

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0926	
1. Location	15 Main Street, Rathfarnham Village, Dublin 14.		
2. Development	Change of use to provide restaurant at ground and first floor with associated shop front alterations and signage, new single storey flat roof preparation, storage rooms with roof light and parapet and part first floor extension with flat roof for servery and storage all to rear, to replace existing single storey flat roof building.		
3. Date of Application	21/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 17/02/2000 2.	1. 28/02/2000 2.
4. Submitted by	Name: Fitzgerald Kavanagh Associates, Address: 26 Upper Mount Street, Dublin 2.		
5. Applicant	Name: Casanova Ltd., Address: No. 8 Lower Kilmacud Road, Stillorgan, Co. Dublin.		
6. Decision	O.C.M. No. 0867 Date 27/04/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar	 Date	 Receipt No.	

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NOTIFICATION OF DECISION TO GRANT PERMISSION LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0867	Date of Decision 27/04/2000
Register Reference S99A/0926	Date: 21/12/99

Applicant Casanova Ltd.,

Development Change of use to provide restaurant at ground and first floor with associated shop front alterations and signage, new single storey flat roof preparation, storage rooms with roof light and parapet and part first floor extension with flat roof for servery and storage all to rear, to replace existing single storey flat roof building.

Location 15 Main Street, Rathfarnham Village, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 17/02/2000 /28/02/2000

Clarification of Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South 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 in respect of the above proposal.

Subject to the conditions (10) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

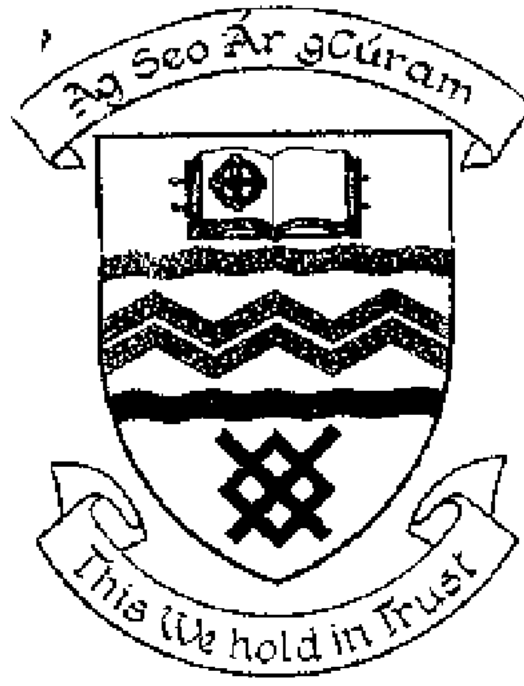
..... 27/04/00
for SENIOR ADMINISTRATIVE OFFICER

Fitzgerald Kavanagh Associates,
26 Upper Mount Street,
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Council 28/02/00, save as may be required by the other conditions attached hereto.

REASON:

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 3 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

In the interest of amenity.

- 4 The requirements of the Environmental Health Officer are to be strictly adhered to in the development. In particular these requirements are:-

A designated area shall be provided for the storage of covered bins. This must be a raised platform with a water supply available at same. The location of which must be agreed in writing with the Environmental Health Department prior to the commencement of development.

REASON:

In order to comply with public health requirements.

- 5 The requirements of the Environmental Services Department are to be strictly adhered to in the development. These requirements are:-

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Applicant to ensure that the existing foul sewerage network has adequate capacity for the proposed development prior to the commencement of development.

Applicant to ensure full and complete separation of foul and surface water systems.

All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

Grease traps to be installed to ensure that an amount no greater than 100mg/l of oils, fats and grease is discharged to the sewer.

REASON:

In order to comply with public health requirements.

- 6 The level of illumination of external signage is reviewable at any time by the Roads Department and adjustments shall be made at the applicant's own expense if required to do so by South Dublin County Council.

REASON:

In the interests of visual amenity and road safety.

- 7 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of public safety.

- 8 That a financial contribution in the sum of £949 (nine hundred and forty nine pounds) EUR 1,205 (one thousand two hundred and five euros) be paid by the proposer to South 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.

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.

