

CORPORATION OF DUBLIN

PLAN NO. 4493/82 (1193/82)	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1982 PLANNING REGISTER (Part I)		REGISTER REFERENCE XXXXXX XA2644T	
1. LOCATION	24 Main St., Rathfarnham, Dublin 14.		O.S. NO. 8-3391-3 GRID REF. 1433-289	
2. PROPOSED DEVELOPMENT	factory at rear (alterations to approved plans).		PREPARED BY: ML CHECKED BY:	
3. TYPE & DATE OF APPLICATION	TYPE P.	APPLICATION DATE 25.11.1982	Date Further Particulars: (a) Requested 1. 2. 3. (b) Received 1. 2. 3.	
4. SUBMITTED BY	Name K. Murnane & Associates, tbn., Address Cranmer Lodge, Cranmere Lane, Dublin 4.			
5. APPLICANT	Name John C. Walsh, Address 1b Butterfield Avenue, Dublin 14.			
6. DECISION	O.C.M. No. & DATE P171. 24th January, 1983. Date NOTIFIED 24th January, 1983.		EFFECT TO GRANT PERMISSION SUBJECT TO NINE (9) CONDITIONS. (SEE OPPOSITE).	
7. GRANT	O.C.M. No. & DATE P171. 21st April, 1983. Date NOTIFIED 22nd April, 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

RECOMMENDATION:

by endorse the recommendation of the

Development Control Assistant Grade 1/Planning Assistant Grade 1:

Decision Order No. **P171**

Date **24 JAN 1983**

WT/GK

Date **21.1.83**

TO GRANT **permission**

in respect of the Application received on **25.11.82**

subject to **9** conditions, for the development proposed in Plan No./Reg. No. **4493/82**

by Applicant **John C. Walsh,** of **1b Butterfield Ave., Dublin 14.**

namely to: **Erect factory at rear (alterations to approved plans) at 24 Main St.,
Rathfarnham, Dublin 14.**

Signed: *AB* Principal Officer. Date **24/1/83**

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 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.
2. 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.
3. The following requirements of the Chief Health Inspector to be complied with in the development: a) compliance with the Safety in Industry Acts 1955-1980 and the regulations made thereunder. b) compliance with the Office Premises Act 1958 and the regulations made thereunder. c) compliance with the Food Hygiene Regulations 1950-71 in the canteen. d) the rooflights shown in work areas to be used for daylighting purposes only, the windows shown on front and back walls to be rendered capable of being opened and closed for ventilation purposes. e) the proposed system of heating to be clearly stated. f) the cold water supply to the canteen sink to be taken directly from the rising main and not from a storage tank and to be marked "Drinking Water".	To ensure compliance with the relevant health regulations.
4. The following requirements of the Atmospheric Pollution Unit of the Health Inspectorate, to be complied with: The noise level from within the boundaries of the development shall not exceed 54db(A) rated sound level at any point along the boundary of the development or the equivalent at any point outside the boundary (Subjectively equivalent units deemed	To ensure compliance with the relevant health regulations.

contd/....

Assistant City and County Manager

Date.....

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

Conditions	Reasons for Conditions
<p>...able by this office may also be used) between the hours 0800-1800 Monday to Friday (inclusive) but excluding Bank Holidays. At all other times, including Bank Holidays, the noise level shall not exceed 39db(A) rated sound level subject to the same conditions as for noise levels between 0800 - 1800 Monday to Friday.</p> <p>5. Before commencement of development, the applicant shall consult with the Chief Fire Officer and shall ascertain and comply with his requirements in regard to the prevention of a fire hazard, in particular the provision of adequate means of escape in case of fire and adequate fire fighting facilities.</p> <p>6. The following requirements of the Engineering Department (Roads Section) to be complied with in the development:</p> <ul style="list-style-type: none"> a) provision of a 50' radius curve on new set back boundary at junction. b) the height of the new boundary wall shall not exceed 3'6" over the roadway in the interests of achieving reasonable visibility at the entrance from the northern side. c) any alteration necessary to the public footpath shall be carried out by the Corporation at the developers expense. d) any damage to footpath and/or carriageway resulting from building works to be repaired by the Corporation at the developers expense. e) all surface water to be trapped and discharged to drains within the final boundary of the site and none shall be permitted to issue onto the public road. f) all downpipes, gullies, manholes, AJ's, FAI's, etc., to be located within the final boundary of the site. g) gates not to open outwards beyond line of final boundary. There must be no encroachment onto the public footpath. h) driveway gradient not to exceed 1 in 40 for the first 20ft. inside boundary. i) boundary line with public property to consist of a wall, except for access point(s) of substantial construction and be at least 18" in height. j) other than direct underground connections to public services, all drains and conduits shall be located within the final boundary of the site. k) a lighting scheme to be installed in the development equal in standard to that of the Public Lighting Department. l) it is to be clearly understood that the development is to remain in private ownership and will not be taken in charge of the Corporation at any time in the future. <p>7. The requirements of the Engineering Department (Sanitary Services) to be complied with in the development, including:</p> <p>"No trade effluent may be discharged to the river or the Corporation sewers".</p> <p>8. The area indicated as off-street car parking to be reserved exclusively for such purpose.</p> <p>9. The areas indicated for tree planting and landscape strip to be carried out within 12 months of completion of development. Any trees severely damaged or uprooted to be replaced within 12 months.</p>	<p>To ensure adequate protection from fire.</p> <p>To achieve a satisfactory standard of development.</p> <p>To achieve a satisfactory standard of development.</p> <p>To avoid on-street parking and injury to public amenity.</p> <p>To provide for the proper planning and development of the area.</p>

Assistant City and County Manager

Date.....

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

19.....