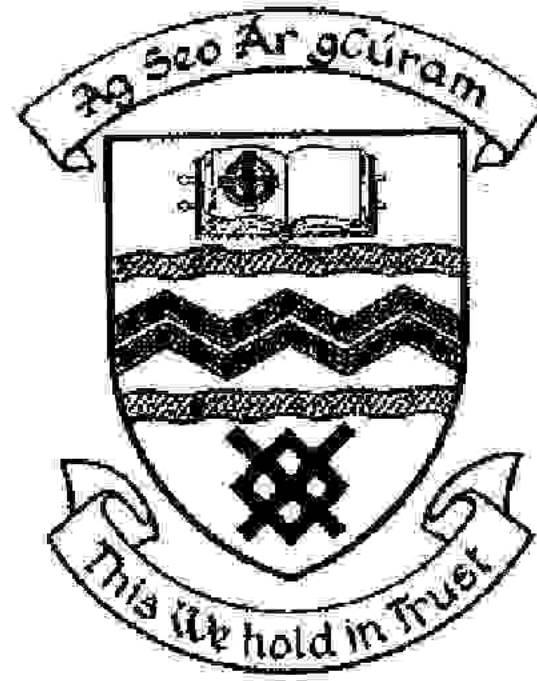


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0364	
1. Location	54 Main Street, Rathfarnham, Dublin 14.		
2. Development	Two-storey (ground and first floor) restaurant with separate office unit on second floor following on previous permissions S00A/0156, S00A/0200 & S00A/0555 at retail & commercial building at		
3. Date of Application	18/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Paul Joyce Address: 54 Main Street, Rathfarnham,		
5. Applicant	Name: Paul Joyce Address: 54 Main Street, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 2680  Date 16/08/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3009  Date 26/09/2001	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**  
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Paul Joyce  
54 Main Street,  
Rathfarnham,  
Dublin 14.

**NOTIFICATION OF GRANT OF Permission**

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 3009	Date of Final Grant 26/09/2001
Decision Order Number 2680	Date of Decision 16/08/2001
Register Reference S01A/0364	Date 18/06/01

**Applicant** Paul Joyce

**Development** Two-storey (ground and first floor) restaurant with separate office unit on second floor following on previous permissions S00A/0156, S00A/0200 & S00A/0555 at retail & commercial building at

**Location** 54 Main Street, Rathfarnham, Dublin 14.

**Floor Area** 222.00 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.



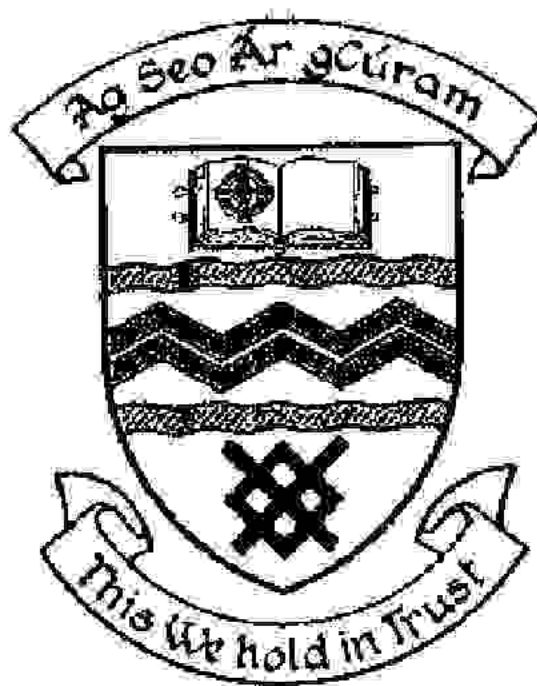
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. SOLA/03

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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 Prior to the commencement of development the applicant shall ascertain and comply with the requirements of the Environmental Health Officer. In particular revised drawings shall be submitted providing for a larger kitchen area.  
REASON:  
In the interest of public health.
- 3 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.
- 4 The applicant shall meet the following requirements with respect to water supply and drainage arrangements:  
(i) Prior to the commencement of development the applicant shall submit a revised drainage layout showing complete separation of foul and surface water systems up until the point of connection to the existing combined system on Main Street, Rathfarnham. As soon as separate foul and surface systems are provided on Main Street the applicant will be required to provide separate connections to the respective sewers.  
(ii) All wastewater from kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Full details of this system to be submitted for approval prior to the commencement of development.  
(iii) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990.  
(iv) No new buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.  
(v) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space.

