

# COMHAIRLE CHONTAE ÁTHA CLIATH

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| P. C. Reference               | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976<br>PLANNING REGISTER     |  | REGISTER REFERENCE<br>85A/298                          |
| 1. LOCATION                   | Steelstown, Blackchurch Inn, Rathcoole., Co. Dublin.                                 |  |  |
| 2. PROPOSAL                   | Restaurant extension   |  |  |
| 3. TYPE & DATE OF APPLICATION | TYPE   | Date Received  | Date Further Particulars<br>(a) Requested (b) Received |
|                               | P  | 8th March, 1985  | 1. 6th May, 1985<br>2. 16th May, 1985                  |
| 4. SUBMITTED BY               | Name Mr. Jack Kavanagh<br>Address 22, Aylesbury, Old Bawn, Tallaght, Co. Dublin.     |  |  |
| 5. APPLICANT                  | Name Mr. Myles Kenna,<br>Address Blackchurch Inn, Steelstown, Rathcoole, Co. Dublin. |  |  |
| 6. DECISION                   | O.C.M. No. P/2452/85<br>Date 11th July, 1985   | Notified 11th July, 1985<br>Effect To grant permission                   |  |
| 7. GRANT                      | O.C.M. No.<br>Date   | Notified<br>Effect   |  |
| 8. APPEAL                     | Notified 2nd Aug., 1985<br>Type 3rd Party  | Decision Permission refused by An Bord Pleanála<br>Effect 4th Feb., 1986 |  |
| 9. APPLICATION SECTION 26 (3) | Date of application  | Decision<br>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 ..... Registrar.

Date .....

Co. Accts. Receipt No .....

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

County Dublin


Planning Register Reference Number: 85A/298

APPEAL by Patrick and Mary Hearne of Blackchurch, Rathcoole, County Dublin, against the decision made on the 11th day of July, 1985, by the Council of the County of Dublin to grant subject to conditions a permission to Myles Kenna of Blackchurch Inn, Steelstown, County Dublin, for a restaurant extension at the Blackchurch Inn, Steelstown, County Dublin:

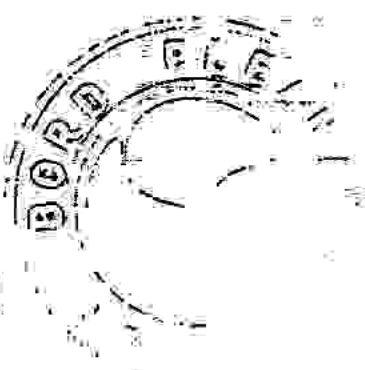
DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, permission is hereby refused for the said restaurant extension for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed significant intensification of development on this site would endanger public safety by reason of a traffic hazard due to the generation of increased traffic-turning movements on the N.7 National Primary Route.
2. The site of the proposed development is situated in a rural area zoned in the Development Plan with the objective to protect and provide for the development of agriculture. The development proposed, by reason of its excessive scale, would significantly change the character of the existing development and so would contravene materially the zoning objective for the area and would be seriously injurious to the amenities of the area.

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

Dated this 4<sup>th</sup> day of February 1986.



# DUBLIN COUNTY COUNCIL

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

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

To: Hyles Kennan,  
The Blackchurch Inn,  
Rathcoole,  
Co. Dublin,  
Applicant: Martin Kennan

Decision Order  
Number and Date: P/2452/85, 11/7/'85  
Register Reference No. 256/298  
Planning Control No. 14857  
Application Received on 8/3/'85  
Add. Inf. Rec. 'd. 16/3/'85

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:

Proposed restaurant extension at The Blackchurch Inn, Rathcoole.

### SUBJECT TO THE FOLLOWING CONDITIONS

#### CONDITIONS

#### REASONS FOR CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as amended by additional information received on 16th May, 1985.
2. That before development commences, approval under the Building Bye Laws be obtained, and all conditions of that approval be observed in the development.
3. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
4. That a new two compartment septic tank and a main percolation area of at least 50 metres total length as per I.L.R.S. recommendations SR6 1975 are provided as part of the development.
- 5) That the car park is to be lined as set out as shown on plans submitted with the application;
- 6) The truck spaces have dimensions of 4.5m. by 15m.
6. That the water supply and drainage arrangements, including the disposal of surface water to be in accordance with the requirements of the County Council.
7. That all external finishes harmonise in colour and texture with the existing premises.

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. In the interest of safety and the avoidance of fire hazard.
4. In the interest of health.
5. In the interest of the proper planning and development of the area.
6. In order to comply with the Sanitary Services Acts, 1878-1964.
7. In the interest of visual amenity.

Signed on behalf of the Dublin County Council

For Principal Officer

Date: 11th July, 1985

IMPORTANT: Turn overleaf for further information



# CONDITIONS

# REASONS FOR CONDITIONS

8. That a financial contribution in the sum of £993. (nine hundred and ninety three pounds) be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development, and which facilitate this development; this contribution to be paid before the commencement of development on the site.

9. That all proposed new signs are to be the subject of a separate planning application.

10. That the use of the new premises shall be as stated in letter of application received on 8th March, 1985, and as per reply to additional information received on 16th May, 1985, and shall not be used as a lounge bar or as an extension to the existing public house premises.

8. 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.

9. In the interest of the proper planning and development of the area.

10. In the interest of the proper planning and development of the area.

## NOTE:

If there is no appeal to An Bord Pleanála against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanála. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—  
An Bord Pleanála, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

Mr. M. Kenna,  
Blackchurch Inn,  
Steelstown,  
Co. Dublin.

85A/298

6/5/'85

Re: Proposed restaurant extension at the Blackchurch Inn for Martin Kenna.

Dear Sir,

With reference to your planning application, received here on 8/3/'85, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate, -

- 1a) Clarification as to the need and function of the second store and service area counter to be submitted;
- b) Clarification as to the adequacy of the kitchen area, full details of the proposed food preparation facilities, having regard to floor areas provided for seating to be submitted;
- c) Clarification of the need for so large a restaurant having regard to the size of existing bar facilities to be submitted;
- d) Clarification of whether or not the proposed restaurant is related to the existing bar arrangements or to be a separately operated unit to be submitted;
- e) Details of the proposed hours of business to be submitted.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,

  
for Principal Officer