

CORPORATION OF DUBLIN

PLAN NO. 2449/83 (2886/82)		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1982 PLANNING REGISTER (Part I)		REGISTER REFERENCE YA 22127 2119/83		
1. LOCATION		55,56,56A,57 Main Street, Rathfarnham, Dublin 14. S		O.S. NO.		
2. PROPOSED DEVELOPMENT		part 2-storey and part 2-storey with mansard roof retail and office development.		GRID REF.		
3. TYPE & DATE OF APPLICATION		TYPE P.	APPLICATION DATE 4.11.1983	Date Further Particulars: (a) Requested (b) Received		
				1.	1.	
				2.	2.	
				3.	3.	
4. SUBMITTED BY		Name	Anthony Manahan, tbn. ✓			
		Address	Fountain House, Main St., Rathfarnham, Dublin 14.			
5. APPLICANT		Name	Orchard Auctioneers,			
		Address	56A Main St., Rathfarnham, Dublin 14.			
6. DECISION		O.C.M. No. & DATE	P3745	EFFECT TO GRANT PERMISSION		
		Date NOTIFIED	22nd December, 1983.	SUBJECT TO SEVEN (7)		
		Date NOTIFIED	22nd December, 1983.	CONDITIONS. (SEE OPPOSITE).		
7. GRANT		O.C.M. No. & DATE	P3745	EFFECT		
		Date NOTIFIED	9th February, 1984.	PERMISSION GRANTED.		
		Date NOTIFIED	10th February, 1984.	(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 6767				
12. PURCHASE NOTICE						
13. REVOCATION or AMENDMENT						
14. *** PER O.A.C.M. P1232 DATED 25th May, 1984 DETAILS SUBMITTED ARE ADEQUATE AND COMPLY WITH CONDITION NO. A OF PERMISSION P3745 dated 9th February, 1984.		DATE OF ISSUE OF COPY				
15.		CERTIFYING OFFICER				
16.		FINANCE OFFICER AND TREASURER'S RECEIPT NO.				



CORPORATION OF DUBLIN

Order of the Assistant City and County Manager

Local Government (Planning & Development) Acts 1963/82, Local Government (Dublin) Acts 1930-1955

P3745

22 DEC 1983

RECOMMENDATION:

Decision ~~DD/GR~~ No..... Date 22.12.83

I hereby endorse the recommendation of the Development Control Assistant Grade 1/Planning Assistant Grade 1: Date 4.11.83

TO GRANT..... in respect of the Application received on 24.9.83

subject to Orchard Auctioneers conditions, for the development proposed in Part 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

by Architect ^{part} 2 storey and part 2 storey with mansard roof retail and office development

name at 55, 56, 56A, 57 Main St., Rathfarnham, Dublin 14.

Permission under Section 4 of the Housing Act 1969 was granted for the use of No. 56a Main Street, Rathfarnham otherwise than for human habitation, by the Minister for the Environment dated 30.11.78.

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 ^{permission} proposal would be consistent with proper planning and development and I, therefore, decide TO GRANT..... therefor under the Local Government (Planning and Development) Acts, 1963/82 subject to the following conditions imposed for the reasons stated.

Conditions

Reasons for Conditions

1. ~~The development shall be carried out in accordance with the plans~~ ^{and} particulars lodged with this application, which provide for shops at ground floor level, offices at 1st floor level and offices at 2nd floor level to the rear of the building. Prior to commencement of development, approval under the building bye-laws ~~shall~~ be obtained and all conditions of the approval observed in the development.

To comply with the permission regulations and the provisions of the Sanitary Services Acts 1878 to 1964.

2. Prior to commencement of development, the applicant shall consult with the Chief Fire Officer and the Chief Health Inspector and shall ascertain and comply with their requirements (if any) in regard to the prevention of a fire hazard and health hazard in the development. Any such 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 the safety of persons occupying the proposed structure and to ensure compliance with the relevant health regulations.

3. The following requirements of the Engineering Department to be complied with in the development:-

To achieve a satisfactory standard of development.

a) any damage to footpath and or carriageway resulting from building works to be repaired by the Corporation at the developer's expense.

b) all surface water from new works to be trapped and discharged to the surface water drains system.

c) all downpipes, gullies, manholes, AJs, FAI's, etc., to be located within the final boundary of the site.

d) gates not to open outwards beyond the line of the final boundary.

There must be no encroachment onto the public footpath.

e) driveway gradient not to exceed 1 in 40 for the first 20' inside boundary.

contd...

Assistant City and County Manager

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

Conditions

Reasons for Conditions

- f) the applicant must request Dublin Corporation Maintenance Division to reconstruct the public footpath opposite the vehicular entrance. This work shall be done if and as required by the Corporation at the developers expense.
 - g) other than direct underground connections to public services all drains and conduits shall be located within the final boundary of the site.
 - h) discussions and agreement to be had with the Road Maintenance Engineer regarding floor levels of proposed building in advance of construction.
 - i) every effort to be made during construction works to ensure the stability of the adjoining carriageway and footpath as well as the services contained therein and also to ensure the safety of pedestrians and other road users.
 - j) the proposed development must be drained on the completely separate system as provided for on the lodged plans.
4. The front and side elevations of the proposed structure shall be finished in brick. The colour of the roof tiles and brick shall be agreed with the Planning Authority prior to commencement of development.
5. None of shop units shall 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 or display for sale of motor vehicles.
6. The existing advertising sign located on the wall to the rear of the proposed car parking 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.
7. The proposed car parking spaces shall be finished in either cobbles or granite sets. The landscaping and planting to the rear of the car parking area as shown on the lodged plans shall be carried out within 12 months following completion of the building.

In the interest of visual amenity.

To prevent unauthorised development.

In the interest of visual amenity.

In the interest of visual amenity.

Date.....

Assistant City and County Manager

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