

## CORPORATION OF DUBLIN

PLAN NO. 2886/82 (2833/77)		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 & 1976 PLANNING REGISTER (Part I)		REGISTER REFERENCE  XA2572 <sup>T</sup>
1. LOCATION		56A & 57 Main St., Rathfarnham, Dublin 14.		O.S. NO. S-3328-2
2. PROPOSED DEVELOPMENT		2-storey block containing offices over 2 shops		GRID REF. IL39-29
3. TYPE & DATE OF APPLICATION		TYPE P & B.	APPLICATION DATE 13.7.1982.	Date Further Particulars: (a) Requested 1. .... 2. .... 3. .... (b) Received 1. .... 2. .... 3. ....
4. SUBMITTED BY		Name Orchard Auctioneers, tbn., Address Fountain House, 7 Main St., Rathfarnham Dublin 14.		
5. APPLICANT		Name Orchard Auctioneers, Address Fountain House, 7 Main St., Rathfarnham, D. 14.		
6. DECISION		O.C.M. No. & DATE P2741. 10th September, 1982. Date NOTIFIED 10th September, 1982.		EFFECT TO GRANT PERMISSION SUBJECT TO SEVEN (7) CONDITIONS. (SEE OPPOSITE)
7. GRANT		O.C.M. No. & DATE P2741. 24th November, 1982. Date NOTIFIED 25th November, 1982.		EFFECT PERMISSION GRANTED
8. APPEAL		NOTIFICATION TO CORPORATION		(SEE OPPOSITE). 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				
14.				
15.				
16.				

DATE OF ISSUE OF COPY

CERTIFYING OFFICER

FINANCE OFFICER AND  
TREASURER'S RECEIPT NO.

**CORPORATION OF DUBLIN**

**Order of the Assistant City and County Manager**

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

**10 SEP 1982**

**RECOMMENDATION:**

Decision Order No. **P2741** Date **10 SEP 1982**  
 I hereby endorse the recommendation of the  
 Development Control Assistant Grade 1/Planning Assistant Grade 1: **JC/JC** Date **10.9.1982**

**TO GRANT**.....**PERMISSION**.....in respect of the Application received on.....**13.7.1982**.....  
 subject to.....**SEVEN**.....conditions, for the development proposed in Plan No./Reg. No.....**2886/82**.....  
 by Applicant.....**Orchard Auctioneers**.....of.....**Fountain House, 57, Main Street, Rathfarnham**.....  
 namely to:.....**erect 2-storey block containing offices over 2 shops at 56A & 57 Main Street,**.....  
**Rathfarnham, Dublin 14.**.....

Signed:.....Principal Officer. Date:.....

**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 required by the other conditions attached hereto.	To comply with permission regulations.
2. Before commencement of the 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 the provisions of the Sanitary Services Acts 1878-1964.
3. The proposed structure shall be provided with a 1m. <sup>by 1m.</sup> splay on the north west corner of the building and the north elevation of the building shall be provided with a hipped pitched roof. Drawings showing compliance with these conditions shall be submitted to the Planning Department and the written agreement of the Department shall be obtained prior to commencement of the development.	In the interest of amenity
4. The premises shall not be used as a shop for the sale of hot food for consumption off the premises, for the sale of pet animals or birds, or for the sale of display <sup>in hall</sup> of motor vehicles other than bicycles in the absence of a prior grant of planning permission.	To ensure the development is in accordance with the planning regulations.
5. Before commencement of development the applicant shall consult with the Chief Fire Officer and the Chief Health Inspector and all their requirements shall be incorporated in the development. Any requirements that would result in the material alteration to the external appearance of the structure shall be the subject of a further planning application.	To ensure that the development will not create a fire or health hazard.

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

6. No further advertisements or advertisement structure shall be erected or displayed on or within the curtilage of the premises in the absence of a prior grant of planning. The existing unauthorised sign on the rear wall shall be removed. The parking area shall be finished with cobbles or granite setts and two ornamental trees shall be provided at the rear of the parking area.

In the interest of visual amenity.

7. The following requirements of the Road Engineer shall be incorporated in the development:

(a) Any damage to footpath and/or carriageway resulting from building works to be repaired by the Corporation at the developers expense.

To provide for a satisfactory standard of development.

(b) All surface water from new works 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.

(c) all downpipes, gullies, manholes, A.J.'s, F.A.I.'s, etc to be located within the final boundary of the site.

(d) Gates or doors, ground floor windows, not to open outwards beyond line of final boundary. There must be no encroachment onto public footpath.

(e) Driveway gradient not to exceed 1 in 40 for the first 20 feet inside boundary.

(f) The applicant must request the Corporation Road Maintenance Division to reconstruct the public footpath opposite the vehicular entrance, and this work shall be done by the Corporation at the developers expense.

(g) The existing boundary to be demolished.

(h) The boundary line with public property (or property which may come into public ownership) to consist of a wall, except for access points, of substantial construction and be at least 18" in height.

(i) The area between existing boundary and new set boundary to be paved in a durable material and be to a contour all acceptable to the Road Maintenance Engineer. The area to be maintained thereafter by the applicant and legal successors. Alternatively some mutually acceptable arrangement may be made with the Corporation as regards paving and maintenance of the area.

(j) Other than direct underground connections to public services all drains and conduits shall be located within the final boundary of the site.

(k) Discussions and agreement to be had with the Road Maintenance Engineer regarding floor levels of proposed building in advance of construction.

All requirements of the Sanitary Services Section of the Engineering Department shall be incorporated in the development.

Date.....

Assd City and County Manager

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

.....19.....