

SOUTH DUBLIN AREA COMMITTEE

MEETING OF THE SOUTH DUBLIN PLANNING SUB COMMITTEE - 8/12/92

ITEM NO. 1

QUESTION: Councillor A. Ormonde

"To ask the Manager to report to this Committee regarding the imposition of conditions in planning permissions relating to the opening/closing times of fast food outlets/takeaways in Rathfarnham?"

REPLY:

There are four premises in Rathfarnham Village operating as take-away food outlets, one at 50/51 Main Street, was granted planning permission by Dublin Corporation in 1969, without a time restriction on opening hours (Reg. Ref. B1654T).

In April, 1989, a decision to grant planning permission for a take away at Fountain House 55/56A Main Street, by the Council contained a condition requiring the premises to close not later than 0:30 a.m. This condition was deleted by An Bord Pleanála on appeal (Reg. Ref. 88A/124).

Permissions granted by the Council at 10 Main Street, in August 1990 (Reg. Ref. 90A/1108) and at Unit 3, 53 Main Street, in April 1991 (Reg. Ref. 91A/166) did not restrict the opening hours. Both of these decisions were appealed and the decisions of An Bord Pleanála did not contain a condition regarding opening hours.

COMHAIRLE CHONTAE ATHA CLIATH

Tel: 724755
Ext.: 268/269

Planning Department,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Ref. No.: 91A/166

9 May 1991


R. Doyle,
15 Main Street,
Rathfarnham Village,
Dublin 14.

Re: Proposed change of use from existing shop to Take-Away at
ground floor at Unit 2, 53, Main Street, Rathfarnham for
Colmin Enterprises Ltd.

Dear Sir/Madam,

I wish to inform you that there is an appeal to An Bord Pleanala
against the above decision. Any comment you wish to make on this
decision should be forwarded direct to An Bord Pleanala, Blocks
6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1,
accompanied by a fee of £15,00 quoting their Ref. PL6/5/85683.

Yours faithfully,



for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

Tel: 724755
Ext.: 268/269

Planning Department,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Ref. No.: 91A/166

9 May 1991

Dermott Rowan,
12 Main Street,
Rathfarnham,
Dublin 14.

Re: Proposed change of use from existing shop to Take-Away at
ground floor at Unit 2, 53, Main Street, Rathfarnham for
Colmin Enterprises Ltd.

Dear Sir/Madam,

I wish to inform you that there is an appeal to An Bord Pleanala
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decision should be forwarded direct to An Bord Pleanala, Blocks
6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1,
accompanied by a fee of £15,00 quoting their Ref. PL6/5/85683.

Yours faithfully,

L. D.
for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

Tel: 724755
Ext.: 268/269

Planning Department,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Ref. No.: 91A/166

9 May 1991

Colm Brennan,
Doddervale,
Rathfarnham Village,
Dublin 14.

Re: Proposed change of use from existing shop to Take-Away at
ground floor at Unit 2, 53, Main Street, Rathfarnham for
Colmin Enterprises Ltd.

Dear Sir/Madam,

I wish to inform you that there is an appeal to An Bord Pleanala
against the above decision. Any comment you wish to make on this
decision should be forwarded direct to An Bord Pleanala, Blocks
6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1,
accompanied by a fee of £15,00 quoting their Ref. PL6/5/85683.

Yours faithfully,

for Principal Officer.

Colm Brennan,
1 Dodderdale,
Rathfarnham Village,
Dublin 14.

Our Ref.: 91A/166

9 May 1991

RE: Proposed change of use from existing shop to Take-Away at
ground floor at Unit 2, 53, Main Street, Rathfarnham for
Colmin Enterprises Ltd.

Dear Sir/Madam,

I enclose, herewith, correspondence dated which was sent to you by
Registered Post on 15th April, 1991 with the incorrect name and which
was returned by the Postal Authority marked "NOT AT 1 DODDERDALE"

I trust you will now receive same safely.

Yours faithfully,

S. M. M.
for Principal Officer.

Dublin Corporation
19 In Abbey St
Apr 7



22

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0166 Planning Department,
Letter No.: 165 Block 2, Irish Life Centre,
Lower Abbey St.,
Dublin 1.

R. Doyle,
15 Main Street,
Rathfarnham Village,
Dublin 14.

Tel.: (01) 724755
Fax.: (01) 724896

15 April 1991


Re: Proposed change of use from existing shop to take-away at ground floor at Unit 2, 53 Main Street, Rathfarnham for Colmin Enterprises Ltd.

Date of decision to grant permission 11/4/91 subject to 7 conditions.

Dear Sir/Madam,

With reference to your representations/objections, I wish to inform you that a decision has been made on the above planning application. This decision has been entered in the Planning Register which is available for inspection at the Planning Department, Irish Life Centre, Lower Abbey Street, Dublin 1, during office hours (9 a.m. to 12.30 p.m. and 2.15 p.m. to 4.30 p.m.) A certified copy of the entry in the register may be purchased on payment of £5.00.

Yours faithfully,


for Principal Officer.

NOTE: An appeal against this decision by an aggrieved person must be made within the period of twenty one days beginning on the date of the decision to grant permission, indicated above. The appeal shall be in writing and shall state the subject matter of the appeal and the grounds of appeal and shall be addressed to An Bord Pleanala, Floor 3, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

1. An appeal by an aggrieved person to An Bord Pleanala will be invalid unless accompanied by a fee of £50.00
2. A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to '1' above, pay to An Bord Pleanala, a fee of £50.00
3. A person who is not a party to an appeal must pay a fee of £15.00 to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0166

Letter No.: 165

Planning Department,
Block 2, Irish Life Centre,
Lower Abbey St.,
Dublin 1.

F. Seevan,
11 Main Street,
Rathfarnham,
Dublin 14.

Tel.: (01) 724755
Fax.: (01) 724896

15 April 1991

Re: Proposed change of use from existing shop to take-away at ground floor at Unit 2, 53 Main Street, Rathfarnham for Colmin Enterprises Ltd.

Date of decision to grant permission 11/04/91 subject to 7 conditions.

Dear Sir/Madam,

With reference to your representations/objections, I wish to inform you that a decision has been made on the above planning application. This decision has been entered in the Planning Register which is available for inspection at the Planning Department, Irish Life Centre, Lower Abbey Street, Dublin 1, during office hours (9 a.m. to 12.30 p.m. and 2.15 p.m. to 4.30 p.m.) A certified copy of the entry in the register may be purchased on payment of £5.00.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0166

Letter No.: 67

Planning Department,
Block 2, Irish Life Centre,
Lower Abbey St.,
Dublin 1.

Colm

Paul Brennan,
1 Dodderdale,
Rathfarnham, Village,
Dublin 14.

Tel.: (01) 724755
Fax.: (01) 724896

15 April 1991


Re: Proposed change of use from existing shop to take-away at ground floor at Unit 2, 53 Main Street, Rathfarnham for Colmin Enterprises Ltd.

Date of decision to grant permission 11/04/91 subject to 7 conditions.

Dear Sir/Madam,

With reference to your representations/objections, I wish to inform you that a decision has been made on the above planning application. This decision has been entered in the Planning Register which is available for inspection at the Planning Department, Irish Life Centre, Lower Abbey Street, Dublin 1, during office hours (9 a.m. to 12.30 p.m. and 2.15 p.m. to 4.30 p.m.) A certified copy of the entry in the register may be purchased on payment of £5.00.

Yours faithfully,



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3. A person who is not a party to an appeal must pay a fee of £15.00 to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

To: The Principal Planning Officer,
 Dublin County Council,
 Planning Department,
 Irish Life Centre,
 Lower Abbey Street,
 Dublin 1.

[Handwritten signature]

OBJE

91A/0166
 165

We the undersigned wish to let it be known that we object to the proposed change of use to take away at 53 Main Street, Rathfarnham, Dublin 14, Reg. Ref. 91A/0166, Applicant - Colmin Enterprises Ltd., lodged on 14th February 1991.

We are in the main traders and residents of Rathfarnham village and are of the opinion that the premises are totally unsuitable for the proposed use.

NAME	ADDRESS	BUSINESS
<i>Paul Lomely</i>	<i>48 Main St. Rathfarnham Village D. 14</i>	<i>Hairstressing</i>
<i>R DOYNE</i>	<i>15 MAIN ST</i>	<i>BUTCHERS</i>
<i>DERMOT LONAN</i>	<i>12, Main St. Rathfarnham</i>	
<i>F. Sevan</i>	<i>11 Main St. Rathfarnham</i>	
<i>Anthony F. Deery</i>	<i>11 Main St. Rathfarnham</i>	

12/91

OK
KJP

91A/0166
(17)

Re: File No. 91A/0166

We, the Rathfarnham Village Residents, oppose the development of the proposed 'Take-Away' at Unit 2, No. 53, Main St., Rathfarnham Village.

OB

05 MAR 91

NAME

ADDRESS

Thomas Mangin	2 Dodderdale Dale D. 14
Brendan White	10 Dodderdale D. 14
Brid White	" "
Lillian Mangin	2 Dodder Dale D. 14
Nancy Kennealy	3 Dodder Dale Rathfarnham
Maura Harold	4 Dodderdale, Rathfarnham
Paula Barrywell	5 Dodderdale, Rathfarnham
Cornel Barrywell	" "
Goreo Barrywell	" "
MARY HUNT	9 Dodderdale Rathfarnham
J. Hunt	9 Dodderdale " D. 14
J. Hunt	do.
C. Hockler	11 Dodder Dale
J. Upphart	RATHFARNHAM 14
Colin Brennan	15, Townville Lodge
	Rathfarnham D.
	One Dodderdale Rathfarnham
	Village
	Dublin 14.

4/2/91

Ref. No: 9IA/OI66

We, the Rathfarnham Village Residents, oppose the development of the proposed 'Take-Away' at Unit 2, No. 53, Main st., Rathfarnham Village.

NAME

ADDRESS

ms. a. o neill	22. Townville Lodge
ms j. murray	3. Townville Lodge. D14
mes Una Feighan	11 Townville Lodge
ann O'Donnell	No 14 Townville Lodge 14
Frank Keenan	10 Townville Lodge
George Faulkner	19 Townville Lodge.
Rosemary Faulkner	
Bridget Uggelert	15, Townville Lodge
Dennis Bemerford	594 Woodview Ter
P. Foley	Dodderdale
Mary C. Shields	8 Dodder Dale
Willie Shields	8 Dodder Dale
John	RATHFARNHAM POST OFFICE D-11
Nancy Beane	do do do do

4/2/91

Ref. No: 91A/OI66

Objection to the proposal for planning permission for change of use from shop to take-away restaurant at Unit 2, No. 53, Main St., Rathfarnham Village.

Reasons for Objection:

1. There are already two late night take-away restaurants and a video shop within a distance of 10 to 20 yards approx. of this proposed development.
2. Within a distance of about 100 to 200 yards of the proposed development, there are three large Lounge Bars and these, together with the premises mentioned in 1. above contribute to an already serious traffic and parking problem.
3. Due to the proximity of the take-away restaurants to the village residents, there already exists the problem of smells. We feel that another take-away restaurant would only serve to increase this problem.
4. After pub closing hours, people tend to congregate outside these take-away outlets.
5. We also feel that the aesthetics and atmosphere of this village would suffer if this development was to go ahead.

4/2/91

6. We are, at the moment, trying to deal with very bad litter and rubbish problems, as you can imagine. Another take-away would make the situation totally impossible.

We lodge this appeal as a close knit community who like to live and let live. We put up with a lot of torment. Dodderdale cul-de-sac has often been used as a urinal - in fact, one resident has, on more than one occasion, found that his front door has been used as a urinal.

