

| | | | |
|-----------------------------|--|--|---------------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1) | Plan Register No. S00A/0866 | |
| 1. Location | Main Street, Rathcoole, Co. Dublin. | | |
| 2. Development | Permission sought for alterations and change of use of ground floor area to shop unit together with the conversion of first floor area to self contained apartment with new separate entrance at Main Street, Rathcoole, for A.Marsella. | | |
| 3. Date of Application | 18/12/00 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 15/02/2001 2. | 1. 27/06/2001 2. |
| 4. Submitted by | Name: Patrick Joyce Associates, Address: 2 Prospect Grove, Stocking Lane, | | |
| 5. Applicant | Name: Angelo Marsella Address: Main Street, Rathcoole, Co. Dublin. | | |
| 6. Decision | O.C.M. No. 2725 Date 23/08/2001 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 3059 Date 03/10/2001 | 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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9230
Facs: 01-414 9104

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

Telephone: 01-414 9230
Fax: 01-414 9104

Patrick Joyce Associates,
2 Prospect Grove,
Stocking Lane,
Rathfarnham,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

| | |
|-------------------------------|--------------------------------|
| Final Grant Order Number 3059 | Date of Final Grant 03/10/2001 |
| Decision Order Number 2725 | Date of Decision 23/08/2001 |
| Register Reference S00A/0866 | Date 27/06/01 |

Applicant Angelo Marsella

Development Permission sought for alterations and change of use of ground floor area to shop unit together with the conversion of first floor area to self contained apartment with new separate entrance at Main Street, Rathcoole, for A.Marsella.

Location Main Street, Rathcoole, Co. Dublin.

Floor Area 56.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/02/2001 /27/06/2001

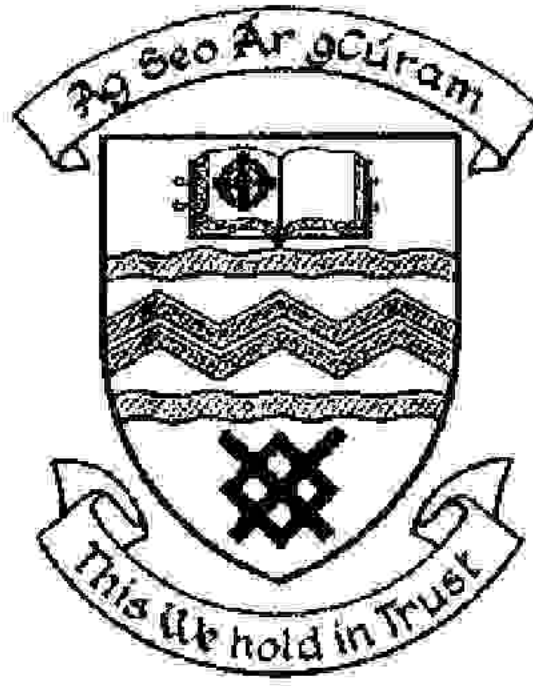
A Permission has been granted for the development described above,
subject to the following (18) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S007/01 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9230
Facs: 01-414 9104



