traffic management schemes facilitating the proposed development.

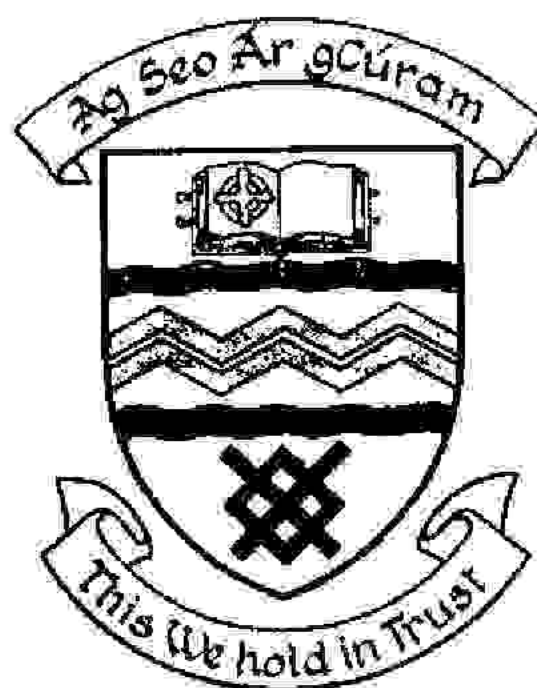
All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (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.

M. J. Jordan 15th June 1996
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0556	Date of Decision 29/03/96
Register Reference S96A/0055	Date 5th February 1996

Applicant J.J. Donnellan Ltd.,
App. Type Permission
Development Extension to existing licenced premises to include kitchen, stores, staff toilets and ancillary facilities at new basement level, bar/lounge, off licence, toilets and ancillary facilities at ground and upper ground floor level, bar/mezzanine and food servery area at first floor level and lounge facilities at upper mezzanine level. Permission to include for new elevational treatment to frontage.

Location The Castle Inn, 38-39 Main Street Rathfarnham
Dublin 14.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the council of the period for considering this application within the meaning of sub-section 4 (a) of section 26 , up to and including 05/05/96

Yours faithfully

...*LB*..... 29/03/96
for SENIOR ADMINISTRATIVE OFFICER

Joyce & Jenkinson,
3, Adelaide Court,
Dublin 2.