Like any village community, we are proud of where we live and are concerned about the future of the area and the future of our children.

We feel very strongly about this protest.

ALL CORRESPONDENCE TO
COLM BRENNAN
ONE DODDERDALE
RATHFARNHAM VILLAGE
DUBLIN 14

PH. 909801

FILE REF: 91A 166

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H+P 26TH FEB 1991</p> <p>==</p>	<p>Noted by Cllr Muldoon</p> <p>There is one take away already in Reth farmho village which is not a major shopping area</p> <p>Concerned about effect on medieval character of Reth. Village</p>		

REF. NO.: 9 1A/0166 CERTIFICATE NO.: 14008B
 PROPOSAL: Chye from Shop to Takeaway
 LOCATION: Unit 2 Ground Floor 53 Main Street, Rathfarnham
 APPLICANT: Admin Enterprises Ltd

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £35					
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70					
D	Building or other structures for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the foregoing classes	£70 or £9 per .1 hect. which is the greater	<u>70</u>	<u>70</u>	—		

Column 1 Certified: Signed: _____ Grade: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 19/2/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0166 Date Received : 14th February 1991

Applicant : Colmin Enterprises Ltd.

Appl.Type : PERMISSION/B

Development : Change of use from existing shop to Take-Away at ground Floor

LOCATION : Unit 2, 53 Main Street, Rathfarnham.

O.S.REFS.

22/7			
------	--	--	--

AREA REFERENCE

S	S	1	8	0	3
---	---	---	---	---	---

HISTORY

87A/79	87A/76			

FEE CERTIFICATE NO. _____

FEE CLASS

--	--	--	--

MEASUREMENT FOR FEES

--	--	--	--

SIGNED DATE
SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID	FEE ASSESSED	BALANCE DUE

CERTIFIED _____ GRADE _____ DATE _____

91A/0166

CERTIFICATE NO:

24268

PROPOSAL: Use from Shop to takeaway
 LOCATION: Unit 2 Grand Floor 53 Man Street Rainy Lane
 APPLICANT: Colvin Enterprises Ltd

1	2	3	4	5	6	7
Dwellings/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	@£32					
	@£16					
	@50p per sq m in excess of 300sq m. Min. £40					
metres ² 41.0m ²	@£1.75 per sq m of 300					
x .1 hect.	@£25 per hect. of 2250					
x .1 hect.	@£15 per hect. of 1500					
x .1 hect.	@£125 per hect. of 1250					
x .1 hect.	@£100 per hect. of 1000					
x .1 hect.	@£100 per hect. of 1000					
x .1 hect.	@£100 per hect. of 1000					
x .1 hect.	@£100 per hect. of 1000					
x .1 hect.	@£100 per hect. of 1000					
x .1 hect.	@£100 per hect. of 1000					

71.76 / 71.75

Column 1 Certified: Signed: [Signature] Date: 19/2/91
 Column 1 Endorsed: Signed: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified Signed: [Signature] Date: 19/2/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Date: _____

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/166

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 442.872

MEASURED BY:

CHECKED BY:

J.Y.
19/1/91

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

Standard
and
paid a full

DEVELOPMENT CONTROL ASSISTANT GRADE

roads 666
conditioned
by planner
see reports.

J.Y.
11/5/91

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

SOUTH DUBLIN AREA COMMITTEE

MEET OF THE SOUTH DUBLIN PLANNING SUB COMMITTEE

13TH OCTOBER 1992

ITEM NO. 21

Question - Cllr. A. Shatter

"To ask the Manager to state the planning conditions, if any, attached to each of the planning permissions granted to Take Away food outlets in Rathfarnham Village in relation to the closing times of such outlets?"

REPLY -

There are four premises in Rathfarnham Village operating as take away food outlets; one at 50/51 Main St., was granted planning permission by Dublin Corporation in 1969, without a time restriction on opening hours (Reg. Ref. B1654T).

In April 1989 a decision to grant planning permission for a take away at Fountain House 56/56A Main St., by the Council contained a condition requiring the premises to close not later than 0.30am. This condition was deleted by An Bord Pleanala on appeal (Reg. Ref. 88A.124), ~~granted~~.

Permissions granted by the Council at 10 main St., in August 1990 (Reg. Ref. 90A.1108) and at Unit 3, 53 Main St., in April 1991 (Reg. Ref. 91A.166) did not restrict the opening hours. Both of these decisions were appealed and the decisions of An Bord Pleanala did not contain a condition regarding opening hours.

DUBLIN COUNTY COUNCIL

(PLANNING DEPARTMENT)

Inspection Report Sheet

No. A 64623



J.O.B.

To: ~~P. Linnis Esq.~~

Date: 7.10.52

S.F.P.

Date of Inspection 6.10.52

Premises: Lands at Kethfarnham village -
opening hours of 'Take away Food' outlets.

Ques. No. South Dublin Planning Sub Committee Meeting 13.10.52.

There are four take-away / fast food outlets in Kethfarnham village. They consist of the following:-

(a) No. 56 / 56^A Main Street - Fountain House.
Planning permission granted by order no. P/1482/89, dated 21.4.89, reg. ref. 88A/124 subject to 7 no. conditions. Cond. 7. required "that the takeaway shall close not later than 0.30 A.M." This condition was appealed to the Bord Bleanada and was deleted by order dated 30.8.89. There are no conditions in this permission relating to opening hours. The application was for "proposed change of use to fast-food take-away as approved ^{site} (Block No. 1) Fountain House - (Joh Johs Chinese Take-Away)".

(b) No. 53 Unit 2, Main Street, (Ming Chinese Take-away)
Planning permission granted for "change of use from existing shop to Take-away at ground floor at Unit 2, 53 Main St."

DUBLIN COUNTY COUNCIL

(PLANNING DEPARTMENT)

Inspection Report Sheet

No. A 64624

To

Date

Date of Inspection

Premises

by order no. P/1424/91, dated 11-4-'91,
ref. ref. 91A/166, subject to 7 no. conditions.
This decision was appealed to An Bord
Uachtara. Permission subsequently granted on
26-9-'91 with no conditions relating to
opening hours.

(c) No. 10 Main Street (Ahrakelabra)
Planning permission granted for change of use
to take-away restaurant, extension to rear
new shop front and fascia sign at 10
Main St. by order no. P/3732/90, dated
16-8-'90, ref. ref. 90A/1108, subject to
10 no. conditions. This decision was appealed
to An Bord Uachtara. Permission was subsequently
granted on 9-4-'91 with no conditions
relating to opening hours.

(d) No. 51 Main Street (Luigis)
Planning permission granted for retention of
pub restaurant at no. 51... and erection of
fascia sign at 50/51 Main St. by order
dated 1-4-'69, folio no. P/569, 191/69
subject to 1 no. condition. There is ~~no~~

DUBLIN COUNTY COUNCIL

(PLANNING DEPARTMENT)

Inspection Report Sheet

No. A 64625

To.....

Date.....

Date of Inspection.....

Premises.....

reference in the permission to deny laws.
This is an old department file Council
ref. B-1654^T.

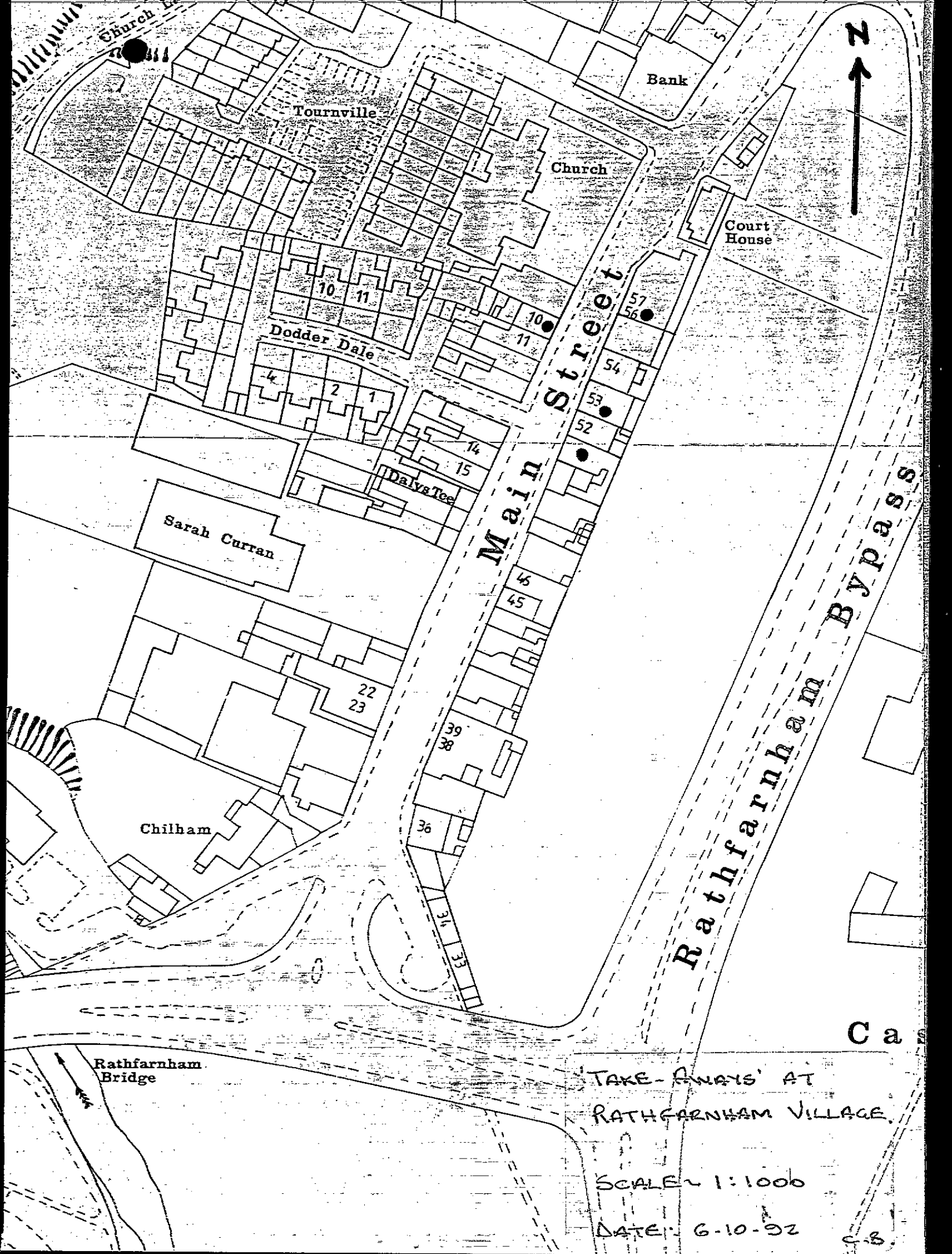
Ballinacorney village lay within the city
boundary until April 86.

Site map attached.

Shore files attached.

Noted P. Connors
7/10/92

Blaine Barber
Chief Inspector



Church

Tournville

Bank

Church

Court House

10

11

10

11

Dodder Dale

4

2

1

57

56

54

53

52

14

15

Daisy Tee

Sarah Curran

46

45

22

23

Chilham

39

38

36

34

35

Rathfarnham Bypass

Ca

Rathfarnham Bridge

'TAKE-AWAYS' AT RATHFARNHAM VILLAGE.

SCALE 1:1000

DATE: 6-10-92

C.B.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/166.
LOCATION: Unit 2, 53 Main Street, Rathfarnham.
APPLICANT: Colmin Enterprises Ltd.
PROPOSAL: Change of use from existing sho to
Take-Away at ground floor.
DATE LODGED: 14.2.91.

