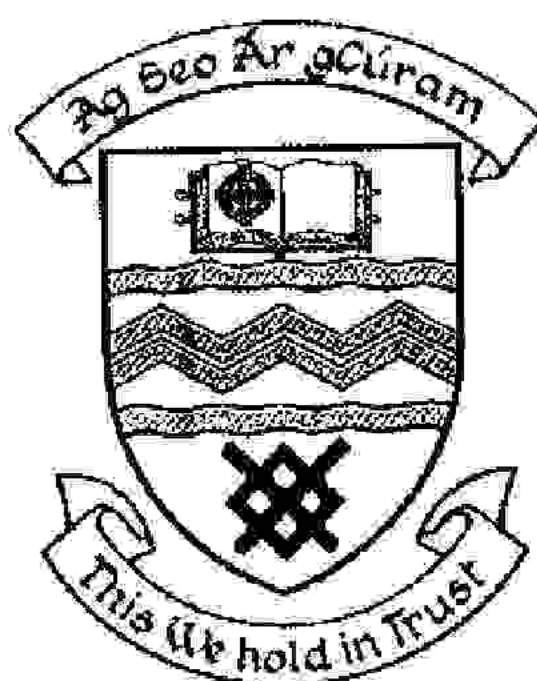


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0153	
1. Location	54 Main Street, Rathfarnham, Dublin 14.		
2. Development	Modifications to front and rear elevations to rooflight and internal changes following on previous permissions S00A/0156, S00A/0200 & S00A/0555 at retail and commercial office building.		
3. Date of Application	15/03/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 07/06/2001 2.	1. 20/06/2001 2.
4. Submitted by	Name: Paul Joyce Architects, Address: 54 Main Street, Rathfarnham,		
5. Applicant	Name: Paul Joyce, Address: 54 Main Street, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 2126  Date	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No.  Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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 Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)		Plan Register No.  S01A/0153	
1. Location	54 Main Street, Rathfarnham, Dublin 14.			
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3. Date of Application	15/03/01	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 07/06/2001 2.	1. 20/06/2001 2.	
4. Submitted by	Name: Paul Joyce Architects, Address: 54 Main Street, Rathfarnham,			
5. Applicant	Name: Paul Joyce, Address: 54 Main Street, Rathfarnham, Dublin 14.			
6. Decision	O.C.M. No. 2671 Date 16/08/2001	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. Date	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**



Halla an Chontae  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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Facs: 01-414 9104

PLANNING DEPARTMENT  
Applications/Registry/Appeals  
County Hall  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
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Paul Joyce Architects,  
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 2671	Date of Decision 16/08/2001
Register Reference S01A/0153	Date 20/06/01

**Applicant** Paul Joyce,

**Development** Modifications to front and rear elevations to rooflight and internal changes following on previous permissions S00A/0156, S00A/0200 & S00A/0555 at retail and commercial office building.

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

**Floor Area** 100.16 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 07/06/2001 /20/06/2001

A Permission has been granted for the development described above,  
subject to the following (4) Conditions.

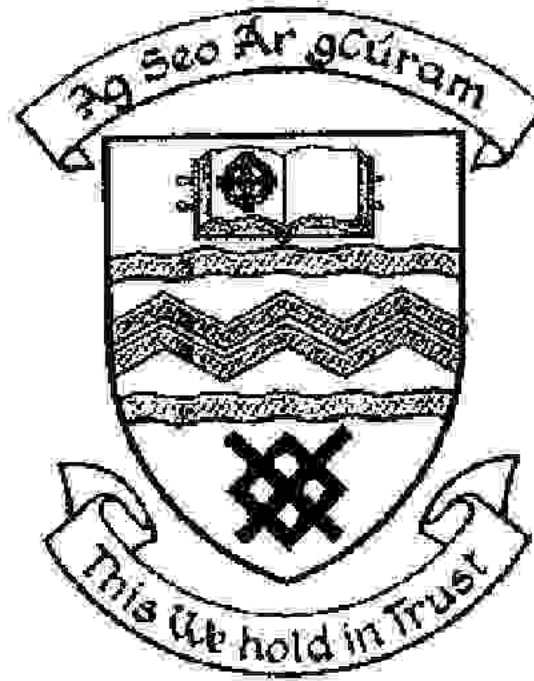
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. SOLA/01

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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, and Additional Information received on 20/06/2001 and Unsolicited Additional Information received 01/08/01, 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 Access for people with disabilities shall be provided 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.

- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

- 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.