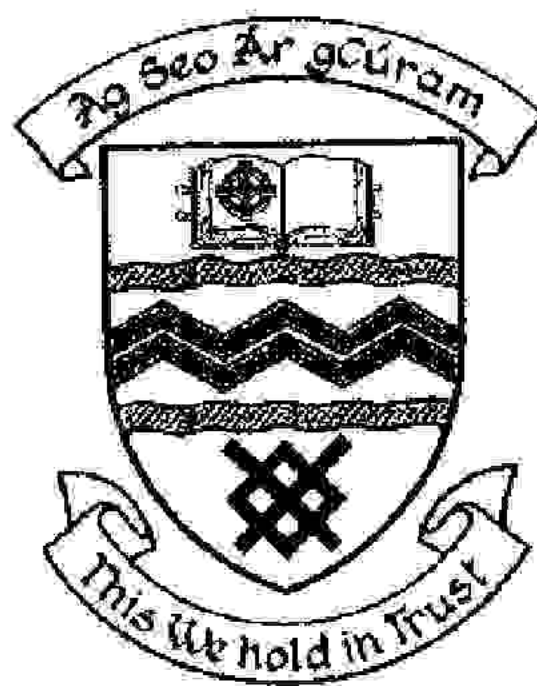
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/0316

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Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

(vi) Each unit shall have its own individual commercially metered service connection to the public watermain and full 24 hour water storage.

(vii) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.

(viii) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

Reason: In the interest of public health.

- 5 Access for people with disabilities shall be provided to the premises in accordance with Part M of the Building Regulations, 1997 and the Building Regulations (Amendment) Regulations, 2000.

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

- 6 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.

- 7 That a financial contribution in the sum of £1,776 (one thousand seven hundred and seventy six pounds) EUR 2,255 (two thousand two hundred and fifty five euros) 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.

- 8 That a financial contribution in the sum of £1,760 (one thousand seven hundred and sixty pounds) EUR 2,235 (two thousand two hundred and thirty five euros) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which

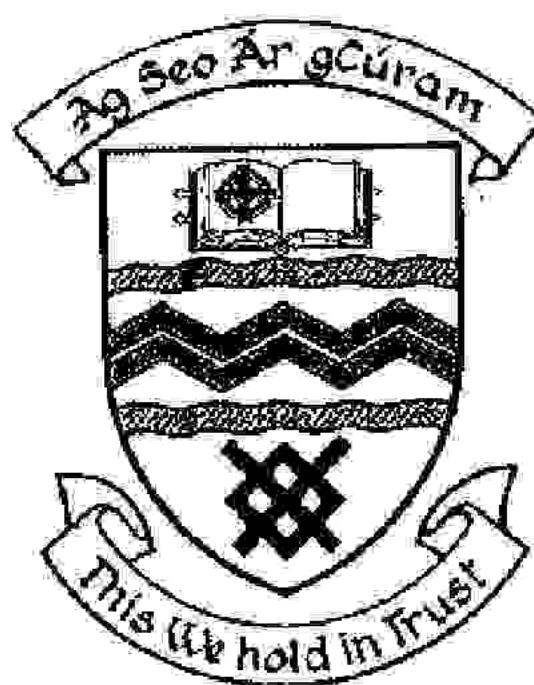


# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0011 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

- 9 That prior to the commencement of development, the applicant shall make a financial contribution in the sum of £9,000 (nine thousand pounds) EUR 11,428 (eleven thousand four hundred and twenty eight euros) calculated on the basis of providing 9 car spaces in Rathfarnham Village at the cost of £1,000 per space to facilitate the shortfall in car parking spaces encountered.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

  
.....27/09/01  
for SENIOR ADMINISTRATIVE OFFICER

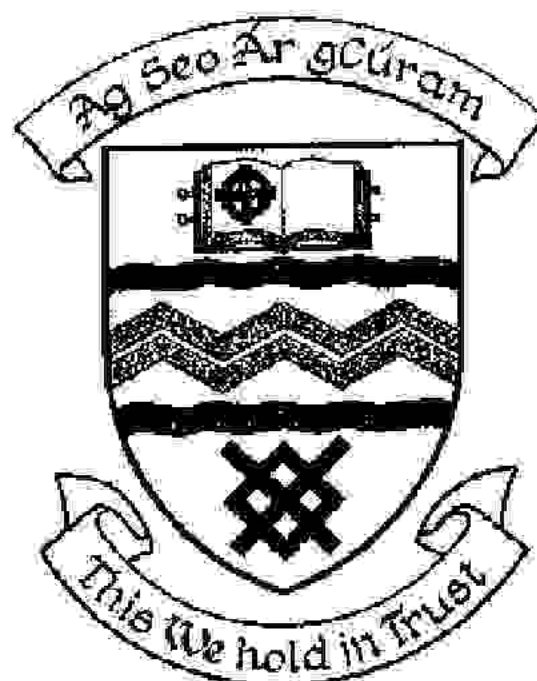
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0364	
1. Location	54 Main Street, Rathfarnham, Dublin 14.		
2. Development	Two-storey (ground and first floor) restaurant with separate office unit on second floor following on previous permissions S00A/0156, S00A/0200 & S00A/0555 at retail & commercial building at		
3. Date of Application	18/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Paul Joyce Address: 54 Main Street, Rathfarnham,		
5. Applicant	Name: Paul Joyce Address: 54 Main Street, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 2680  Date 16/08/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
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12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. .... Registrar	..... Date	..... Receipt No.	