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

Telephone: 01-414 9230
Fax: 01-414 9104

Conditions and Reasons

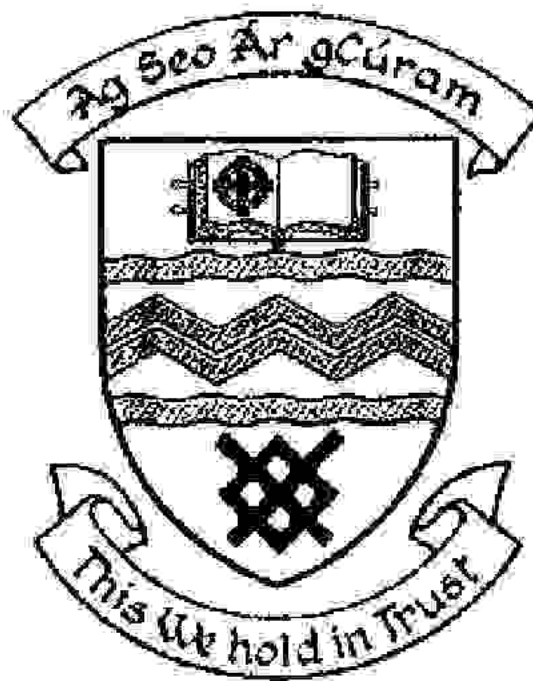
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and additional information received on 27/06/2001 save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 (a) Details of the proposed use and occupier of the shop unit shall be submitted to the Planning Authority, for written agreement, prior to the occupation of the unit.
(b) The proposed shop unit shall not be used as a Takeaway, Fast food unit, Restaurant, Amusement arcade or Betting Office without a prior and specific grant of planning permission.
REASON: In the interest of residential amenity and the proper planning and development of the area.
- 3 Prior to the commencement of development, the applicant shall submit revised front elevations for the proposed development to the Planning Authority for written agreement. The revised drawings should include the following:
(i) A traditional shop front with stall risers, and finished in traditional materials.
(ii) A hardwood or timber painted front door to the first floor apartment.
The applicant shall submit details relating to colour and type of materials to be used prior to commencement of development for the written agreement of the Planning Authority.
REASON: In the interests of visual amenity.
- 4 Details of the proposed signage on the front facade of the shop unit shall be submitted to the Planning Authority for its written agreement prior to the occupation of the shop, these shall include materials, profiles, lettering and type of illumination (if any). The applicant is advised that internally illuminated box signs are not acceptable.
REASON: In the interest of visual amenity.
- 5 That no advertising sign or structure be erected, except those which are exempted development, without prior consent of Planning Authority or An Bord Pleanala on appeal.
REASON:
In the interest of the proper planning and development of the area.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S002703 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9230
Facs: 01-414 9104



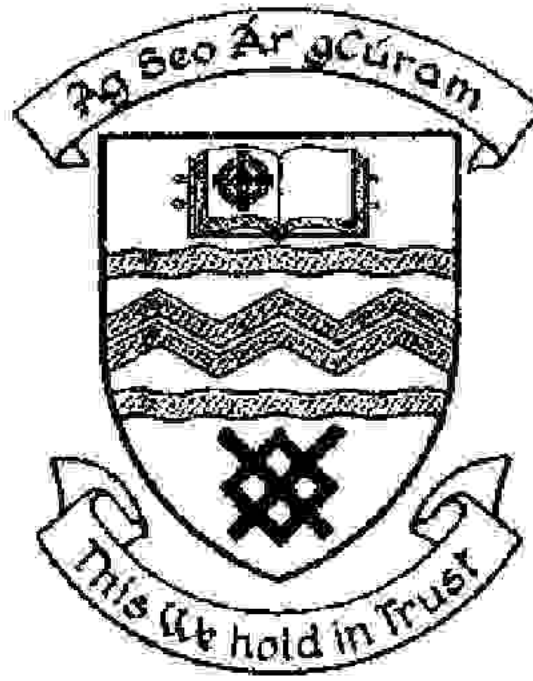
PLANNING DEPARTMENT
Applications/Registry/Appeals
County Hall
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

- 6 Any roller shutters proposed for the shop unit shall be located behind the glazing. Details shall be agreed in writing with the Planning Authority prior to the occupation of the unit.
REASON: In the interest of visual amenity.
- 7 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.
- 8 The apartment shall not be occupied until all services have been connected thereto and are operational.
REASON: In the interest of amenity and public safety.
- 9 The water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the County Council. The following requirements of the Environmental Services Department shall also be satisfied.
 - (i) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (ii) The applicant shall ensure the full and complete separation of foul and surface water systems.
 - (iii) 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.
 - (iv) A separate water supply is required for each floor.
 - (v) Connections, swabbing, chlorination and tapping of watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
 - (vi) The supply of water of the commercial premises shall be metered.
 - (vii) 24-hr. storage shall be provided.REASON: In the interests of public safety and in order to comply with the Sanitary Services Acts, 1878-1964.
- 10 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S0027/13 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9230
Facs: 01-414 9104

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

Telephone: 01-414 9230
Fax: 01-414 9104

- 11 Prior to the commencement of development, and occupation of the shop unit, the following requirements of the Environmental Health Officer shall be ascertained and strictly adhered to in the development.
- (i) During demolition works on site, all necessary steps to contain dust arising from the demolition shall be taken so as to prevent a nuisance being carried to occupiers of other buildings in the locality. This shall include covering skips and slack heaps, daily washing down of pavements or other public areas, use of water spray at demolition site to suppress dust and any other precautions necessary to prevent dust nuisances. During the demolition phase the proposed development shall comply with BS 6187 Code of Practice for Demolition.
- (ii) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.
- (iii) A suitable location for the storage of refuse shall be provided.
- (iv) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.
- (v) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 8.00 Hours on weekdays and 9.00 Hours on Saturdays nor after 18.00 Hours on weekdays and 13.00 Hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
- REASON: In the interest of safety.

