

COMHAIRLE CHONTAE ATHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 96A/1571
1. LOCATION	Main Street, Rathcoole		
2. PROPOSAL	2 workshops/ change of use from public hall to dwelling house including extensions and alterations		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	12 November 1980	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Time ext. up to & incl.: 27/2/87 2. </div> <div style="width: 45%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name	P. Giblin	
	Address	7A Olivemount Terrace, Windy Arbour, Dublin 14.	
5. APPLICANT	Name	R. Grassick	
	Address	Main Street, Rathcoole	
6. DECISION	O.C.M. No.	P/673/87	Notified 27/2/87
	Date	27/2/87	Effect To grant permission
7. GRANT	O.C.M. No.	P/3519/87	Notified 15th Oct., 1987
	Date	15th oct., 1987	Effect Permission granted
8. APPEAL	Notified	1/4/87	Decision Council to amend condit. no. 4. by An Bord Pleanala
	Type	1st Party	Effect 11/9/87
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.			

Prepared by
Checked by

Copy issued by
Date
Co. Accts. Receipt No

Registrar.

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983County DublinPlanning Register Reference Number: 86A/1571

APPEAL by Raymond Grassick, care of Alan J. Redmond and Company Limited of Main Street, Rathcoole, County Dublin, against the decision made on the 27th day of February, 1987, by the Council of the County of Dublin to grant subject to conditions a permission for development comprising the erection of two workshops and change of use from public hall to dwelling house including extensions and alterations at Main Street, Rathcoole, in accordance with plans and particulars lodged with the said Council: b

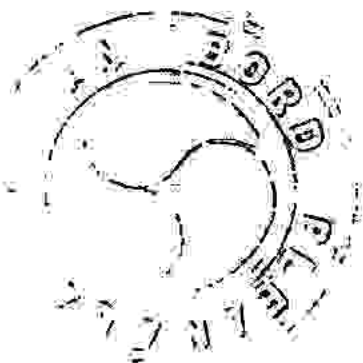
WHEREAS the said appeal relates only to a condition number four subject to which the decision was made:

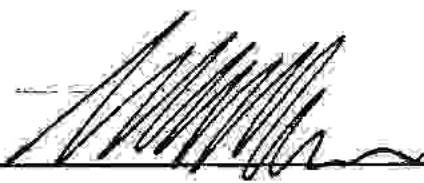
AND WHEREAS the Board is satisfied, having regard to the nature of the said condition, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 19 of the Local Government (Planning and Development) Act, 1983, hereby directs the said Council to amend condition number four, so that it shall be as follows for the reason set out.

4. The developer shall pay to Dublin County Council a contribution in the sum of £2,663 (two thousand six hundred and sixty-three pounds) towards the cost of the provision of public services in the area. The time and method of payment shall be as agreed with the Planning Authority or, in default of such agreement, shall be determined by An Bord Pleanála.

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.




Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 11th day of September 1987.

P. Giblin Architectural Services,
7A Olivemount Tce.,
Windy Arbour,
Dundrum,
Dublin 14.

86A/1571

8th January, 1987.

RE: Proposed erection of 2 workshops and change of use from public hall to dwelling house including extensions and alterations at Main Street, Rathcoole, for R. Grassick.

Dear Sir,

With reference to your planning application received here on 12th November, 1986, (letter for extension period received 8th January, 1987), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including 27th February, 1987.

Yours faithfully,

Thurst
for Principal Officer.

P/3.5.1.9/87
DUBLIN COUNTY COUNCIL

Tel 724755 (ext. 262/264)

PLANNING DEPARTMENT
BLOCK 2
IRISH LIFE CENTRE
11, ABBEY STREET
DUBLIN 1

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963-1983

To Peter Giblin Architectural Services,
7A Olivemount Tce,
Windy Arbour,
Dundrum, Dublin 14.

Decision Order
Number and Date P/673/87 27.2.87

Register Reference No. 86A/1571

Planning Control No.

Application Received on 12.11.86

Time Ext. up to & incl. 27.2.87

Applicant R. Grassick

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
erection of 2 workshops and change of use from public hall to dwelling house
including extensions and alterations at Main Street, Rathcoole

CONDITIONS

REASONS FOR CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specification lodged with the application save as may be required by the other conditions attached hereto.
2. That before development commences approval under the Building Byelaws be obtained and all conditions of that approval be observed in the development.
3. That the proposed residential unit be used as a single dwelling unit.
4. The developer shall pay to Dublin County Council a contribution in the sum of £2,663 (two thousand six hundred and sixty-three pounds) towards the cost of the provision of public services in the area. The time and method of payment shall be as agreed with the Planning Authority or, in default of such agreement, shall be determined by An Bord Pleanála.
5. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. To prevent unauthorised development.
4. 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.
5. In the interest of safety and the avoidance of fire hazard.

Signed on behalf of the Dublin County Council

Over/
[Signature]
For Principal Officer

Date

5 OCT 1987

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the

5. That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the County Council. The applicant must ensure that trade effluents deleterious or noxious materials are not discharged to the Councils drainage systems. The requirements of the Water Pollution Act must be adhered to in respect of surface water disposal.

7. That the external finishes including the roof are to harmonise in colour and texture with the adjoining development. Roof finishes are to be dark grey natural slate blue/black or dark brown in colour.

8. That the entrance gates be 5m. wide and set back 3m. from back of path.

9. Car parking to be set out and marked out on site as shown on the plans submitted 2.4m. x 5.0m. per space. Additional parking to be provided if necessary so as to ensure that on-street car parking generated by the development does not take place.

6. In order to comply with the Sanitary Services Acts, 1878-1964.

7. In the interest of visual amenity.

8. In the interest of the proper planning and development of the area and in the interest of public safety.

9. In the interest of the proper planning and development of the area and in the interest of public safety.

Thurley