

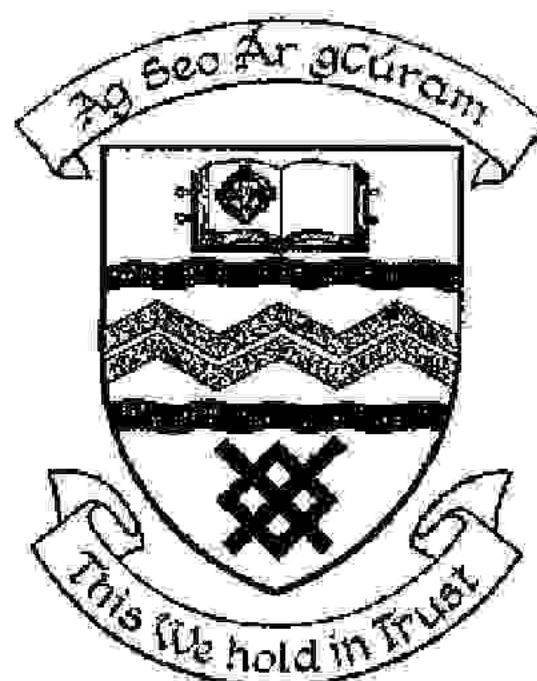
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0866	
1. Location	Main Street, Rathcoole, Co. Dublin.		
2. Development	Permission sought for alterations and change of use of ground 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. 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.	

C.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



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

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2725	Date of Decision 23/08/2001
Register Reference S00A/0866	Date: 18/12/00

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 Sq Metres

Time extension(s) up to and including

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

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

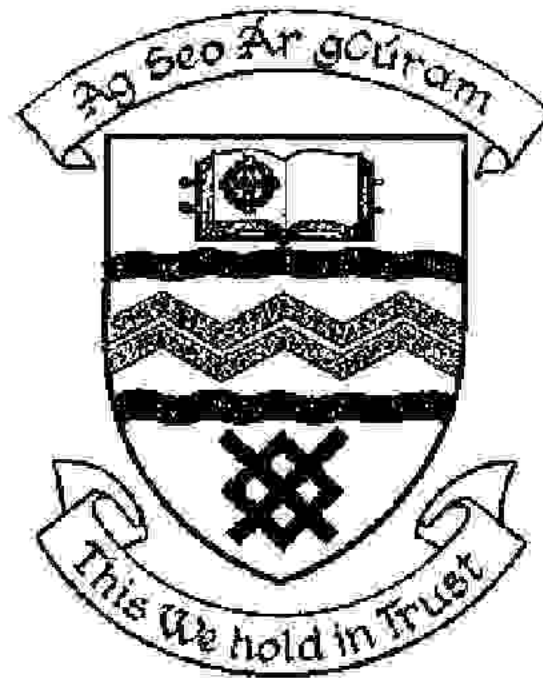

..... 23/08/01
for SENIOR ADMINISTRATIVE OFFICER

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

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

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

Telefon: 01-414 9000
Facs: 01-414 9104



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

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S00A/0866

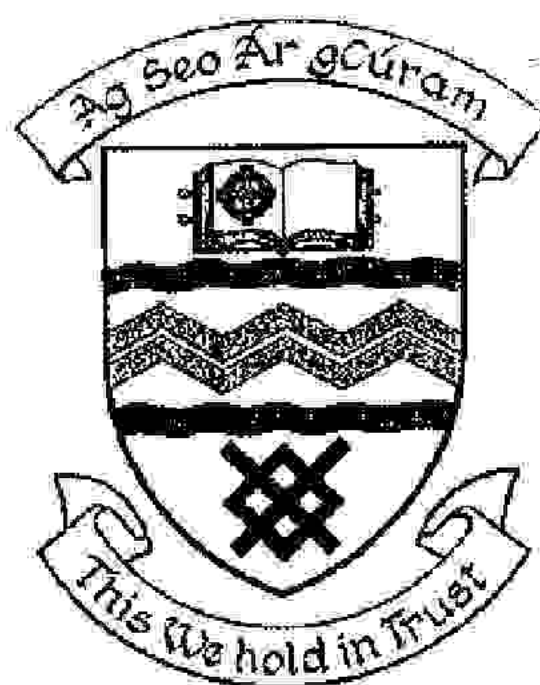
Conditions and Reasons

- 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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



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

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S00A/0866

- 5 That no advertising sign or structure be erected, except those which are exempted development, without prior consent of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 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.