- 12 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.

REASON:

In the interest of safety and amenity.

- 13 The proposed shop unit shall not be open between 23.00 hours and 07.30 hours on any day.

REASON:

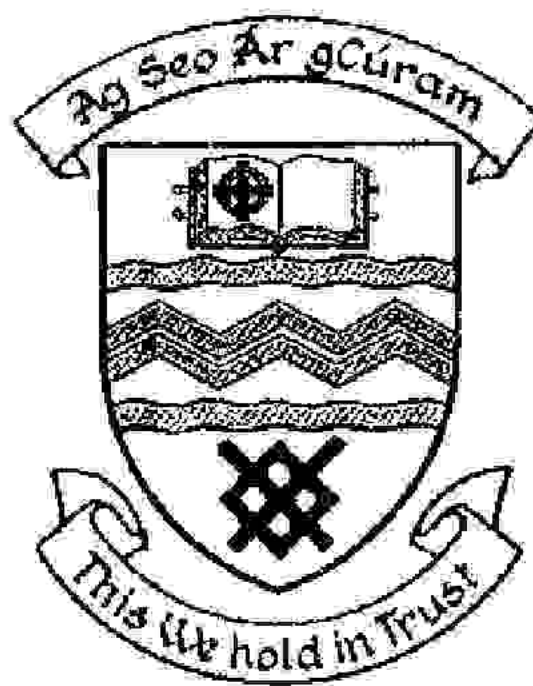
In the interest of residential amenity.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S00A/18 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9230
Facs: 01-414 9104



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

Telephone: 01-414 9230
Fax: 01-414 9104

- 14 That a financial contribution in the sum of £460 (four hundred and sixty pounds) EUR 584 (five hundred and eighty four 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.

- 15 That a financial contribution in the sum of £1,197 (one thousand one hundred and ninety seven pounds) EUR 1,520 (one thousand five hundred and twenty euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

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 road improvement works and traffic management schemes facilitating the proposed development.

- 16 That a financial contribution in the sum of £231 (two hundred and thirty one pounds) EUR 293 (two hundred and ninety three euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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.

- 17 That a financial contribution in the sum of £111 (one hundred and eleven pounds) EUR 141 (one hundred and forty one euros) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

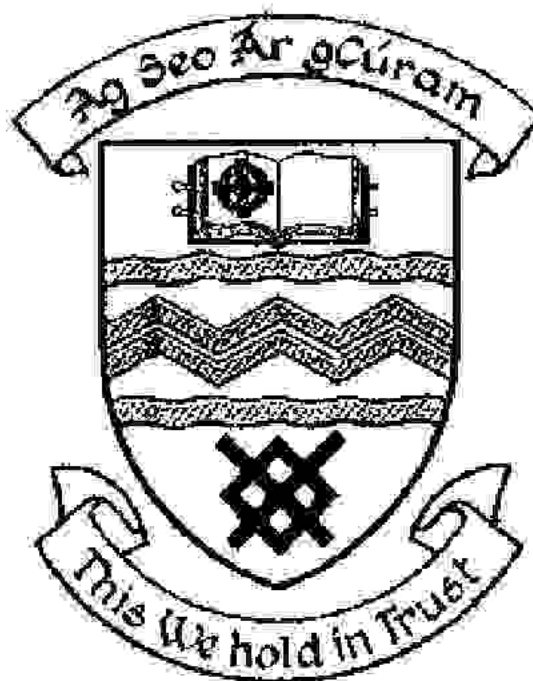
The provision of such services in the area by the Council will facilitate the proposed development. It is considered

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S00A/0084 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9230
Facs: 01-414 9104



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

Telephone: 01-414 9230
Fax: 01-414 9104

reasonable that the developer should contribute towards the cost of the works.

- 18 That prior to the commencement of development, the applicant shall make a financial contribution to the Council to the sum of £1000 (one thousand pounds) EUR 1270 (one thousand two hundred and seventy euros) calculated on the basis of providing one car space in Rathcoole Village at the cost of £1000 per space to facilitate the shortfall in car parking spaces encountered.

REASON:

In the interest of road safety and the proper planning and development 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.

Signed on behalf of South Dublin County Council.

.....04/10/01
for SENIOR ADMINISTRATIVE OFFICER