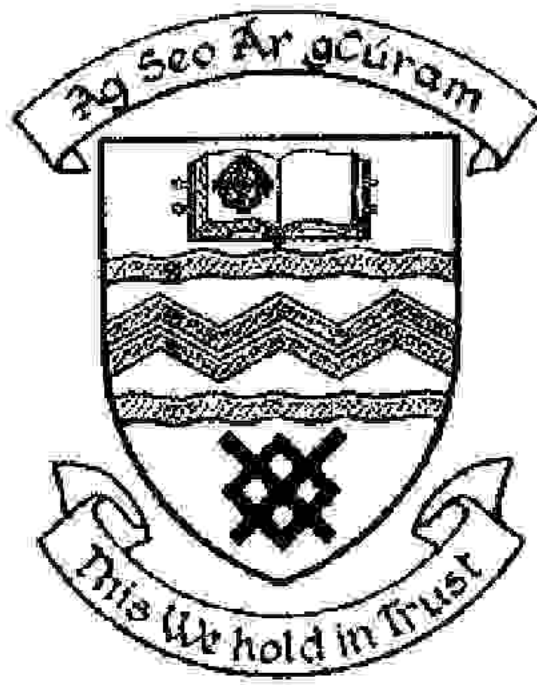
REASON:

To protect the amenities of the area.

- (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.

**SOUTH DUBLIN COUNTY COUNCIL**

REG. REF. S012 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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Signed on behalf of South Dublin County Council.

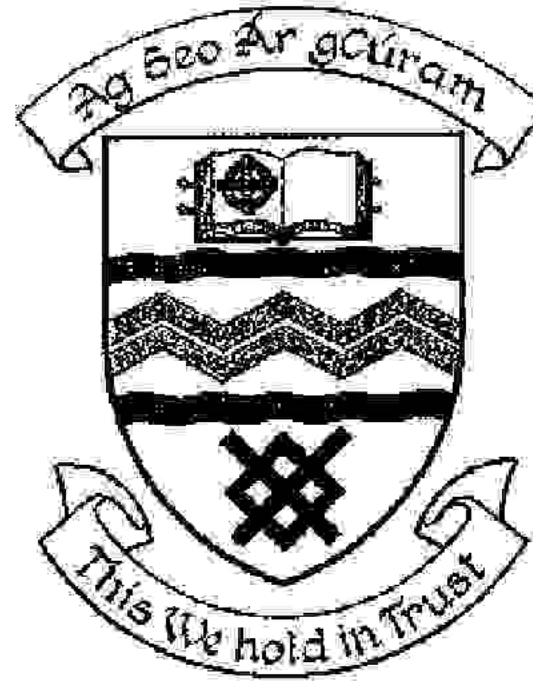
  
.....27/09/01  
for SENIOR ADMINISTRATIVE OFFICER

C

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

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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 2671	Date of Decision 16/08/2001
Register Reference S01A/0153	Date: 15/03/01

Applicant Paul Joyce,

Development Modifications to front and rear elevations to rooflight and internal changes following on previous permissions S00A/0156, S00A/0200 & S00A/0555 at retail and commercial office building.

Location 54 Main Street, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 07/06/2001 /20/06/2001

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

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

Paul Joyce Architects,  
54 Main Street,  
Rathfarnham,  
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S01A/0153

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, and Additional Information received on 20/06/2001 and Unsolicited Additional Information received 01/08/01, 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 Access for people with disabilities shall be provided 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.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 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.

	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/0153	
1. Location	54 Main Street, Rathfarnham, Dublin 14.		
2. Development	Modifications to front and rear elevations to rooflight and internal changes following on previous permissions S00A/0156, S00A/0200 & S00A/0555 at retail and commercial office building.		
3. Date of Application	15/03/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 07/06/2001 2.	1. 20/06/2001 2.
4. Submitted by	Name: Paul Joyce Architects, Address: 54 Main Street, Rathfarnham,		
5. Applicant	Name: Paul Joyce, Address: 54 Main Street, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 2126  Date	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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.	

M.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Order Number 0697	Date of Order 03/04/2001
Register Reference S01A/0153	Date 15/03/01

**Applicant** Paul Joyce,  
**Development** Modifications to front & rear elevations changes to roof-light and internal changes following on previous permissions S00A/0156, S00A/0200 & S00A/0555 at retail and commercial office building.  
**Location** 54 Main Street, Rathfarnham, Dublin 14.

Dear Sir/Madam,

An inspection carried out on 02/04/2001 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

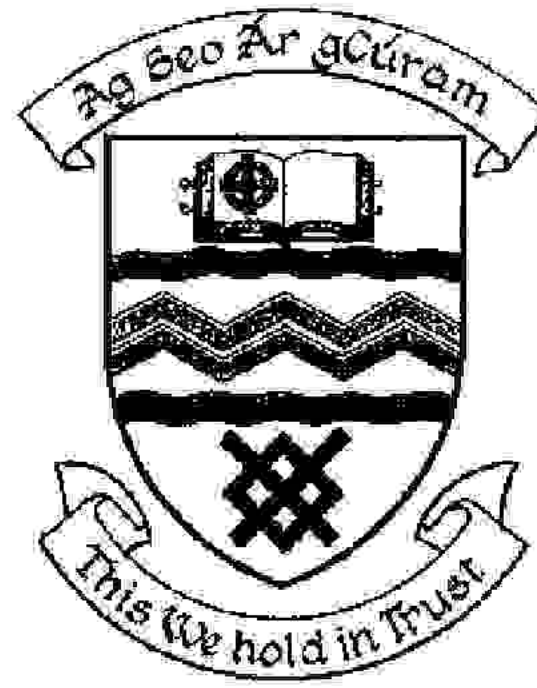
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Paul Joyce Architects,  
54 Main Street,  
Rathfarnham,  
Dublin 14.

