

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 5401	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		S	REGISTER REFERENCE G.606
1. LOCATION	"Eden", Grange Road, Rathfarnham.			
2. PROPOSAL	Conversion of dwellinghouse into licensed premises.			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received 1.21/5/74..... 1. ..27/5/74..... P. 22nd March, 1974 2. 2.	
4. SUBMITTED BY	Name Morris and McCullough, Architects, Address 49, Mespil Road, Dublin, 4.			
5. APPLICANT	Name P. J. Kiernan, Esq., Address "Eden", Grange Road, Rathfarnham, Dublin, 14.			
6. DECISION	O.C.M. No. P/2412/74 Date 2/8/74		Notified 6/8/74 Effect To Grant Permission	
7. GRANT	O.C.M. No. P/3276/74 Date 8/10/74		Notified 8/10/74 Effect Permission Granted	
8. APPEAL	Notified Type		Decision Effect	
9. APPLICATION SECTION 26 (3)	Date of application		Decision Effect	
10. COMPENSATION	Ref. in Compensation Register			
11. ENFORCEMENT	Ref. in Enforcement Register			
12. PURCHASE NOTICE				
13. REVOCATION or AMENDMENT				
14.				
15.				
16.				
Prepared by		Copy issued byRegistrar.		
Checked by		Date		
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.....		

DUBLIN COUNTY COUNCIL

P/3276/74
8/10/74

42951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Grant of Permission/Approval Local Government (Planning and Development) Act, 1963

To :

Morris & McCullough,

Architects,

49, Mespil Road, Dublin 4.

Applicant : P.J. Kiernan

Decision Order P/2412/74, 2/7/74.
Number and Date.....

Register Reference No. G. 606.

Planning Control No. 5401.

Application Received on 22/3/74

Additional information received:-
27/6/74.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

proposed conversion of dwellinghouse to licensed premises and

restaurant at "Eden", Grange Road, Rathfarnham,

Conditions	Reasons for Conditions
(1) That the development be carried out and completed strictly in accordance with the plans and specification lodged with the application, save as is in the conditions hereunder otherwise required.	(1) To ensure that the development be in accordance with the permission and effective control maintained.
(2) That a financial contribution in the sum of £3,000 be paid by the proposers to the Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the commencement of development on the site.	(2) In the interest of the proper planning and development of the area.
(3) That the requirements of the Chief Fire Officer, if any, be ascertained and adhered to in the development.	(3) In the interest of public safety and the avoidance of fire hazard.
(4) Lands as already set out on site by County Council engineers required for the improvement of Grange Road, and of new North/South distributor road, to be made available to County Council before development works takes place.	(4) In the interest of the proper planning and development of the area.
(5) That the water supply and drainage arrangements be in accordance with the requirements of the County Council.	(5) In order to comply with the Sanitary Services Acts, 1878-1964.
(6) Diststreet carparking to County Plan requirements.	(6) In the interest of the proper planning and development of the area.
(7) (a) Provision of a safe and adequate pedestrian access to Grange Road. (b) the proposed access on the western side of the site leading to the carpark as shown on Drawing 631/88 to be moved northwards to enter the site at the north-west corner in a manner acceptable to the	(7) In the interest of the proper planning and development of the area.

Roads Department.

on behalf of the Dublin County Council :

County Secretary

for Senior Administrative Officer.

Date : 8th October, 1974

Form 4

Approval of the Council under Building Bye - Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

(8) That an adequate and satisfactory landscaping scheme and boundary treatment, particularly with regard to the north boundaries of the site together with the programme for such works be submitted to and approved by the County Council. Details of the area and facial lighting must be approved by the Planning Authority.

(9) That adequate provision to be made by the developer for satisfactory waste storage and disposal including the provision of waste and litter containers and satisfactory screening of such areas.

(10) That the development shall not be commenced until the method of electrical installation including the necessary sub-stations and overground facilities have been agreed with the Electricity Supply Board, and evidence of this agreement submitted to the Planning Authority. It should be noted that Planning Permission will be required for sub-stations if not included in the original submission.

(11) That all necessary measures to be taken to prevent the spillage, or deposit of clay, rubble or other debris on roads or adjoining lands.

(12) That the relevant conditions set out in the grant of Outline Permission by the Parliamentary Secretary to the Minister for Local Government by order, dated 10th July, 1973, be adhered to in respect of this development.

(13) That Building Bye-laws approval shall be obtained and any conditions of such approval shall be observed in the development.

(8) In the interest of amenity.

(9) In the interest of the proper planning and development of the area.

(10) In the interest of the proper planning and development of the area.

(11) To protect the amenities of the area.

(12) In the interest of the proper planning and development of the area.

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

for


Senior Administrative Officer.