


# CORPORATION OF DUBLIN

PLAN NO. 2169/85 (2449/83)		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 - 1983 PLANNING REGISTER (Part 1)		REGISTER REFERENCE <b>85A 11940T</b> <del>2169/85</del>	
1. LOCATION		56,56A 57 Main St., Rathfarnham Dublin 14.		O.S. NO.  GRID REF.	
2. PROPOSED DEVELOPMENT		revisions to approved plans to include increase in floor area in shopping and office development.		PREPARED BY: ML CHECKED BY: 	
3. TYPE & DATE OF APPLICATION		TYPE P.	APPLICATION DATE 23.12.1985	Date Further Particulars: (a) Requested 1. .... 2. .... 3. .... (b) Received 1. .... 2. .... 3. ....	
4. SUBMITTED BY		Name Manahan & Associates, tbn., Address 55 Main Street, Rathfarnham, Dublin 14.			
5. APPLICANT		Name Orchard Auctioneers, Address 56,56A,57 Main St., Rathfarnham, D. 14.			
6. DECISION		O.C.M. No. & DATE P. 457. 20th February, 1986. Date NOTIFIED 20th February, 1986.		EFFECT TO GRANT PERMISSION SUBJECT TO NINE (9) CONDITIONS (SEE OPPOSITE).	
7. GRANT		O.C.M. No. & DATE Date NOTIFIED		EFFECT	
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					
14.					
15.					
16.					

DATE OF ISSUE OF COPY

CERTIFYING OFFICER

FINANCE OFFICER AND  
TREASURER'S RECEIPT NO.

**CC 36**

**RECOMMENDATION:**

Decision Order No. .... Date **27 FEB 1986**

by endorse the recommendation of the  
Executive Development Controller/Senior Executive Planner : **F457** Date .....

**TO GRANT** **Permission** in respect of the Application received on **JC/MCM.** **19/2/86**

**Nine** subject to ..... conditions, for the development proposed in Plan No./Reg. No. **23/12/85**

by Applicant ..... **2169/85**

namely to: **Orchard Auctioneers, 56, 56A, 57 Main Street, Rathfarnham, Dublin 14.**

**revisions to approved plans to include increase in floor area in shopping and office  
development at 56, 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, 1963/83 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 ensure compliance with Sanitary Services Acts 187/1964.
3. 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.	To provide for an acceptable standard of protection from fire hazards.
4. Before commencement of development the applicant shall consult with the Chief Environmental Health Officer and shall ascertain and comply with his requirements, if any, in regard to the prevention of a health hazard.	To ensure compliance with relevant health regulations.
5. The requirements of the Engineering Department to be complied with in the development.	To achieve a satisfactory standard of development.
6. The front and side elevations of the proposed structure shall be finished in brick. The colour of the bricks and roof tiles shall be identical to those used in the already completed portion of the development.	In the interests of visual amenity.
7. None of the shop units shall be used as a shop for the sale of hot food for consumption off the premises, for the sale of	To prevent unauthorised development.

Date **20/2/86**

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

8. The existing advertising sign located on the wall to the rear of the proposed carparking spaces shall be removed. The fascia signs above the shop units shall consist of painted fascia boards with painted lettering. Any alternative fascia signs shall be the subject of a further application for planning permission.

In the interest of visual amenity.

9. The proposed two off street car parking spaces located at the northern end of the development shall be omitted completely. The entire area lying between the northern wall of the proposed building and the northern edge of the applicant's property shall be hard landscaped, using such materials as cobbles or granite sets and shall incorporate planting of trees and shrubs. The landscaping design shall ensure that there is no vehicular access to this space. The applicant, in his landscaping design, may consider the incorporation of some public seating or landscaping features incorporating the existing stone wall. A drawing to the scale of 1/50 at least, showing how this landscaping shall be carried out, shall be lodged with the planning authority prior to commencement of any development on the site and shall receive the written agreement of the Planning Authority, prior to the commencement of any work.

In the interests of visual amenity and pedestrian safety.

.....  
tant City and County Manager

Date.....

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