Previous applications 86A/1275 and 87A/79 and Roads Reports of 20/10/86 and 13/3/87 respectively refer.

Car parking requirements remain the same as before. Provided financial contributions of the previous permission have been paid, no further contribution should be necessary. If not, a contribution of £800 per space in respect of 5 No. car parking spaces would be required.

Otherwise, no Roads objection.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 12.3.91
Time 4.30

TB/BMcC
8.3.91.

SIGNED: C. B. K ENDORSED: E. Madden
DATE: 8/3/91 DATE: 8th March 91

SS & CMO

Register Reference : 91A/0166

Date : 22nd February 1991

Development : Change of use from existing shop to Take-Away at ground Floor

LOCATION : Unit 2, 53 Main Street, Rathfarnham.

Applicant : Colmin Enterprises Ltd.

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.O'SHEE

Date Recd. : 14th February 1991

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

Yours faithfully,

DUBLIN Co. COUNCIL
- 6 MAR 1991
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
PRINCIPAL OFFICER
11 APR 1991
Returned *Eg*

Date received in Sanitary Services

FOUL SEWER

No objection

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 11/4/91
Time 4:30

SURFACE WATER

No objection

SENIOR ENGINEER,
SANITARY SERVICES DEPARTMENT,
46/49 UPPER O'CONNELL STREET,
DUBLIN 1

J. Rice
8/4/91

Register Reference : 91A/0166

Date : 22nd February 1991

.....
ENDORSED _____

DATE _____

WATER SUPPLY..... Available..... It may be necessary to install
a meter on the supply pipe (at the applicant's expense).

V. S. Lee
14/3/91

.....
ENDORSED _____

DATE _____

[Signature]

15/3/91

[Signature]

21/4/91

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/0166

FINANCIAL CONTRIBUTION :-	
AMOUNT € NIL	
F	NOT CONDITIONED

p/4970/91 . 22/10/91

APPEAL by Wheelers and by Anthony F. Deegan and Associates of 11 Main Street, Rathfarnham, Dublin and others against the decision made on the 11th day of April, 1991 by the Council of the County of Dublin to grant subject to conditions a permission to Colmin Enterprises Limited care of Paul C. Mealy of Main Street, Celbridge, County Kildare for development described in the public notice as "change of use from existing shop to take-away at ground floor, Unit 2, 53 Main Street, Rathfarnham," County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the condition specified in the Second Schedule hereto, the reason for the imposition of the said condition being as set out in the said Second Schedule and the said permission is hereby granted subject to the said condition.

FIRST SCHEDULE

Having regard to existing development on the site and its location in the main business centre of Rathfarnham village, it is considered that, subject to compliance with the condition set out in the Second Schedule hereto, the proposed development would not be contrary to the proper planning and development of the area.

SECOND SCHEDULE

Details of any proposed signs on the frontage shall be submitted to and agreed with the planning authority prior to the commencement of development. No projecting or hanging signs shall be erected on the shop front and any proposed sign shall be restricted to the existing fascia area over the shop front.

Reason: In the interest of visual amenity.

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

Dated this 26th day of September 1991.



AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/0166

.P/4970/91

22/10/91

Order Noted: <u>L.D.</u>
Dated: <u>21/10/91</u> <u>OFF</u> ASSISTANT CITY AND COUNTY MANAGER <u>(APPROVED) OFFICER</u> to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.
Dated <u>21st</u> day of <u>October</u> 19 <u>91</u>

COMHAIRLE CHONTAE ATHA CLIATH

TO: R. Cremins,
S.E.D.C.

REG. REF. 91A/166

RE: Proposed change of use from existing shop to Take-Away at ground floor at Unit 2, 53, Main Street, Rathfarnham for Colmin Enterprises Ltd.

I attach for your observations memo/letter dated 1st May, 1991 from An Bord Pleanála.

Please reply before: 30th May, 1991

S.M. Cullen
for Principal Officer

DATED: 9 May 1991

OBSERVATIONS:

No further comment 16 MAY 1991

Signature of person
making observations: _____

Countersigned: _____
(S.E.D.C.)

DATE: _____

DATE: _____

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use from existing shop to Take-Away at ground floor at Unit 2, 53, Main Street, Rathfarnham for Colmin Enterprises Ltd.

Paul C. Mealy, Dip. Arch.,
Main Street,
Celbridge,
Co. Kildare.

Reg. Ref. 91A-0166ash:
Appl. Rec'd: 14.02.1991
Floor Area:
Site Area:
Zoning: C

CONTRIBUTION:

Standard: *rel*

Roads: *666*

S. Sers: .

Open Space:

Other:

SECURITY:

Bond / C.I.F.:

Report of the Dublin Planning Officer, dated 11 April 1991

This is an application for PERMISSION to change the use of Unit No. 2, 53, Main Street, Rathfarnham from existing retail at ground floor level to a take-away fast food outlet.

ZONING AND PLANNING HISTORY

The premises are located in an area which is zoned "to provide for and improve district centre facilities" in the City Development Plan (The site was formerly in the Dublin Corporation administrative area).

The recent planning history of the site includes:

- a refusal for permission to demolish and reconstruct the premises with shopping on ground floor level and offices overhead on the grounds that the proposal would represent over-development of the site (Reg. Ref. 86A-1275).
- a granting of permission for a similar proposal with a slightly increased floor area (Reg. Ref. 87A-79).
- a granting of permission for variations to the latter approved proposal providing for 2 shop units with 2 floors of offices overhead and a revised front and rear elevation - an increased c. 18 sq. m. in floor area (Reg. Ref. 87A-766).

DEPARTMENTAL REPORTS

The Roads Department, reiterating their previous reports relating to 86A-1275 and 87A-79, state that car parking requirements remain the same. (contribution of £800 per space in respect of 5 spaces for the overall 240 sq. m. development.

On a pro rata basis, a roads contribution of £666 should be levied towards the provision of public car parking which will facilitate this development. This is proposed on the old Credit Union site to the south of the Main Street.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use from existing shop to Take-Away at ground floor at Unit 2, 53, Main Street, Rathfarnham for Colmin Enterprises Ltd.

(Continued)

The Environmental Health Officer's report was not received.

REPRESENTATIONS

An objection on behalf of 29 signatory residents of Rathfarnham Village was received on 5th March, 1991.

PLANNING COMMENT

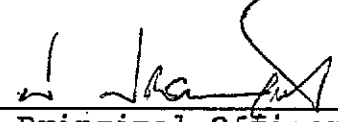
The premises for which a change of use is being sought is currently vacant having most recently been in use as a florists. There is a take-away fish and chip shop two doors away and a chinese take-away five doors away on the other side. There are two delicatessen stores which sell food for consumption off their premises elsewhere in the street and three pub/lounges which also serve food.

A decision by Dublin County Council to grant permission for change of use from retail to take-away for Abrakebabra at No. 10 (directly across the street) is currently on appeal by a third party (Reg. Ref. 90A-1108).

The proposed use conforms with the Main Streets District Centre zoning and most of the premises along this street are in commercial use.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (7) conditions:-

(RC/DK) (Conditions attached)


Endorsed:- 
for Principal Officer


For Dublin Planning Officer

11.4.91

Order:- A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to GRANT PERMISSION for the above proposal subject to the (7) conditions set out above is hereby made.

Dated: 11 April, 1991.


Assistant City and County Manager

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 8th April, 1991.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use from existing shop to Take-Away at ground floor at Unit 2, 53, Main Street, Rathfarnham for Colmin Enterprises Ltd.

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 may be required by the other conditions attached hereto.

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

2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.

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

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

3. In the interest of safety and the avoidance of fire hazard.

4. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.

4. In the interest of health.

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 to ascertain these requirements prior to the commencement of development.

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

6. That details of any proposed signage to be agreed with the Planning Authority prior to commencement of development.

6. In the interest of visual amenity.

N.B. Fascia signs to be restricted in size to existing fascia area.

7. That a financial contribution in the sum of £666 be paid by the proposer to the Dublin County Council towards the cost and maintenance of public car parking in the area which facilitate this development.

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

Register Reference: 91A/0166

MOS

Date: 22nd February 1991

Development: Change of use from existing shop to Take-Away at ground floor

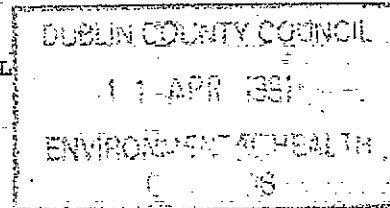
LOCATION: Unit 2, 53 Main Street, Rathfarnham.

Applicant: Colmin Enterprises Ltd.

App. Type: PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer: M.O'SHEE

Date Recd.: 14th February 1991



Attached is a copy of the application for the above development. Your report would be appreciated within the next 28 days.

Yours faithfully,

PRINCIPAL OFFICER

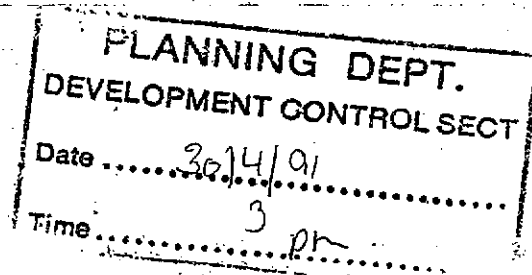
- This proposal is acceptable subject to*
- 1. Adequate means of intake ventilation to be provided in the food preparation area. The Waiting Area and the Dry Goods Store to be ventilated directly to the outer air.*
 - 2. A minimum of 1m free floor area to be provided between banks of equipment, worktops etc.*
 - 3. A suitable vegetable preparation area, ~~old store~~ including sink unit, and store must be provided.*
 - 4. A suitable store for cleaning equipment and materials must be provided.*
 - 5. Suitable staff cloakroom facilities must be provided.*

Martin O'Rourke

25.4.91

Ma Deirine for
John O'Keilly
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

25/4/91



DUBLIN COUNTY COUNCIL

REG. REF: 91A/166.

LOCATION: Unit 2, 53 Main Street, Rathfarnham.

APPLICANT: Colmin Enterprises Ltd.

PROPOSAL: Change of use from existing sho to
Take-Away at ground floor.

DATE LODGED: 14.2.91.

Applications 86A/1275 and 87A/79 and Roads Reports of 20/10/86 and 20/10/87 respectively refer.

Parking requirements remain the same as before. Provided financial contributions of the previous permission have been paid, no further contribution will be necessary. If not, a contribution of £800 per space in respect of 5 car parking spaces would be required.

Otherwise, no Roads objection.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 8.3rd.91
Time 4.30

TB/EMcC
8.3.91.

SIGNED: 4.9.91

DATE: 8/3/91

ENDORSED: E. J. J. J.

DATE: 8th March 91

Paul C. Mealy Dip. Arch. M.R.I.A.I.
Consulting Architect
Main Street, Celbridge,
County Kildare.

VAT Reg. No: 4696117R

Fax: 01-627 1695
Telephone: 01-627 1219

Your ref: 91A/166

My ref: 622PCM.003

Date: 17.5.91

Dublin County Council,
Building Control Dept.,
Liffey House,
Tara Street,
Dublin 1.

Att: Ms. Pauline Corry.

RE: CHANGE OF USE FROM EXISTING SHOP TO TAKE-AWAY
AT GROUND FLOOR OF UNIT 253, MAIN STREET, RATHFARNHAM

Applicant: Colmin Enterprises Limited

Dear Sirs,

I refer to your recent telephone call from Ms. Pauline Corry.

