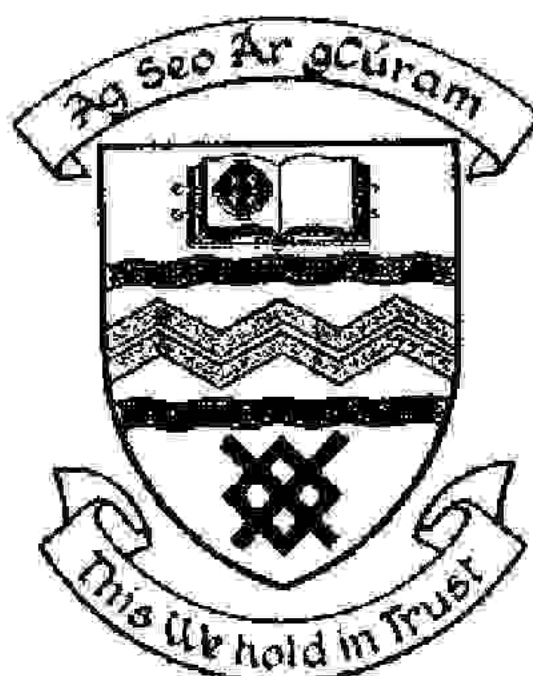


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0156	
1. Location	54 Main Street, Rathfarnham, Dublin 14.		
2. Development	Removal of the existing roof to accommodate the construction of an additional 74m ² of new office space at second floor level together with a 12.8m ² rear extension at first floor level, and the sub division of the existing unit into a retail shop at ground floor and separate commercial offices.		
3. Date of Application	13/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 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. 1010 Date 11/05/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1369 Date 22/06/2000	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

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

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1369	Date of Final Grant 22/06/2000
Decision Order Number 1010	Date of Decision 11/05/2000
Register Reference S00A/0156	Date 13/03/00

Applicant Paul Joyce,

Development Removal of the existing roof to accommodate the construction of an additional 74m² of new office space at second floor level together with a 12.8m² rear extension at first floor level, and the sub division of the existing unit into a retail shop at ground floor and separate commercial offices.

Location 54 Main Street, Rathfarnham, Dublin 14.

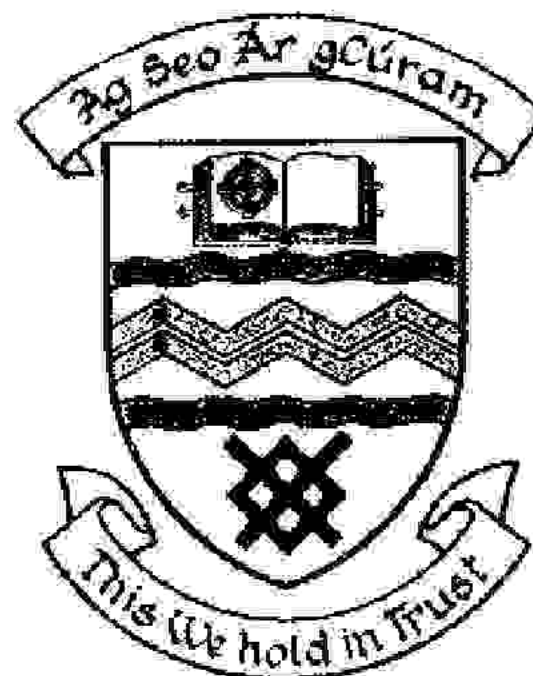
Floor Area 222.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (12) 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, which are:-

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

Applicant to ensure full and complete separation of foul and surface water systems.

A separate water connection is required for each commercial unit. Each commercial unit shall be metered. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicants prior expense. The applicant to provide 24 hour water storage facilities.

REASON:

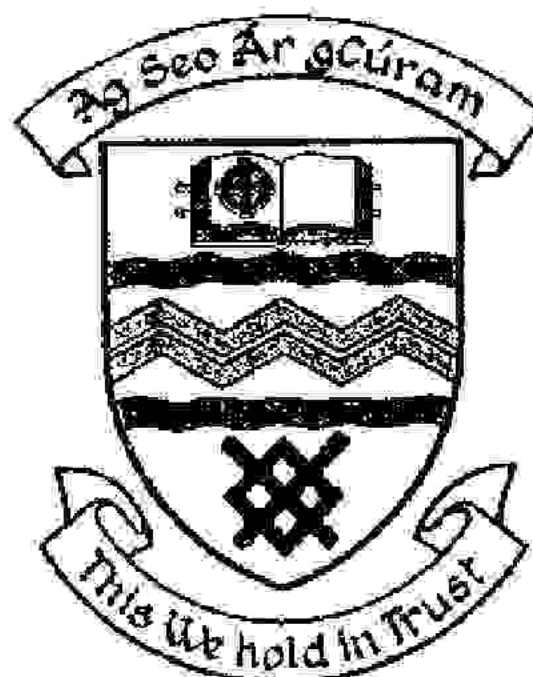
In order to comply with the Sanitary Services Acts, 1878-1964 and to comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council it is considered reasonable that the Council should recoup the cost.

