

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0332	
1. Location	No. 45 & 46, Main Street, Rathfarnham, Dublin 14.		
2. Development	Change of use at ground floor only from 2 no. shops to 1 no. bookmakers associated shop front, signage, lighting and satelite dishes to rear.		
3. Date of Application	17/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John O'Keeffe & Associates, Address: The Paddock, 17 Ailesbury Grove,		
5. Applicant	Name: Power Leisure Ltd., Address: Block 2, The Village Green, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1531 Date 13/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1940 Date 25/08/2000	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

John O'Keeffe & Associates,
The Paddock,
17 Ailesbury Grove,
Dundrum,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1940	Date of Final Grant 25/08/2000
Decision Order Number 1531	Date of Decision 13/07/2000
Register Reference S00A/0332	Date 17/05/00

Applicant Power Leisure Ltd.,

Development Change of use at ground floor only from 2 no. shops to 1 no. bookmakers associated shop front, signage, lighting and satelite dishes to rear.

Location No. 45 & 46, Main Street, Rathfarnham, Dublin 14.

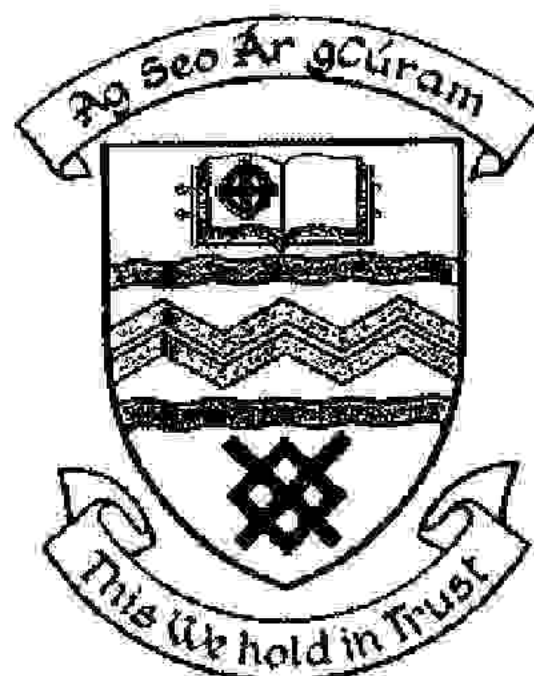
Floor Area 131.98 Sq Metres

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 (7) Conditions.

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

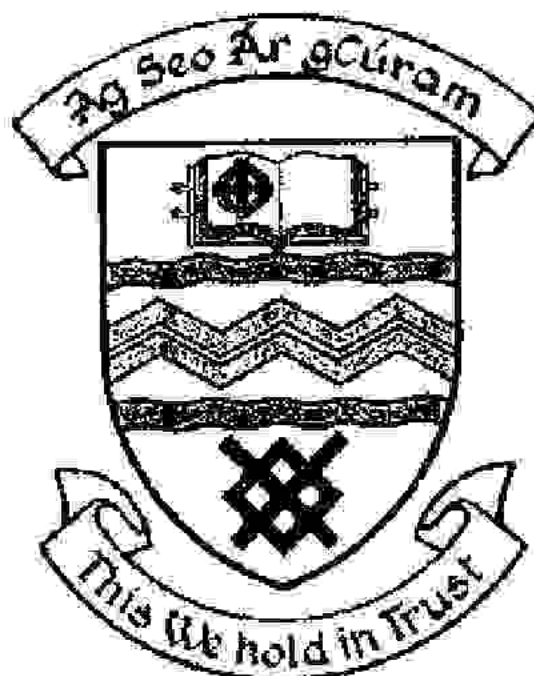
PLANNING DEPARTMENT
Applications/Registry/Appeals
 County Hall
 Town Centre, Tallaght
 Dublin 24

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

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 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.
- 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 no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal.
 REASON:
 In the interest of the proper planning and development of the area.
- 5 The proposed signage to the front elevation of the retail units shall not be illuminated without the prior approval of the Planning Authority or An Bord Pleanala on appeal.
 REASON:
 In the interest of the proper planning and development of the area.
- 6 Full details of the proposed projecting signage shall be submitted to and agreed by the Planning Authority before construction commences. The face of such signage shall not exceed 0.5m x 0.5m.
 REASON:
 In the interests of clarity, visual amenity and protecting the character of the Rathfarnham Village Conservation Area.
- 7 No noise disturbance connected with the operation of the premises shall be caused to properties in the vicinity.