I wish to advise you that the registered address of Colmin Enterprises Limited is Embassy Restaurant, Main Street, Celbridge, Co. Kildare.

Yours faithfully,

Paul Mealy

Paul C. Mealy Dip. Arch. M.R.I.A.I.



Page 1 of 1

5, The Croft, Castletown, Celbridge, Co. Kildare. Tel: 01-627 1885

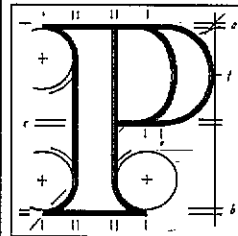
Our Ref: PL 6/5/85683
P.A. Reg. Ref: 91A/166

pk

Principal Officer,
Dublin County Council,
Planning Section,
Block 2.

PL
1/10

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 26 SEP 1991

Appeal re: Change of use from shop to take-away at
ground floor at Unit 2, 53 Main Street,
Rathfarnham, Co. Dublin.

Dear Sir/Madam,

An order has been made by An Bord Pleanála
determining the above-mentioned appeal under the
Local Government (Planning and Development) Acts,
1963 to 1990. A copy of the order is enclosed.

Yours faithfully,

J. Cunningham
p.p. A. O'Rourke,
Executive Officer.

30 SEPT 91

DEVELOPMENT
- 2 OCT 1991 -
CONTROL

Encl.

BP 352

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/0166

APPEAL by Wheelers and by Anthony F. Deegan and Associates of 11 Main Street, Rathfarnham, Dublin and others against the decision made on the 11th day of April, 1991 by the Council of the County of Dublin to grant subject to conditions a permission to Colmin Enterprises Limited care of Paul C. Mealy of Main Street, Celbridge, County Kildare for development described in the public notice as "change of use from existing shop to take-away at ground floor, Unit 2, 53 Main Street, Rathfarnham," County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the condition specified in the Second Schedule hereto, the reason for the imposition of the said condition being as set out in the said Second Schedule and the said permission is hereby granted subject to the said condition.

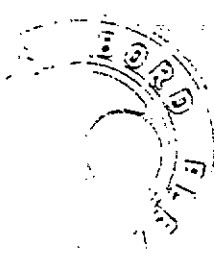
FIRST SCHEDULE

Having regard to existing development on the site and its location in the main business centre of Rathfarnham village, it is considered that, subject to compliance with the condition set out in the Second Schedule hereto, the proposed development would not be contrary to the proper planning and development of the area.

SECOND SCHEDULE

Details of any proposed signs on the frontage shall be submitted to and agreed with the planning authority prior to the commencement of development. No projecting or hanging signs shall be erected on the shop front and any proposed sign shall be restricted to the existing fascia area over the shop front.

Reason: In the interest of visual amenity.



[Handwritten signature]

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

Dated this 26th day of September 1991.

Our Ref: PL 6/5/85683
P.A. Reg. Ref: 91A/166

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 29th July 1991.

Appeal re: Change of use from shop to take-away at
ground floor at unit 2, 53 Main Street,
Rathfarnham, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of
correspondence received in relation to the
above-mentioned appeal. While it is not necessary
for you to furnish any comments on the
correspondence, you may do so if you wish. Any such
comments should be forwarded within twenty-one days
of the date of this letter to ensure that they will
be taken into consideration in the determination of
the appeal.

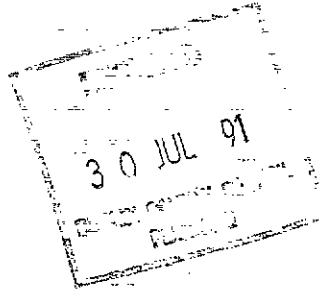
Please quote the above appeal reference number in
any further correspondence.

Yours faithfully,

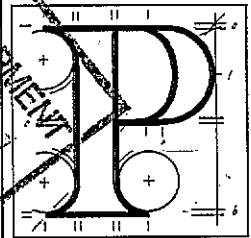

Suzanne Lacey

Encl.

BP 553



pl
An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Anthony F. Deegan & Associates

ARCHITECTS, PLANNING CONSULTANTS

11 Main Street,
Rathfarnham,
Dublin 14.

Your Ref: AD/PD

Phones: 907735, 907934, 934675

Our Ref:

An Bord Pleanala,
Floor 3 Block 6 & 7,
Irish Life Centre,
Lower Abbey Street,
DUBLIN 1.

Ref. PL/6/5/85683

Re: 53 Main Street, Rathfarnham, Dublin 14.

Dear Sirs,

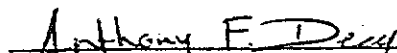
We have been instructed by our clients to reply to your letter of the 3rd July with reference to the above appeal.

Our clients are all traders in Rathfarnham Village and, indeed, two of them are doing business in the same building as the proposed TAKE AWAY. Their main concerns are with regard to fire hazards, obnoxious smells perculating throughout the building, the already impossible parking situation in the village and the damage to the street scape and environment of what the traders have worked hard at reverting to a village since the bye-pass was constructed.

1. It is difficult to see how this premises, with its 12'0" frontage, can comply with the requirements of the Eastern Health Board.
2. There is no fire escape to the proposed development at rear except to an enclosed yard approximately 12'0" x 6'0".
3. Rathfarnham has already got two TAKE AWAYS, one Chinese and the other Italian, with approval for another at 10 Main Street. Anybody walking down the village when these TAKE AWAYS are doing business can't but smell the food cooking and, indeed, if one's car is parked for a period, it is covered in grease.
4. With the arrival of another TAKE AWAY in Rathfarnham Village, it is in dager of becoming a "honky tonk" town.

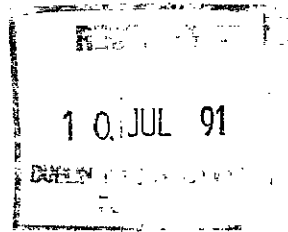
These are the outlines of our appeal and we will furnish the Board with further details on this appeal in the near future.

Yours faithfully,

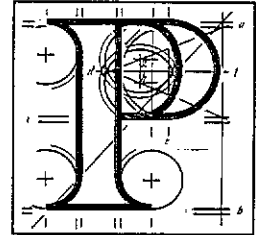

ANTHONY F. DEEGAN

23 JUL 1991
By hand
JC

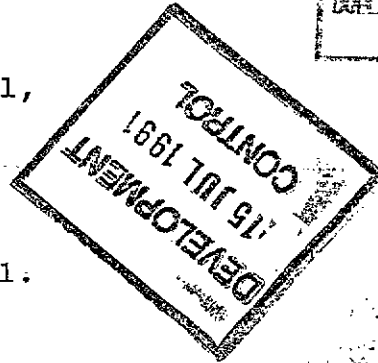
Our Ref: PL 6/5/85683
P.A. Reg. Ref: 91A/166



PK
An Bord Pleanála



The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.



Date: 3rd July 1991.

Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Appeal re: Change of use from shop to take-away at ground floor at Unit 2, 53 Main Street, Rathfarnham, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within twenty-one days of the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 553

Paul C. Mealy Dip. Arch. M.R.I.A.I.
Consulting Architect
Main Street, Celbridge,
County Kildare.

Reg. No: 4696117R

Fax: 01-627 1695
Telephone: 01-627 1219

Your ref: PL6/5/85683

My ref: 622PCM.005

Date: 26.6.91

An Bord Pleanala,
Floor 3, Blocks 6 & 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

RE: THIRD PARTY APPEAL - CHANGE OF USE FROM SHOP
TO TAKE-AWAY AT GROUND FLOOR OF UNIT 2,
53, MAIN STREET, RATHFARNHAM, CO. DUBLIN


Dear Sirs,

I refer to your letter of 20th June, 1991.

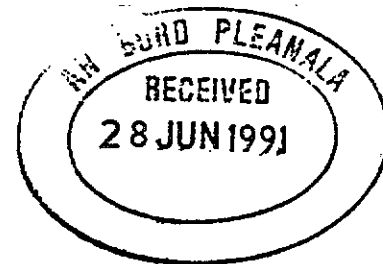
At the time of receipt of Mr. Anthony F. Deegan & Associates letter the appeal had been lodged for 52 days. At this point in time we have received only the headings of the grounds of appeal with no substantiating information. We note from Mr. Deegan's letter that he has not as yet inspected the files in the Planning Office irrespective of what excuse has been offered for this delay.

We consider that unfair delaying tactics are being used in the processing of this appeal by the appellant and we refer you to the last paragraph of our letter of 7th June, 1991 and we respectively again ask that An Bord Pleanala declares this appeal to having been withdrawn. Alternatively we would submit that the appellant is dealing with this appeal in a vexatious manner.

Yours faithfully,



Paul C. Mealy Dip. Arch. MRIAI



Page 1 of 1

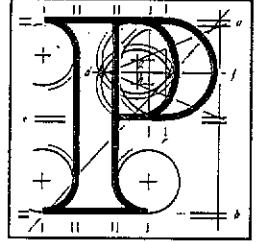
5, The Croft, Castletown, Celbridge, Co. Kildare. Tel: 01-627 1885

Our Ref: PL 6/5/85683
P.A. Reg. Ref: 91A/166

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Handwritten: 19/6
14 JUN 91

An Bord Pleanála



Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 12th June 1991.

Appeal re: Change of use from shop to take-away at
ground floor at unit 2, 53 Main Street,
Rathfarnham, County Dublin.

DEVELOPMENT
CONTROL
12 JUN 1991

Dear Sir/Madam,

Enclosed for your information is a copy of a letter
received by the Board in relation to the
above-mentioned appeal.

Please quote the above appeal reference number in
any further correspondence.

Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 555

Paul C. Mealy Dip. Arch. M.R.I.A.I.
Consulting Architect
Main Street, Celbridge,
County Kildare.

VAT Reg. No: 4696117R

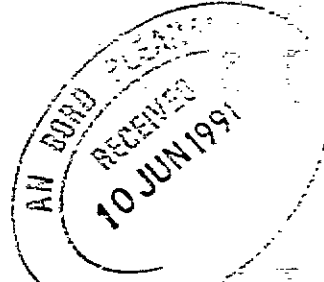
Fax: 01-627 1695
Telephone: 01-627 1219

Your ref: PL6/5/85683

My ref: 622PCM.004

Date: 7.6.91

An Bord Pleanala,
Floor 3, Blocks 6 & 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.



RE: THIRD PARTY APPEAL - CHANGE OF USE FROM SHOP
TO TAKE-AWAY AT GROUND FLOOR OF UNIT 2, 53, MAIN STREET,
RATHFARNHAM, CO. DUBLIN

Dear Sirs,

I refer to your letters of 1st May and 22nd May enclosing details of the appeal as lodged by Anthony F. Deegan & Associates, Architects and Planning Consultants in connection with the above.

My Client is concerned that at this point in time there appears to be no grounds of appeal which have yet been lodged by Mr. Deegan on behalf of his Clients and indeed himself.

I note from Anthony F. Deegan & Associate's letter of 20th May, 1991 that he makes reference to your letter of 1st May. I would assume that in that letter you served notice requiring that a written statement of the grounds of appeal be submitted presumably within 21 days.

The applicant is concerned that it would appear from the appellant's letter of 20th May that he has not as yet inspected the files from Dublin County Council. We consider that the appellants have delayed unnecessarily in this matter as the files would have been available from the time that they presented your letter to the Planning Authority.

On behalf of the applicant therefore I submit with respect that An Bord declares this appeal to have been withdrawn in accordance with Section 72 of 1983 Act.