- 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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

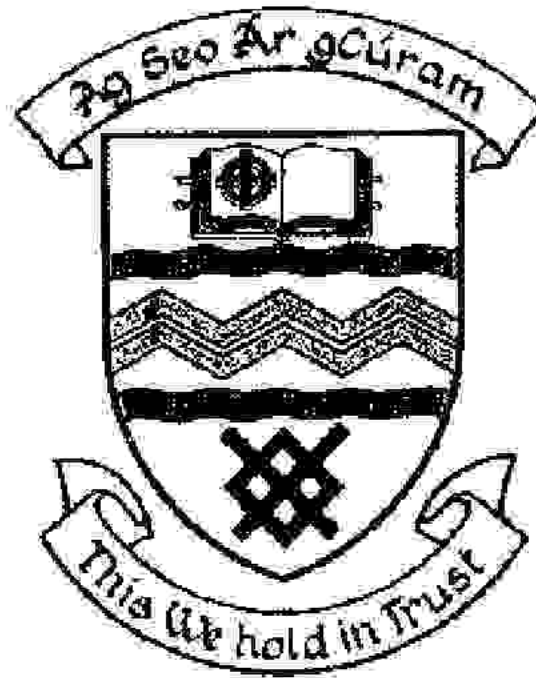
Telefon: 01-414 9230
Facs: 01-414 9104

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

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

- 5 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 6 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 precautionary measures necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.
REASON:
To ensure the residential and commercial amenity of the area.
- 7 Demolition work shall not be carried out outside of Monday to Friday between the hours of 08:00 and 18:00.
REASON:
In the interests of residential and commercial amenity.
- 8 That details relating to external signage and illumination of the proposed development shall be submitted to and receive the written agreement of the Planning Authority before any works are begun.
REASON:
In the interests of visual amenity.
- 9 The use of the ground floor is restricted to Class 1 as defined by Part IV of the Second Schedule of the Local Government (Planning and Development) Regulations, 1994 and the use of the first and second floors is restricted to Class 2 as defined by Part IV of the Second Schedule of the Local Government (Planning and Development) Regulations, 1994.
REASON:
To ensure the proper planning and development of the area.
- 10 That a financial contribution in the sum of £751 (seven hundred and fifty one pounds) EUR 954 (nine hundred and fifty 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

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

reasonable that the developer should contribute towards the cost of providing the services.

- 11 That a financial contribution in the sum of £1,953 (one thousand nine hundred and fifty three pounds) EUR 2,479 (two thousand four hundred and seventy nine 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.

- 12 That prior to the commencement of development, the applicant shall make a financial contribution to the Council to the sum of £3,000 (three thousand pounds) EUR 3,809 (three thousand eight hundred and nine euros) calculated on the basis of providing 3 car spaces in Rathfarnham, Village at the cost of £1,000 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.

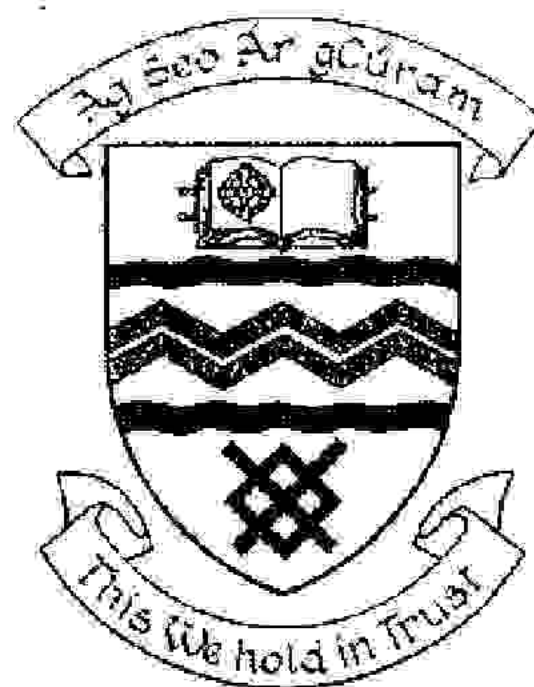
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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.


23/06/00
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0156	
1. Location	54 Main Street, Rathfarnham, Dublin 14.		
2. Development	Removal of the existing roof to accommodate the construction of an additional 74m2 of new office space at second floor level together with a 12.8m2 rear extension at first floor level, and the sub division of the existing unit into a retail shop at ground floor and separate commercial offices.		
3. Date of Application	13/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 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. 1010 Date 11/05/2000	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, Tamlacht,
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 1010	Date of Decision 11/05/2000
Register Reference S00A/0156	Date: 13/03/00

Applicant Paul Joyce,

Development Removal of the existing roof to accommodate the construction of an additional 74m² of new office space at second floor level together with a 12.8m² rear extension at first floor level, and the sub division of the existing unit into a retail shop at ground floor and separate commercial offices.