C

**SOUTH DUBLIN COUNTY COUNCIL**  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999**  
**AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 2680	Date of Decision 16/08/2001
Register Reference S01A/0364	Date: 18/06/01

Applicant Paul Joyce

Development Two-storey (ground and first floor) restaurant with separate office unit on second floor following on previous permissions S00A/0156, S00A/0200 & S00A/0555 at retail & commercial building at

Location 54 Main Street, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

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 ( 9 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 16/08/01  
For SENIOR ADMINISTRATIVE OFFICER

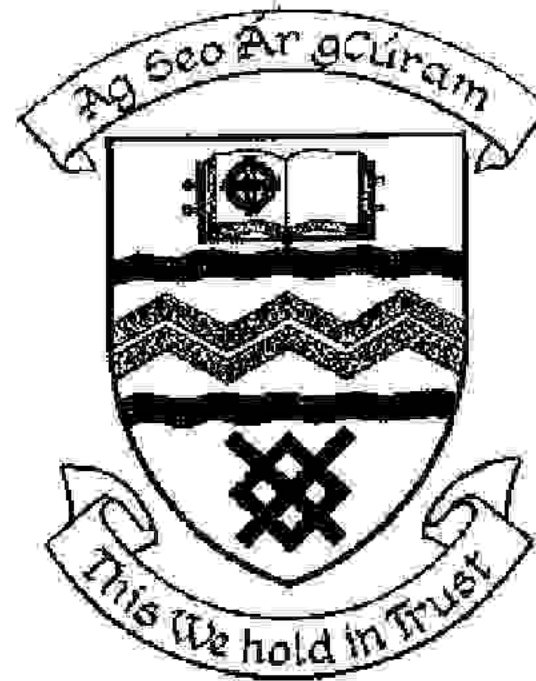
Paul Joyce  
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**Conditions and Reasons**

- 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 Prior to the commencement of development the applicant shall ascertain and comply with the requirements of the Environmental Health Officer. In particular revised drawings shall be submitted providing for a larger kitchen area.  
REASON:  
In the interest of public health.
- 3 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.
- 4 The applicant shall meet the following requirements with respect to water supply and drainage arrangements:  
(i) Prior to the commencement of development the applicant shall submit a revised drainage layout showing complete separation of foul and surface water systems up until the point of connection to the existing combined system on Main Street, Rathfarnham. As soon as separate foul and surface systems are provided on Main Street the applicant will be required to provide separate connections to the respective sewers.  
(ii) All wastewater from kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Full details of this system to be submitted for approval prior to the commencement of development.  
(iii) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the



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Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990.

(iv) No new buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

(v) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

(vi) Each unit shall have its own individual commercially metered service connection to the public watermain and full 24 hour water storage.

(vii) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.

(viii) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

Reason: In the interest of public health.

- 5 Access for people with disabilities shall be provided to the premises in accordance with Part M of the Building Regulations, 1997 and the Building Regulations (Amendment) Regulations, 2000.

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

- 6 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:

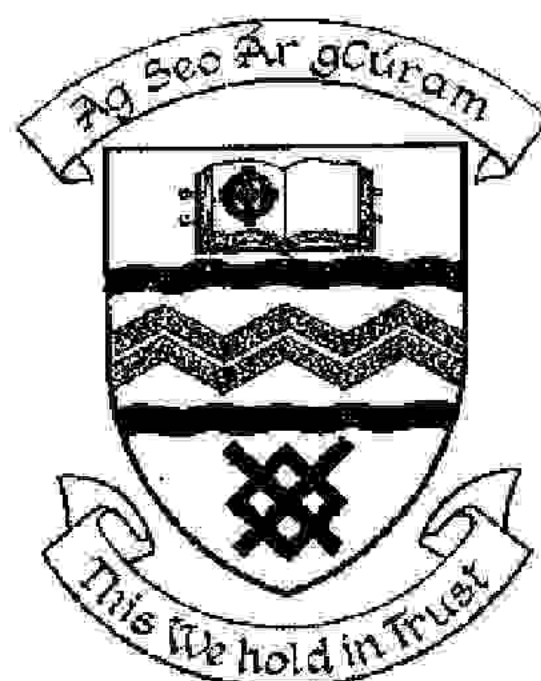
To protect the amenities of the area.

- 7 That a financial contribution in the sum of £1,776 (one thousand seven hundred and seventy six pounds) EUR 2,255 (two thousand two hundred and fifty five euros) 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

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REG REF. S01A/0364

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.

- 8 That a financial contribution in the sum of £1,760 (one thousand seven hundred and sixty pounds) EUR 2,235 (two thousand two hundred and thirty five euros) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

- 9 That prior to the commencement of development, the applicant shall make a financial contribution in the sum of £9,000 (nine thousand pounds) EUR 11,428 (eleven thousand four hundred and twenty eight euros) calculated on the basis of providing 9 car spaces in Rathfarnham Village at the cost of £1,000 per space to facilitate the shortfall in car parking spaces encountered.