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- 9 That a financial contribution in the sum of £2,468 (two thousand four hundred and sixty eight pounds) EUR 3,133 (three thousand one hundred and thirty three euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 10 That prior to commencement of development the applicant shall make a financial contribution to the Council to the sum of £8,000 (eight thousand pounds) EUR 10,157 (ten thousand one hundred and fifty seven euros) calculated on the basis of providing 8 (eight) car spaces in Rathfarnham Village at the cost of £1,000 (one thousand pounds) EUR 1,269 (one thousand two hundred and sixty nine euros) per space to facilitate the shortfall in car parking spaces encountered.

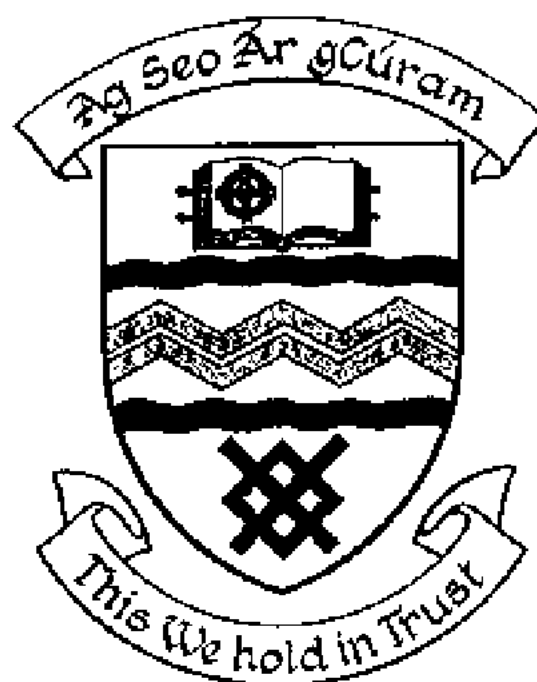
REASON:

In the interest of road safety and the proper planning and development of the area.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0330	Date of Decision 17/02/2000
Register Reference S99A/0926	Date: 21/12/99

Applicant Casanova Ltd.,
Development Change of use to provide restaurant at ground and first floor with associated shop front alterations and signage and new single storey flat roof preparation and storage rooms to rear to replace existing.

Location 15 Main Street, Rathfarnham Village, Dublin 14.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 21/12/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

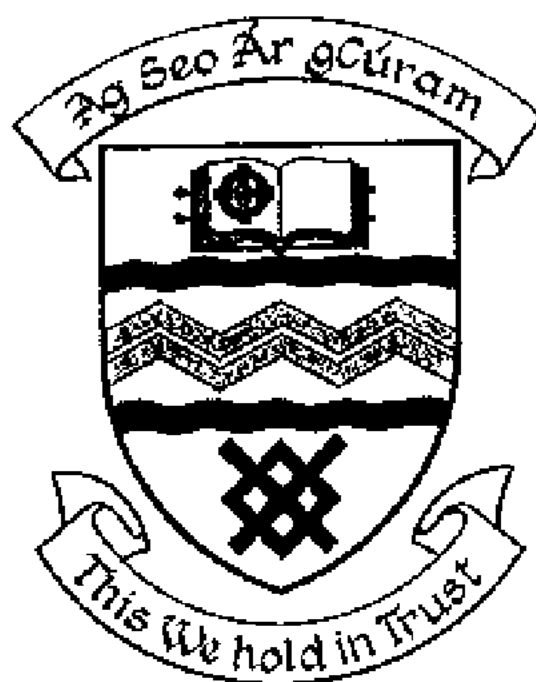
- 1 The applicant is requested to clarify the usage of the upper floor main area as reference is made to a wine bar, restaurant and waiting area. If the upper floor is not for restaurant use, the applicant is advised that revised public notice procedures would be required.
- 2 The applicant is requested to undergo revised public notice procedures as the construction work required in order to provide the wine bar and store at first floor level and a parapet wall at the flat roof to rear with a new rooflight has been omitted from these notices.
- 3 The applicant is requested to examine the use of lamp lit signage on the exterior of the premises in order to omit neon and tubular lighting.
- 4 The applicant is requested to submit the details previously requested on 01/02/00 by the Environmental Health Officer.

Fitzgerald Kavanagh Associates,
26 Upper Mount Street,
Dublin 2.

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Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

17/02/00