Yours faithfully,

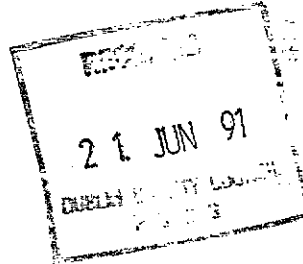
Paul C. Mealy Dip. Arch. M.R.I.A.I.

Page 1 of 1

Our Ref: PL 6/5/85683
P.A. Reg. Ref: 91A/166

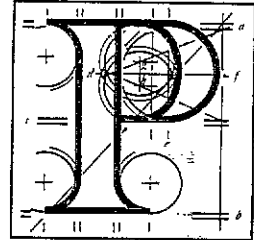
The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 20th June 1991.



pa

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Appeal re: Change of use from shop to take-away at ground floor at unit 2, 53 Main Street, Rathfarnham, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within twenty-one days of the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 553

Anthony F. Deegan & Associates

ARCHITECTS, PLANNING CONSULTANTS

Your Ref:

11 Main Street,
Rathfarnham,
Dublin 14.

Our Ref:

Phones: 907735, 907934, 934675

20 JUN 1991

An Bord Pleanála,
Floor 3, Block 6 & 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

RE: UNIT 2, MAIN STREET, RATHFARNHAM, DUBLIN 14.
YOUR REF. 6/5/85683

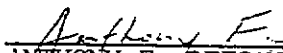
Dear Sirs,

We are in receipt of your letter of 4th June and are instructed by our clients to forward the ground of their objections to the above permission for a Take-Away. They are as follows:-

1. Environmental impact on village;
2. Traffic hazard and conjection in village;
3. Impact on our clients adjoining business;

We will submit a developed appeal in the near future having examined the planning file which was not possible to see on my recent visit to the Planning Office due to numbers waiting to be attended to at the counter.

Yours faithfully,


ANTHONY F. DEEGAN

An Bord Pleanála,
Floor 3, Blocks 6 & 7,
Irish Life Centre,
Lower Abbey St.,
Dublin 1.

Our Ref: 91A/166
Your Ref.: PL6/5/85683


10 July 1991

Re: Proposed change of use from existing shop to take-away
at ground floor at Unit 2, 53 Main Street, Rathfarnham
for Colmin Enterprises Ltd.

Dear Sir/Madam,

I refer to your letter dated 13th May, 1991 regarding the above.
I now enclose the documents as requested.

Yours faithfully,



for Principal Officer.

ENCLS.

Our Ref: PL 6/5/85683
P.A. Reg. Ref: 91A/166

The Secretary,
Dublin County Council,
Planning Department,
Irish Life Centre.

13th May 1991.

Appeal re: C.O.U. from shop to take-away at ground floor at Unit 2, 53 Main Street, Rathfarnham, Co. Dublin.

Dear Sir/Madam,

An Bord Pleanála has asked me to refer to the documents received from you in relation to the above-mentioned appeal.

To enable consideration of the appeal to proceed, the following further documents are required:-

A copy of the drainage specification which was lodged with the application on 14.02.91 by Paul C. Mealy.

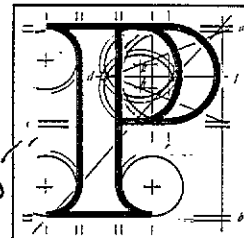
Would you be good enough to have these documents forwarded within **seven** days, please.

Yours sincerely,

Mary Kelly
Mary Kelly.

BF008

An Bord Pleanála



Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel: (01) 728011

PK
16/5
DUBLIN COUNTY COUNCIL
PLANNING DEPT.
RECEIVED
14 MAY 1991

CONTROL & DEVELOPMENT
16 MAY 1991

Our Ref: PL 6/5/85683
P.A. Ref: 91a/166

Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 22nd May 1991

Appeal re: Change of use from shop to take-away at
ground floor at Unit 2, 53 Main Street,
Rathfarnham, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter
received by the Board in relation to the
above-mentioned appeal.

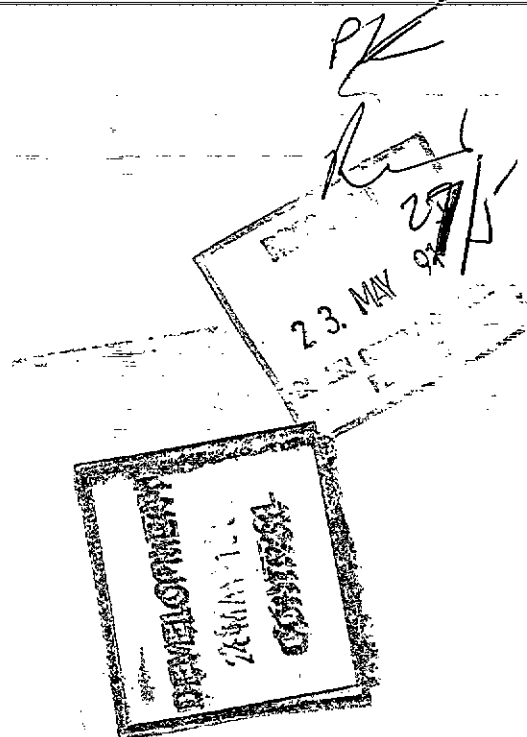
Please quote the above appeal reference number in
any further correspondence.

Yours faithfully,

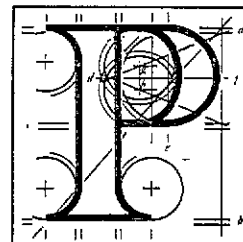

Miriam Baxter.

Encl.

BP 555



An Bord Pleanála



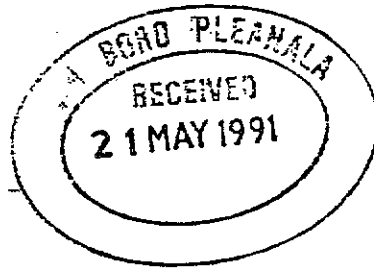
Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Anthony F. Deegan & Associates

ARCHITECTS, PLANNING CONSULTANTS

Your Ref:

Our Ref:



11 Main Street,
Rathfarnham,
Dublin 14.

Phones: 907735, 907934, 934675

20th May 1991

An Bord Pleanála,
Floor 3,
Blocks 6 - 7,
Irish Life Centre,
Lower Abbey Street,
DUBLIN.

Dear Sirs,

Re: Unit 2, 53 Main Street, Rathfarnham, Dublin 14.
Your Ref: PL 6/5/85683 P.P. Ref. 91A/166.

We are in receipt of your letter dated 1st May and are pleased to forward the names of some of the appellants against the above decision to grant of Permission for a change of use to Take Away - they are Wheelers, 11 Main Street, Rathfarnham, Sevilles 53 Main Street Rathfarnham, Lady Shapes, 53 Main Street, Rathfarnham, Anthony F. Deegan 11, and others.

We will forward the other appellants' names and the grounds of the appeal after we have inspected the files in Dublin County Council Planning Office.

Yours faithfully,

A handwritten signature in cursive script that reads "Anthony F. Deegan". The signature is written over a horizontal line.

ANTHONY F. DEEGAN

An Bord Pleanála,
Floor 3,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Our Ref: 91A/166

Your Ref: PL6/5/85683

Date: 16 May 1991

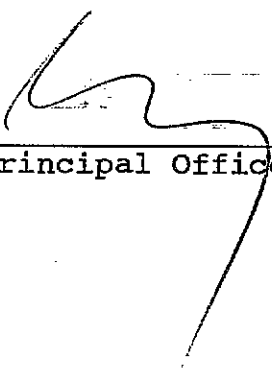
RE: Proposed change of use from existing shop to Take-Away, at ground floor at Unit 2, 53, Main Street, Rathfarnham for Colmin Enterprises Ltd.

Dear Sir/Madam,

I refer to your letter dated 1st May, 1991, enclosing correspondence regarding the above appeal.

It is considered that the grounds of appeal do not raise any new matter which in the opinion of the Planning Authority would justify a change of attitude to the proposed development. The points raised have been dealt with in the Planning Authority's decision order dated 11th April, 1991.

Yours faithfully,



for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

☉: 724755
Ext. 268/269

Planning Department,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

Your Ref.: PL6/5/85683
Our Ref.: 91A/166

9 May 1991

An Bord Pleanála,
Blocks 6 and 7,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

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

Proposal: Proposed change of use from existing shop to Take-Away at ground floor at Unit 2, 53, Main Street, Rathfarnham

Applicant: Colmin Enterprises Ltd.

Dear Sir,

With reference to your letter dated 1st May, 1991 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. Irish Press, 12th February, 1991.
- (4) The plan(s) received from the applicant on 14th February, 1991.
- (6) & (7) A certified copy of Manager's Order P/1424/91, dated, 11th April, 1991 together with technical reports in connection with the application.

Yours faithfully, *HISTORY FILES INCLUDED; 87A-766 86A-1275 and 87A-79*

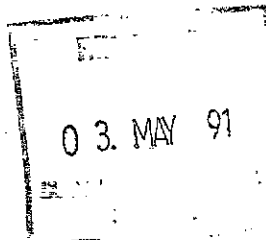
M. Murtagh
for Principal Officer.

Encls.

Our Ref: PL 6/5/85683
Your Ref: 91a/166

Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 1st May 1991



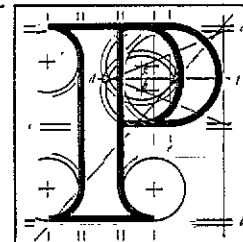
Planning authority decision re: Change of use from shop to take-away at ground floor at Unit 2, 53 Main Street, Rathfarnham, County Dublin.

Dear Sir/Madam,

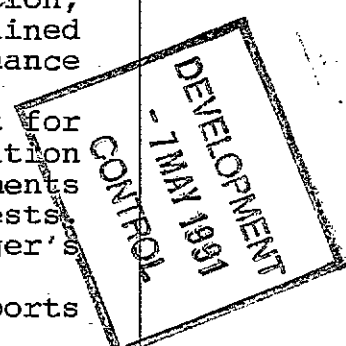
Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.

An Bord Pleanála



Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel: (01) 728011



211
5

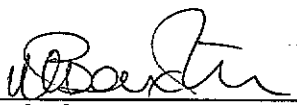
Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

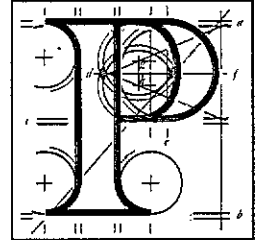
Yours faithfully,


Miriam Baxter.

Encl.

BP 005

An Bord Pleanála



Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Anthony F. Deegan & Associates

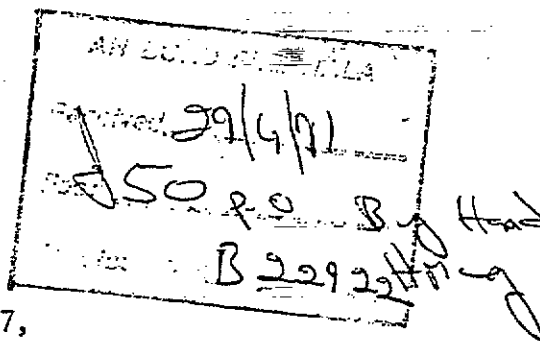
ARCHITECTS, PLANNING CONSULTANTS

11 Main Street,
Rathfarnham,
Dublin 14.

Phones: 907735, 907934, 934675

Your Ref:

Our Ref:



An Bord Pleanala,
Floor 3 Block 6 & 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Dear Sir,

We have been instructed by our clients to appeal against the decision of Dublin Co. Council to grant permission for a change of use from existing shop to take away at ground floor at unit 2, 53 Main Street, Rathfarnham, for Colmin Enterprises Ltd., dated 11/4/91 Reg. Ref. 91A/0166.