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

REASON:

In the interest of 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.

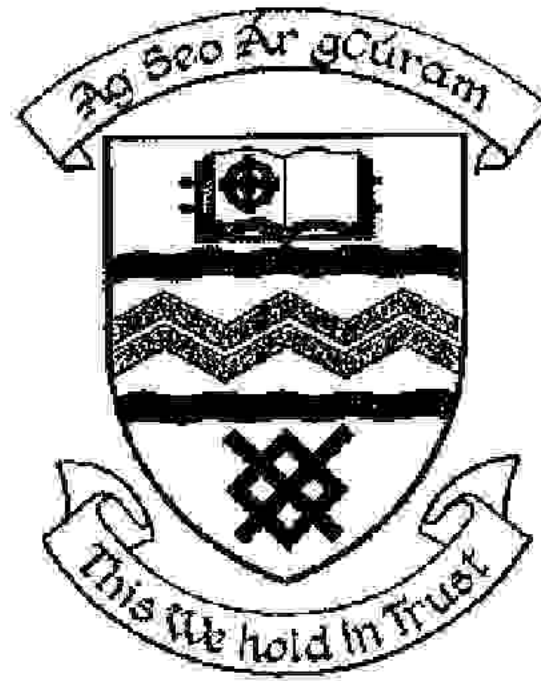
Alice Corrigan...29/08/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0332	
1. Location	No. 45 & 46, Main Street, Rathfarnham, Dublin 14.		
2. Development	Change of use at ground floor only from 2 no. shops to 1 no. bookmakers associated shop front, signage, lighting and satelite dishes to rear.		
3. Date of Application	17/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John O'Keeffe & Associates, Address: The Paddock, 17 Ailesbury Grove,		
5. Applicant	Name: Power Leisure Ltd., Address: Block 2, The Village Green, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1531 Date 13/07/2000	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

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

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



**PLANNING
DEPARTMENT**
P.O. Box 4122,
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 1993

Decision Order Number 1531	Date of Decision 13/07/2000
Register Reference S00A/0332	Date: 17/05/00

Applicant Power Leisure Ltd.,

Development Change of use at ground floor only from 2 no. shops to 1 no. bookmakers associated shop front, signage, lighting and satellite dishes to rear.

Location No. 45 & 46, 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 (7) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 13/07/00
for SENIOR ADMINISTRATIVE OFFICER

John O'Keeffe & Associates,
The Paddock,
17 Ailesbury Grove,
Dundrum,
Dublin 16.

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

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

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



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

REG REF. S00A/0332

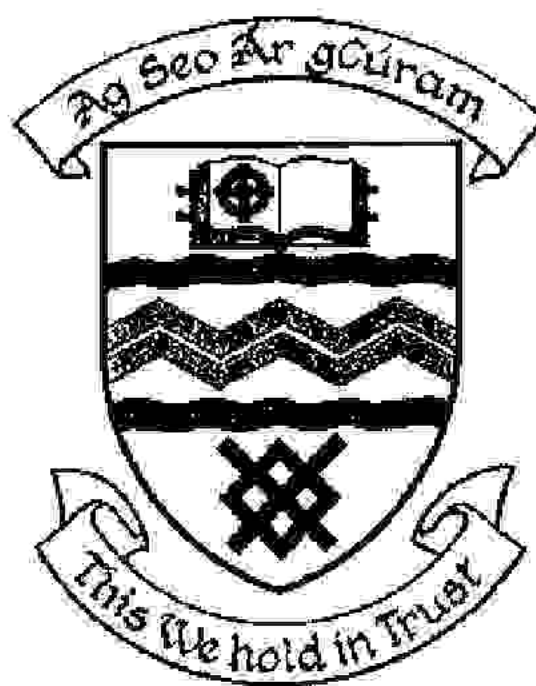
Conditions and Reasons

- 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 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.
- 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 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.
- 5 The proposed signage to the front elevation of the retail units shall not be illuminated without the prior approval of the Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 6 Full details of the proposed projecting signage shall be submitted to and agreed by the Planning Authority before construction commences. The face of such signage shall not

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

REG. REF. S00A/0332

exceed 0.5m x 0.5m.

REASON:

In the interests of clarity, visual amenity and protecting
the character of the Rathfarnham Village Conservation Area.

7

No noise disturbance connected with the operation of the
premises shall be caused to properties in the vicinity.

REASON:

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