



CORPORATION OF DUBLIN

PLAN NO 4495/82	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1982 PLANNING REGISTER (Part I)		REGISTER REFERENCE  XA2695T
1. LOCATION	53 Main St., Rathfarnham, Dublin 14. S.		O.S. NO. S-3391-3 GRID REF. 1439-28
2. PROPOSED DEVELOPMENT	reconstruction as shop/office/ residential.		PREPARED BY: ML CHECKED BY: 
3. TYPE & DATE OF APPLICATION	TYPE P & B	APPLICATION DATE 25.11.1982	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.
4. SUBMITTED BY	Name John O'Neill Architect, tbn., Address 41 Harrington St., Dublin 8.		
5. APPLICANT	Name Mr. H.C. Keeley, Address 74 Ashfield Road, Dublin 6.		
6. DECISION	O.C.M. No. & DATE P169. 21st January, 1983. Date NOTIFIED 21st January, 1983.		EFFECT TO GRANT PERMISSION SUBJECT TO EIGHT (8) CONDITIONS. (SEE OPPOSITE).
7. GRANT	O.C.M. No. & DATE P1653 5th May, 1983. Date NOTIFIED 6th May, 1983.		EFFECT PERMISSION GRANTED. (SEE OPPOSITE).
8. APPEAL	NOTIFICATION TO CORPORATION		Decision
9. APPLICATION SECTION 26 (3)	Date of application		Decision
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT DATE OF ISSUE OF COPY CERTIFYING OFFICER FINANCE OFFICER AND TREASURER'S RECEIPT NO.		
14.			
15.			
16.			

CORPORATION OF DUBLIN

Order of the Assistant City and County Manager

Local Government (Planning & Development) Acts 1963/76, Local Government (Dublin) Acts 1930-1955

21 JAN 1983

P166

Decision Order No.

Date

RECOMMENDATION:

I hereby endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1:

JC/GK

Date

21.1.83

TO GRANT

permission

in respect of the Application received on

25.11.82

subject to

8

conditions, for the development proposed in Plan No./Reg. No.

25 4495/82

by Applicant

Mr. H. C. Keeley,

of

74 Ashfield Rd., Dublin 6.

namely to:

Reconstruct as shop/office/residential at 53 Main St., Rathfarnham, Dublin 14.

Signed:

Principal Officer.

Date:

21/1/83

ORDER: In accordance with the recommendation of the Principal Officer, I decide that having regard to the provisions which are included in the Development Plan, the above proposal would be consistent with proper planning and development and I, therefore, decide TO GRANT permission therefor under the Local Government (Planning and Development) Acts, 1963/76 subject to the following conditions imposed for the reasons stated.

Conditions

Reasons for Conditions

1. The attic floor shall be omitted and one of the proposed flat units shall be omitted from the development. Sleeping accommodation shall be provided on the 1st floor for the remaining flats.

To prevent overdevelopment of this site, particularly having regard to the lack of off-street car parking space.

2. The front elevation shall be provided with an eaves finish not exceeding 5.5m in height and with a slated roof finish not exceed 8m in height, 3 vertical window openings shall be provided in the first floor front elevation/which shall be finished in brick to match the colour and texture of the brick used in the shop on the opposite side of the road, the front elevation of the proposed shop shall be finished with a painted fascia board. Details showing compliance with condition 1 and 2 shall be submitted to the Planning Department and the written agreement of the Department shall be obtained prior to commencement of development.

In the interests of visual amenity.

3. Before development commences, applicant shall consult with the Fire Officer and Health Inspector and their requirements shall be incorporated in the development.

To prevent the creation of a fire or health hazard.

4. All requirements of the Engineering Department shall be incorporated in the development.

To provide for a satisfactory standard of development.

5. The development to be carried out in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

To comply with permission regulations.

6. Before commencement of development, approval under the building bye-laws to be obtained and all conditions of the approval to be observed in the development.

To comply with provisions of the Sanitary Services Acts 1878 to 1964.

contd.

Date

Assistant City and County Manager

to whom the appropriate powers have been delegated by Order of the City and County Manager dated

day of 19

Conditions	Reasons for Conditions
<p>the premises shall not be used as a shop for the sale of hot food for consumption off the premises or for the sale or display for sale of motor vehicles other than bicycles in the absence of a prior grant of planning permission.</p> <p>8. No advertisement other than the painted fascia board required by condition 2 shall be erected or displayed on the structure or within the curtilage of the premises in the absence of a prior grant of planning permission.</p>	<p>To ensure that the development is in accordance with the planning permission. <i>Regulated</i></p> <p>In the interest of visual amenity. <i>As</i></p>

Date.....

.....
Assistant City and County Manager

to whom the appropriate powers have been delegated by Order of the City & County Manager dated.....day of

.....19.....