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

..... 11/05/00
for SENIOR ADMINISTRATIVE OFFICER

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

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/0156

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, which are:-

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

Applicant to ensure full and complete separation of foul and surface water systems.

A separate water connection is required for each commercial unit. Each commercial unit shall be metered. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicants prior expense. The applicant to provide 24 hour water storage facilities.

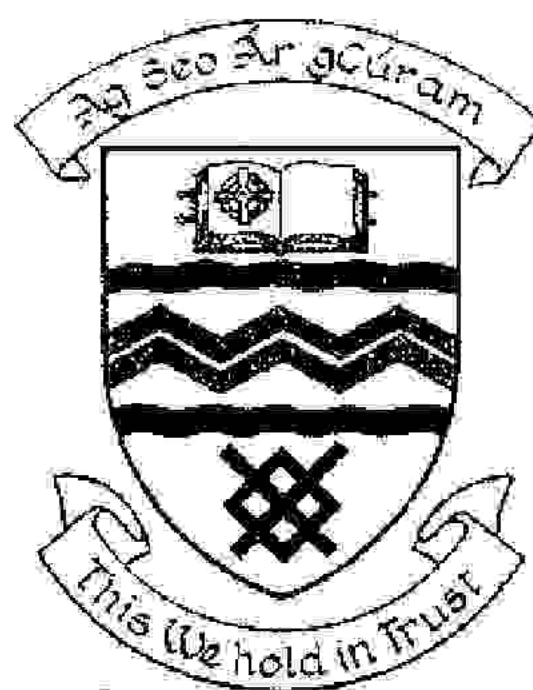
REASON:

In order to comply with the Sanitary Services Acts, 1878-1964 and to comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council it is considered reasonable that the Council should recoup the cost.

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/0156

- 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 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 6 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 precautionary measures necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.

REASON:

To ensure the residential and commercial amenity of the area.

- 7 Demolition work shall not be carried out outside of Monday to Friday between the hours of 08:00 and 18:00.

REASON:

In the interests of residential and commercial amenity.

- 8 That details relating to external signage and illumination of the proposed development shall be submitted to and receive the written agreement of the Planning Authority before any works are begun.

REASON:

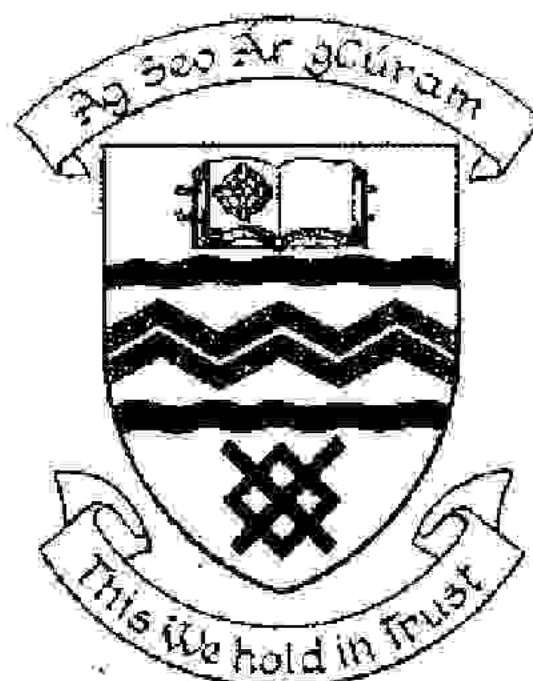
In the interests of visual amenity.

- 9 The use of the ground floor is restricted to Class 1 as defined by Part IV of the Second Schedule of the Local Government (Planning and Development) Regulations, 1994 and the use of the first and second floors is restricted to Class 2 as defined by Part IV of the Second Schedule of the Local Government (Planning and Development) Regulations, 1994.

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/0156

REASON:

To ensure the proper planning and development of the area.

- 10 That a financial contribution in the sum of £751 (seven hundred and fifty one pounds) EUR 954 (nine hundred and fifty 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.

- 11 That a financial contribution in the sum of £1,953 (one thousand nine hundred and fifty three pounds) EUR 2,479 (two thousand four hundred and seventy nine 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.

- 12 That prior to the commencement of development, the applicant shall make a financial contribution to the Council to the sum of £3,000 (three thousand pounds) EUR 3,809 (three thousand eight hundred and nine euros) calculated on the basis of providing 3 car spaces in Rathfarnham, Village at the cost of £1,000 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.