We enclose the fee of £50 and will forward the grounds of appeal in the near future following a meeting with a considerable number of residents and traders of Rathfarnham village.

Yours faithfully,


ANTHONY F. DEEGAN

encl.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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 Paul C. Mealy, Dip. Arch., Decision Order Number and Date P/1424/91 - 11.04.1991
Main Street, Register Reference No. 91A-0166
Celbridge, Planning Control No. _____
Co. Kildare. Application Received on 14.02.1991
 Applicant Colmin Enterprises Ltd. Floor Area: _____

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:-

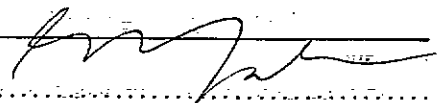
change of use from existing shop to Take-Away at ground floor at
Unit 2, 53, Main Street, Rathfarnham.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.</p> <p>2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.</p> <p>3. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.</p> <p>4. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. In the interest of safety and the avoidance of fire hazard.</p> <p>4. In the interest of health.</p>

(Continued)


Signed on behalf of the Dublin County Council



For Principal Officer

Date 11.04.1991

IMPORTANT: Turn overleaf for further information

(Continued) CONDITIONS	REASONS FOR CONDITIONS
<p>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 to ascertain these requirements prior to the commencement of development.</p> <p>6. That details of any proposed signage to be agreed with the Planning Authority prior to commencement of development.</p> <p>N.B. Fascia signs to be restricted in size to existing fascia area.</p> <p>7. That a financial contribution in the sum of £666 be paid by the proposer to the Dublin County Council towards the cost and maintenance of public car parking in the area which will facilitate this development.</p>	<p>5. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>6. In the interest of visual amenity.</p> <p>7. In the interest of the proper planning and development of the area.</p> 

NOTE:

If there is no appeal to An Bord Pleanala 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 Pleanala. 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 Pleanala, 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 Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, *in addition* to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala 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.



22/7

PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place / in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outlined permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building UNIT 2 GROUND FLOOR 55 MAIN STREET
(If none, give description sufficient to identify) RATHFARNHAM DUBLIN 14

3. Name of applicant (Principal not Agent) COLMIN ENTERPRISES LTD
Address.....
Tel. No.....

4. Name and address of PAUL C MEALY 519 ARCH MEIGH MAIN STREET
person or firm responsible
for preparation of drawings CELBRIDGE CO. KILDARE Tel. No 01-6271219

5. Name and address to which notifications should be sent AS 4 ABOVE
471-95 14/2
N 31265

6. Brief description of proposed development CHANGE OF USE FROM SHOP TO TAKE-AWAY

7. Method of drainage MAINS 8. Source of Water Supply MAINS

9. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor or use when last used SHOPS AT GROUND FLOOR - OFFICES ABOVE

(b) Proposed use of each floor CHANGE OF USE TO UNIT 2 ONLY AT GROUND FLOOR

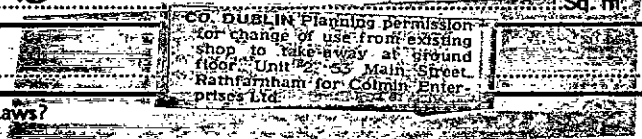
10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof?

11.(a) Area of Site 110 Sq. m.

(b) Floor area of proposed development CHANGE OF USE = 41 SQ. M. Sq. m.

(c) Floor area of buildings proposed to be retained within site 240 Sq. m.

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) LEASE HOLDER



13.Are you now applying also for an approval under the Building Bye Laws?
Yes No Place / in appropriate box.

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
IN SO FAR AS THEY ARE APPLICABLE.

15.List of documents enclosed with application. LETTER 622 PCM 001, DRAWINGS 622/001-005
INCLUSIVE, DRAINAGE SPECIFICATION, NEWSPAPER
ADVERTISEMENT IRISH PRESS 12/2/1991 - CHEQUE £141.75

16.Gross floor space of proposed development (See back) 41 SQ. M. Sq. m.

No of dwellings proposed (if any) N/A Class(es) of Development CLASS 4
Fee Payable £ 141.75 Basis of Calculation 41 SQ. M @ £1.75 + BYELAW = £70.00
If a reduced fee is tendered details of previous relevant payment should be given

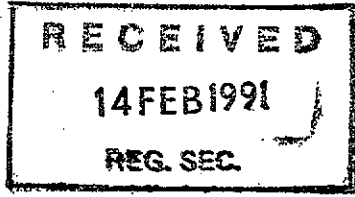
Signature of Applicant (or his Agent) Paul Dwyer Date 12/2/1991

Application Type P/BPL FOR OFFICE USE ONLY

Register Reference 91A/0166

Amount Received £ 220.4

Receipt No
Date



Irish Press 12/2/91

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£18.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m ² (min £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/ Commercial Purposes	£3.50 per m ² (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
		Min. Fee £30.00 Max. Fee £20,000

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Issue of this receipt is not an acknowledgement that the fee entered is the prescribed application fee.

N 31265

CASH

CHEQUE

M.O.

B.L.

I.T.

£ 71.75

Received this

11th

day of

February

19 91

from Colvin Enterprises Ltd,
Unit 2,

53 Main St., Rathfarnham

the sum of

seventy one

Pounds

seventy five

Pence, being

for for

planning application at above

Noellen O'Keefe

Cashier

S. CAREY
Principal Officer

(Sd) 4

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0166

Date : 15th February 1991

Our Ref.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Date

Dear Sir/Madam,

- DEVELOPMENT : Change of use from existing shop to Take-Away at ground Floor
- LOCATION : Unit 2, 53 Main Street, Rathfarnham.
- APPLICANT : Colmin Enterprises Ltd.
- APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 14th February 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Paul C Mealy Dip Arch MRIAI.,
Main Street,
Celbridge,
Co. Kildare.

**Paul C. Mealy Dip. Arch. M.R.I.A.I.
Consulting Architect
Main Street, Celbridge,
County Kildare.**

VAT Reg. No: 4696117R

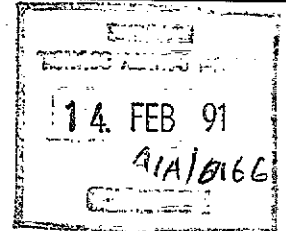
Fax: 01-627 1695
Telephone: 01-627 1219

Your ref:

My ref: 622PCM.001

Date: 12.2.91

Dublin County Council,
Planning Dept.,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.



**RE: PROPOSED TAKE-AWAY AT UNIT 2,
GROUND FLOOR, 53, MAIN STREET, RATHFARNHAM, DUBLIN 14 -**

APPLICANT: COLMIN ENTERPRISES LIMITED

Dear Sirs,

On behalf of my Client, Colmin Enterprises Limited, I wish to apply for planning permission and bye-law approval for a change of use from existing shop to take-away at the above premises. I enclose the following:

- a) Completed application form.
- b) My Client's cheque for £141.75.
- c) Drawings 622|001-005 inclusive (four copies).
- d) Drainage specification (four copies).
- e) Newspaper advertisement, Irish Press, 12.2.91.

This application is for a change of use only and no structural or material alterations are envisaged in this change of use with the exception of the installation of a grease trap and ventilation equipment.

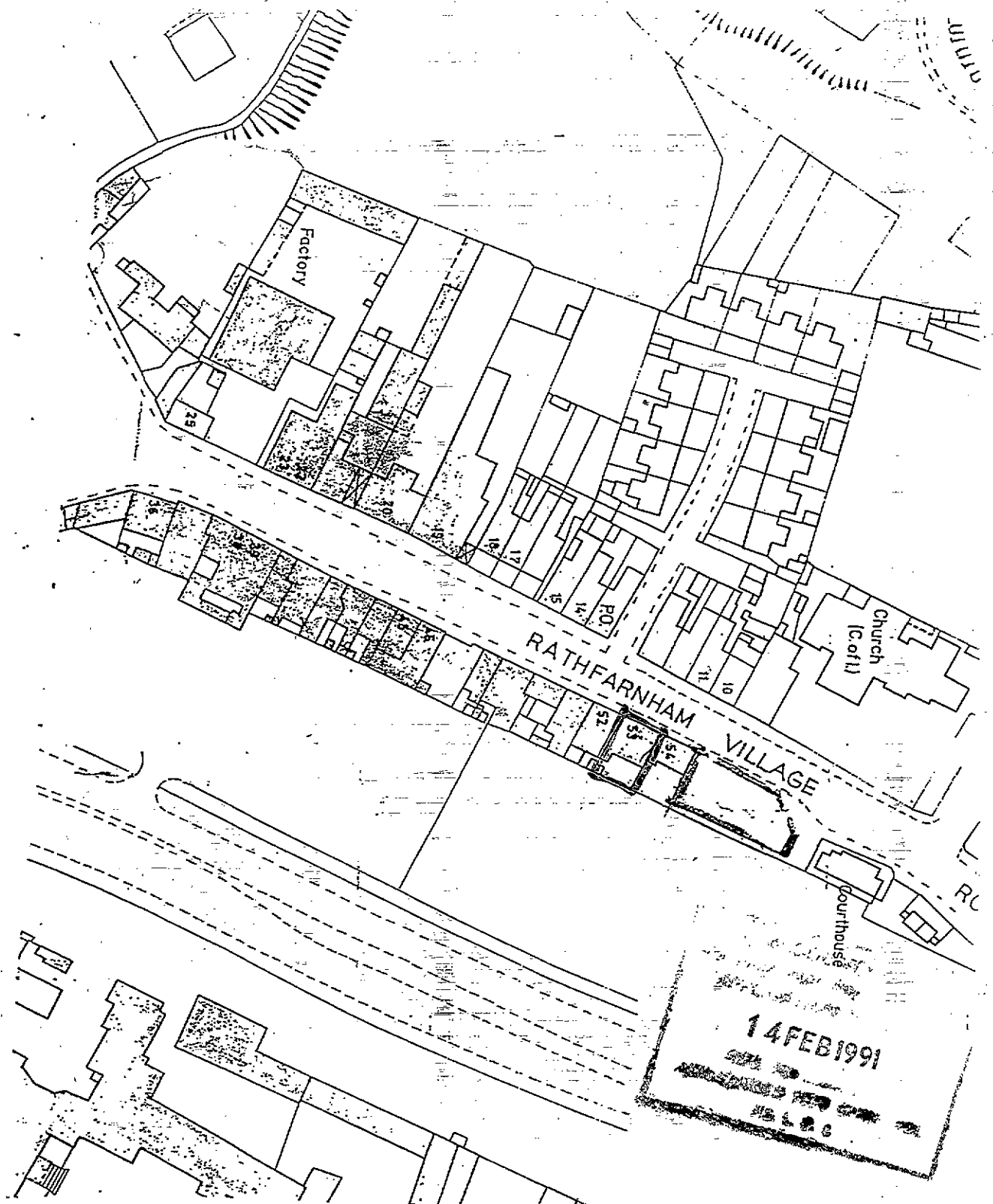
Bye-law application is being applied for in relationship to the alterations to the drainage and the inclusion of the grease interceptor.

Yours faithfully,

Paul C. Mealy Dip. Arch. M.R.I.A.I.

Encl.