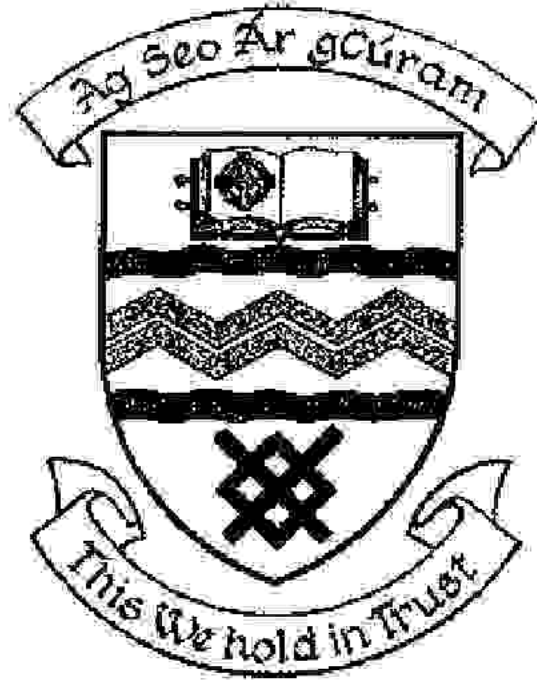
(iii) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

(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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9000
Facs: 01-414 9104

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

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S00A/0866

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.

- 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.

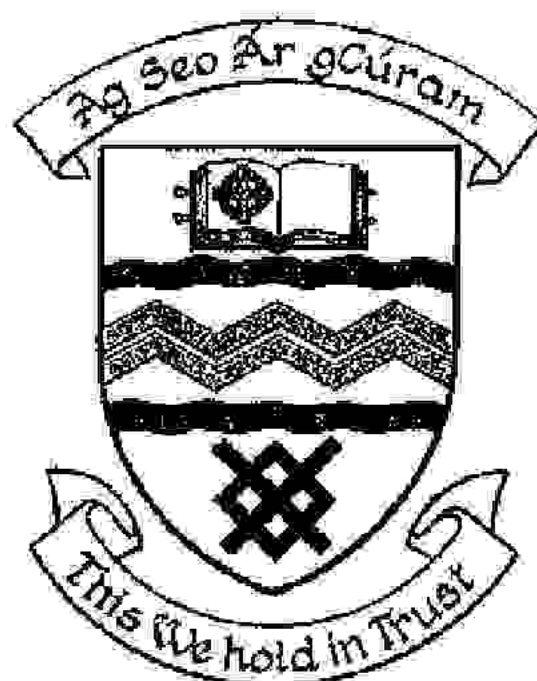
(iv) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.

(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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



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

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S00A/0866

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.

- 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.

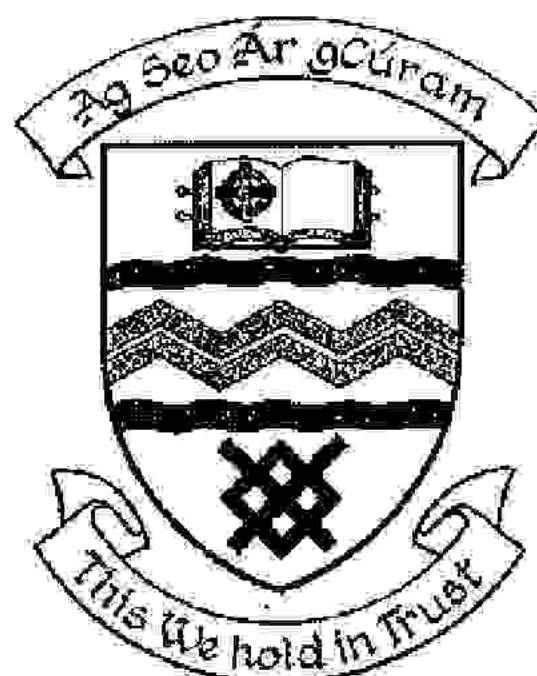
REASON:

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

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

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

Telefon: 01-414 9000
Facs: 01-414 9104



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

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S00A/0866

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 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.