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REG REF. S01A/0153

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

*MA*  
..... 04/04/01  
for Senior Administrative Officer.

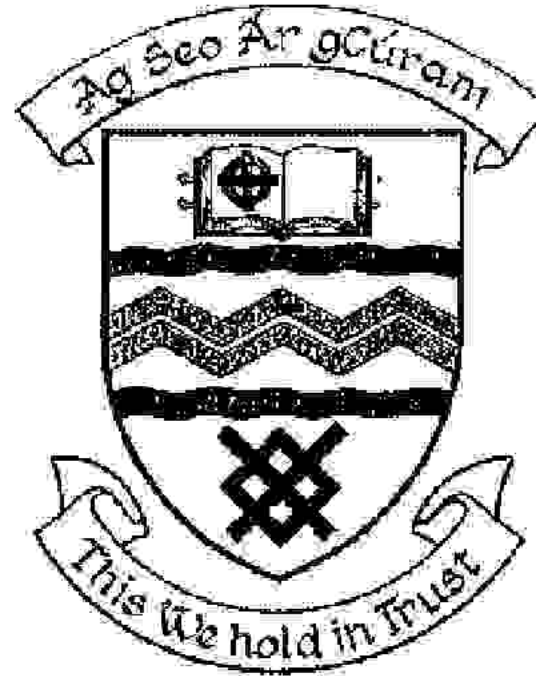
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0153
1. Location	54 Main Street, Rathfarnham, Dublin 14.	
2. Development	Modifications to front and rear elevations to rooflight and internal changes following on previous permissions S00A/0156, S00A/0200 & S00A/0555 at retail and commercial office building.	
3. Date of Application	15/03/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 07/06/2001    1. 20/06/2001 2.                    2.
4. Submitted by	Name: Paul Joyce Architects, Address: 54 Main Street, Rathfarnham,	
5. Applicant	Name: Paul Joyce, Address: 54 Main Street, Rathfarnham, Dublin 14.	
6. Decision	O.C.M. No. 2126  Date	Effect FI REQUEST ADDITIONAL INFORMATION
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION
8. Appeal Lodged		
9. Appeal Decision		
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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.

M

**SOUTH DUBLIN COUNTY COUNCIL  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2126	Date of Decision 07/06/2001
Register Reference S01A/0153	Date: 15/03/01

**Applicant** Paul Joyce,  
**Development** Modifications to front & rear elevations changes to roof-light and internal changes following on previous permissions S00A/0156, S00A/0200 & S00A/0555 at retail and commercial office building.

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

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 15/03/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 It is noted from the site inspection that substantial works have already been undertaken. As such, the applicant is requested to amend the description of the development such that it refers to retention of completed works, and to carry out revised public notice procedures (newspaper and site notices) and submit amended planning application form. Two copies each of the notices should be submitted to the Planning Authority.
- 2 It is noted that the development involves an increase in the overall reconstructed roof height compared to what was previously permitted under S00A/0555. The applicant is requested to amend the description of the proposed development in the site notice, newspaper notice and planning application form to refer to this change.

Paul Joyce Architects,  
54 Main Street,  
Rathfarnham,  
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S01A/0153

3 It was noted from the site inspection that there are several differences between the dormer window feature as installed and that shown on the drawings. In particular,

- (i) the stainless steel overhang appears to be larger than that shown on the drawings.
- (ii) the glazing bars on the window which have been installed differ from what is indicated on the submitted drawing.

The applicant is requested to clarify these matters and to amend the drawings accordingly. The applicant is also requested to specify the material proposed for the area of roof underneath the dormer feature.

4 It is noted that amendments to the shopfront are proposed which include a lower stallriser, a larger glazed area with fewer glazing bars and different doors. These changes are considered to be a retrograde step in design terms as a large featureless area of glazing would result. The applicant is therefore requested to amend the proposal to deal with these matters. The applicant is advised that a simple design, similar to that previously approved under S00A/0555 would be acceptable.

5 The applicant is requested to submit proposals showing how the proposed development would meet the requirements of Part M of the Building Regulations, 1997, as amended (access for people with disabilities).

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

07/06/01