Page 1 of 1

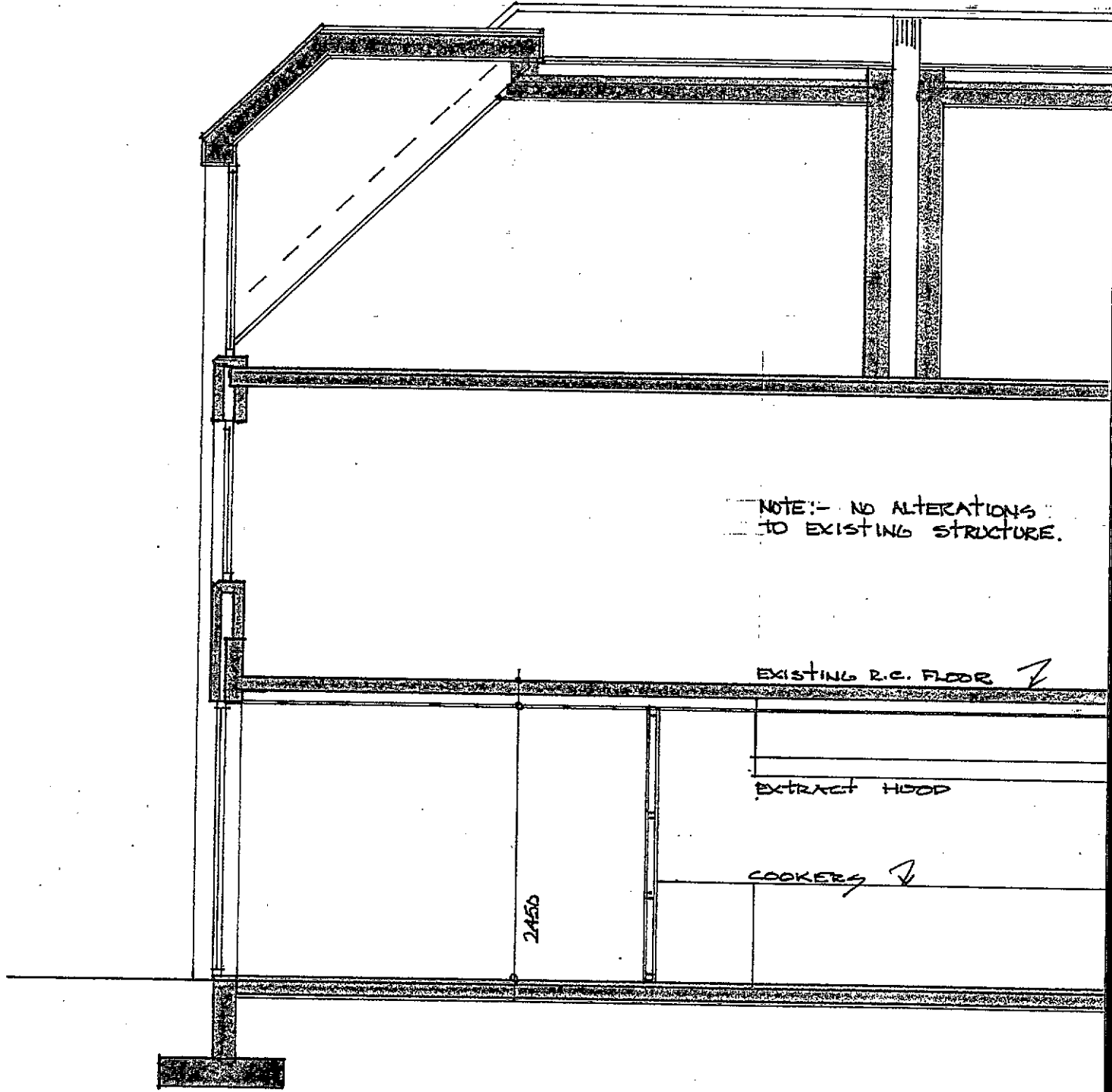


NO	Date	Revisions

- 1 Copyright Reserved
- 2 Builder to check all levels and dimensions
- 3 Work to figured dimensions only
- 4 Refer to consultant's drawings where appropriate
- 5 Check size of all proprietary items with manufacturer and fix in accordance with their instructions
- 6 Refer all discrepancies to architect for direction

Job: TAKE-AWAY AT NO. 53
 MAIN STREET RATHFARNHAM
 Client: COLMAN ENTERPRISES LTD
 Dwg title: SITE LOCATION MAP
 Scale: _____
 Date: FEB 1991
 Dwg No: 622/005
 Dwg Ref: _____

Paul C. Masaly Dip. Arch. M.R.I.A.I.
 Consulting Architect,
 Main Street, Celbridge, Co. Kildare.
 Telephone: 01-6271219 Fax: 01-6271695



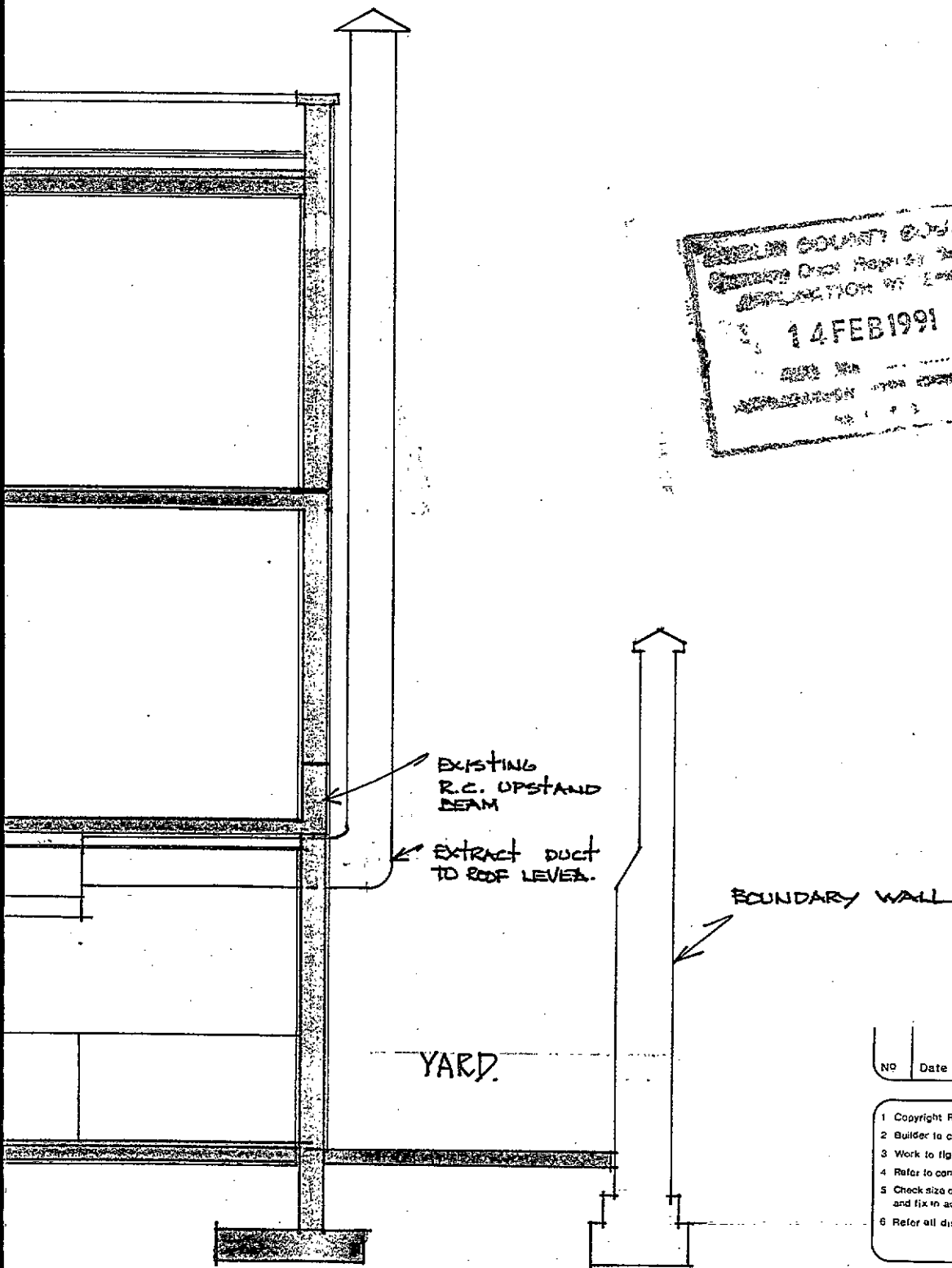
NOTE:- NO ALTERATIONS TO EXISTING STRUCTURE.

EXISTING R.C. FLOOR ↓

EXTRACT HOOD

COOKERS ↓

2450



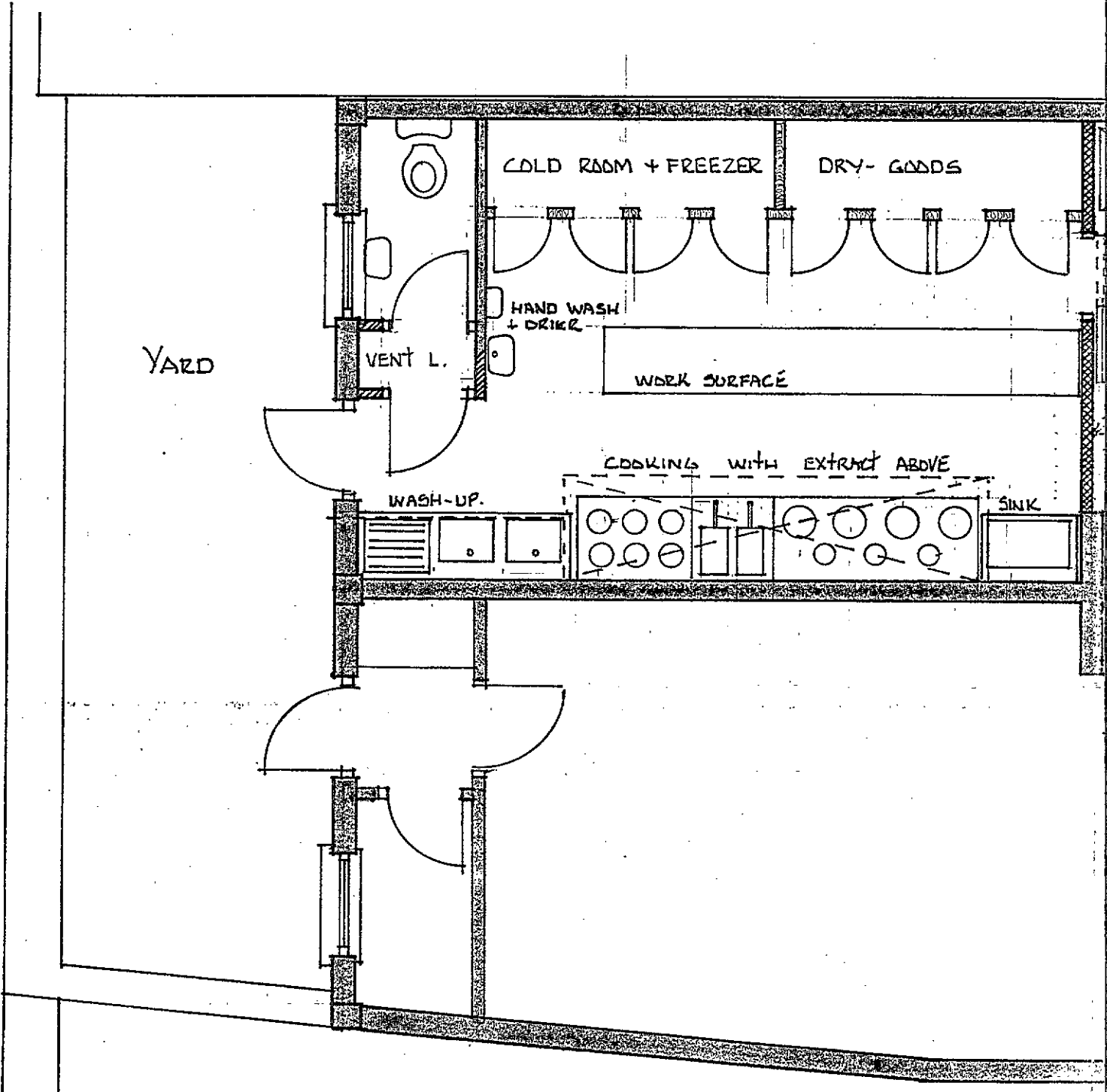
DUBLIN COUNTY COUNCIL
 Building Dept. Planning Section
 APPLICATION NO. 14/91
 14 FEB 1991

No	Date	Revisions

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Job: TAKE-AWAY AT NO 53
 MAIN STREET RATHFARNHAM
 Client:
 CDLMIN ENTERPRISES LTD
 Drg title:
 SECTION
 Scale: 1:50
 Date: FEB 1991
 Drg No: 622/004
 Org Ref:

Paul C. Mealy Dip. Arch. M.R.I.A.I.
 Consulting Architect,
 Main Street, Celbridge, Co. Kildare.
 Tel: 01-6271210 Fax: 01-6271695



YARD

COLD ROOM + FREEZER

DRY-GOODS

HAND WASH + DRIER

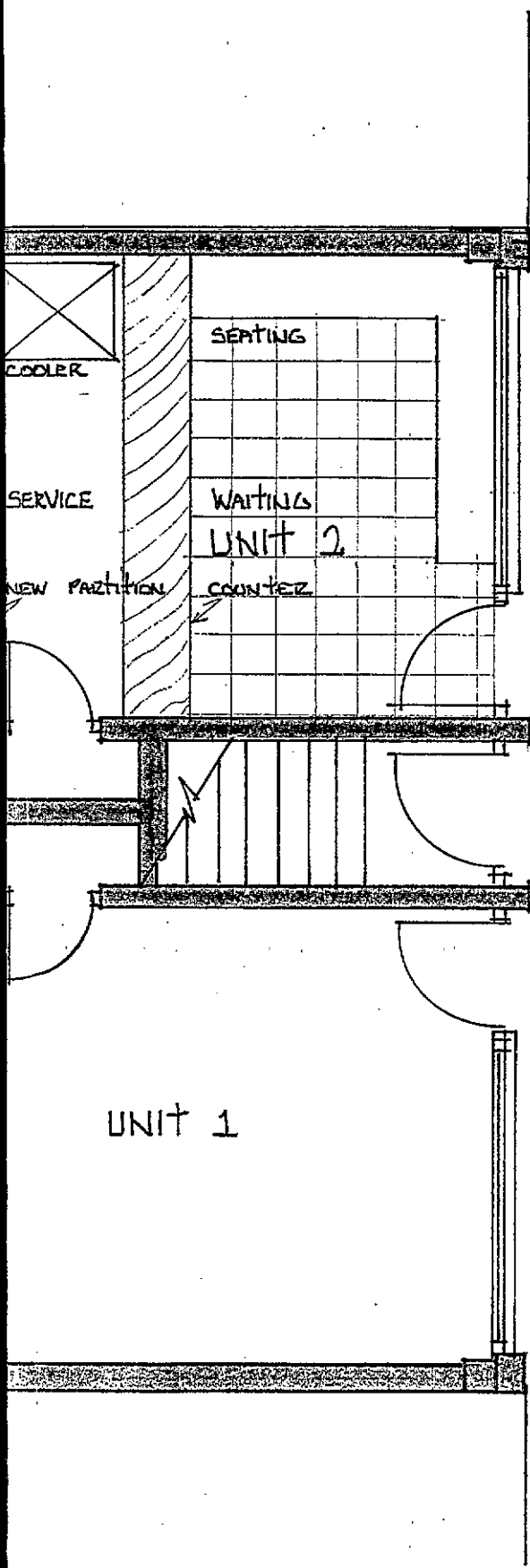
VENT L.

WORK SURFACE

WASH-UP.

COOKING WITH EXTRACT ABOVE

SINK



PAVEMENT

ROAD

PAUL C. MEALY CONSULTING ARCHITECTS
 PROVIDING DESIGN SERVICES
 14 FEB 1991
 91A/6166

No	Date	Revisions

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Job: TAKE-AWAY AT NO 53
 MAIN STREET RATHFARNHAM

Client:
 COLMIN ENTERPRISES LTD.

Drg title:
 FLOOR PLAN

Scale: 1:50
 Date: FEB 1991
 Drg Ref: 622/001

Paul C. Mealy Dip. Arch. M.R.I.A.I.
 Consulting Architect,
 Main Street, Celbridge, Co. Kildare.
 Telephone: 01-6271219 Fax: 01-6271695

UNIT 1

SEATING

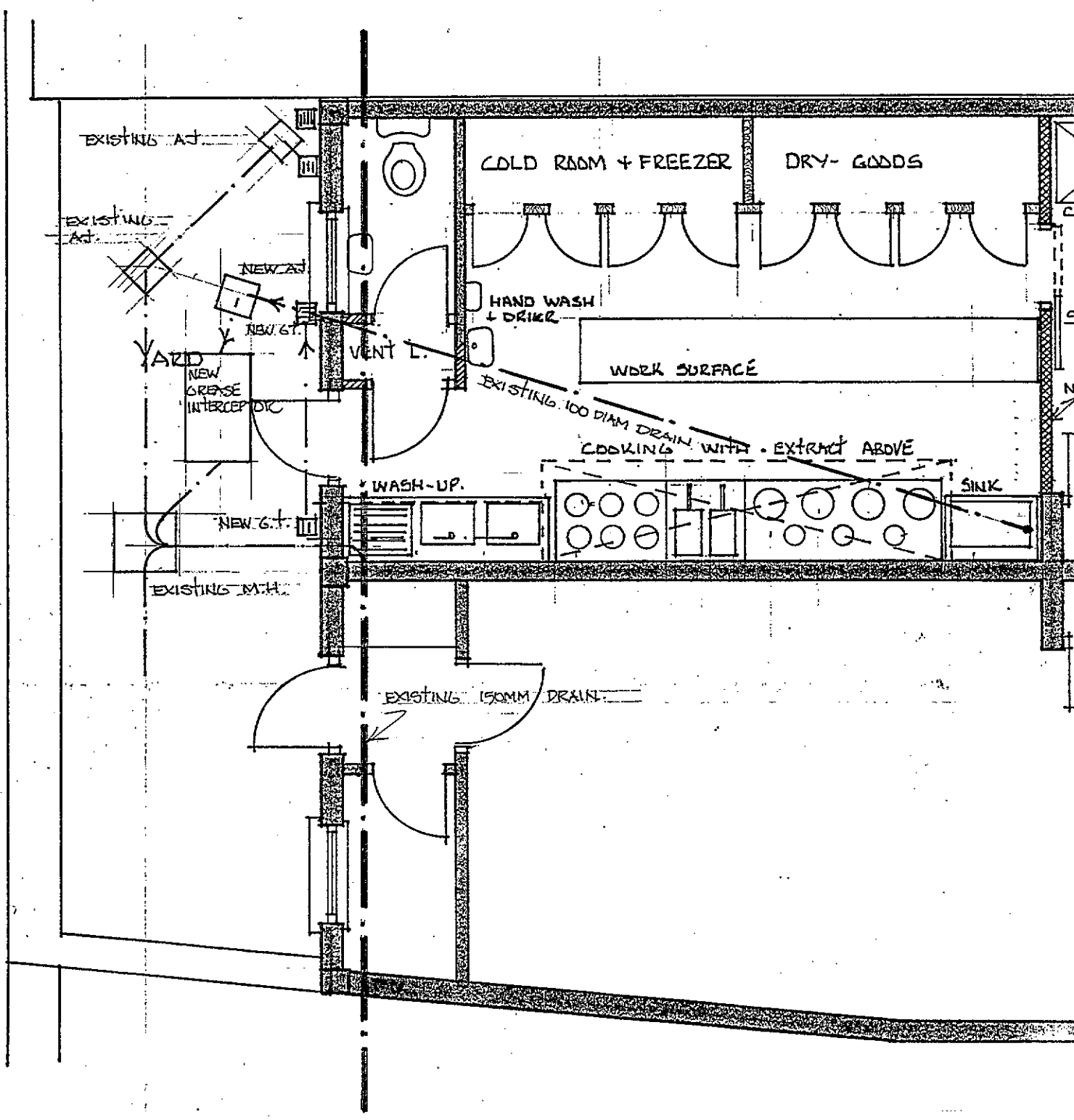
WAITING
 UNIT 2

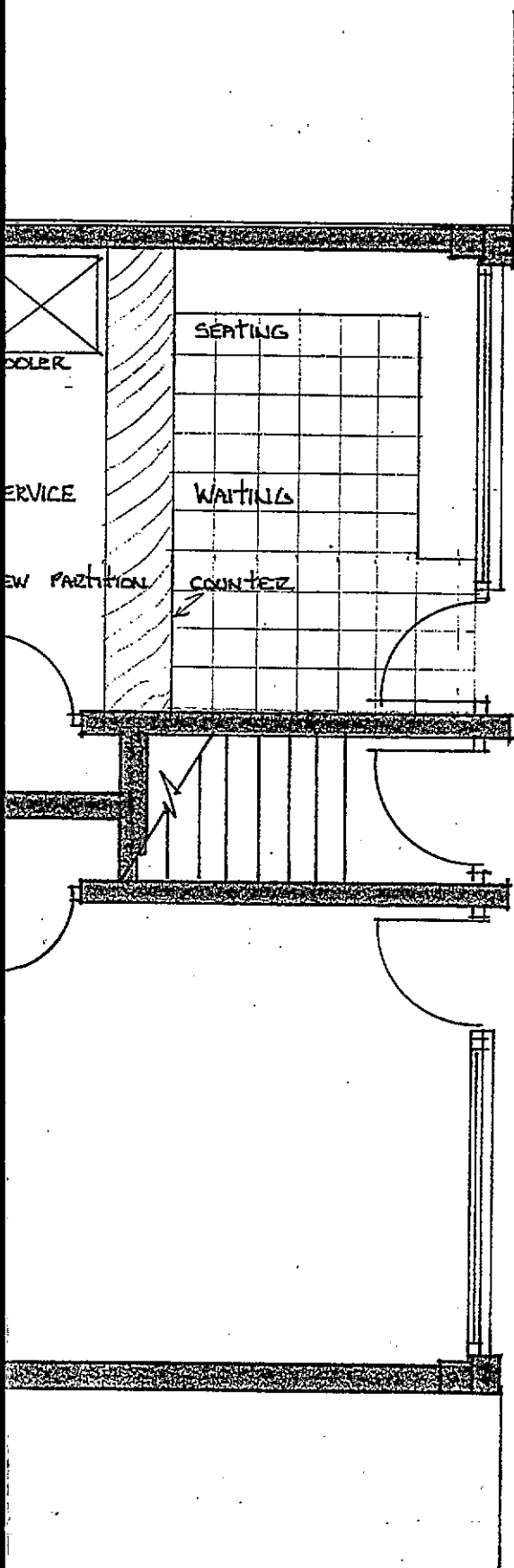
COUNTER

COOLER

SERVICE

NEW PARTITION





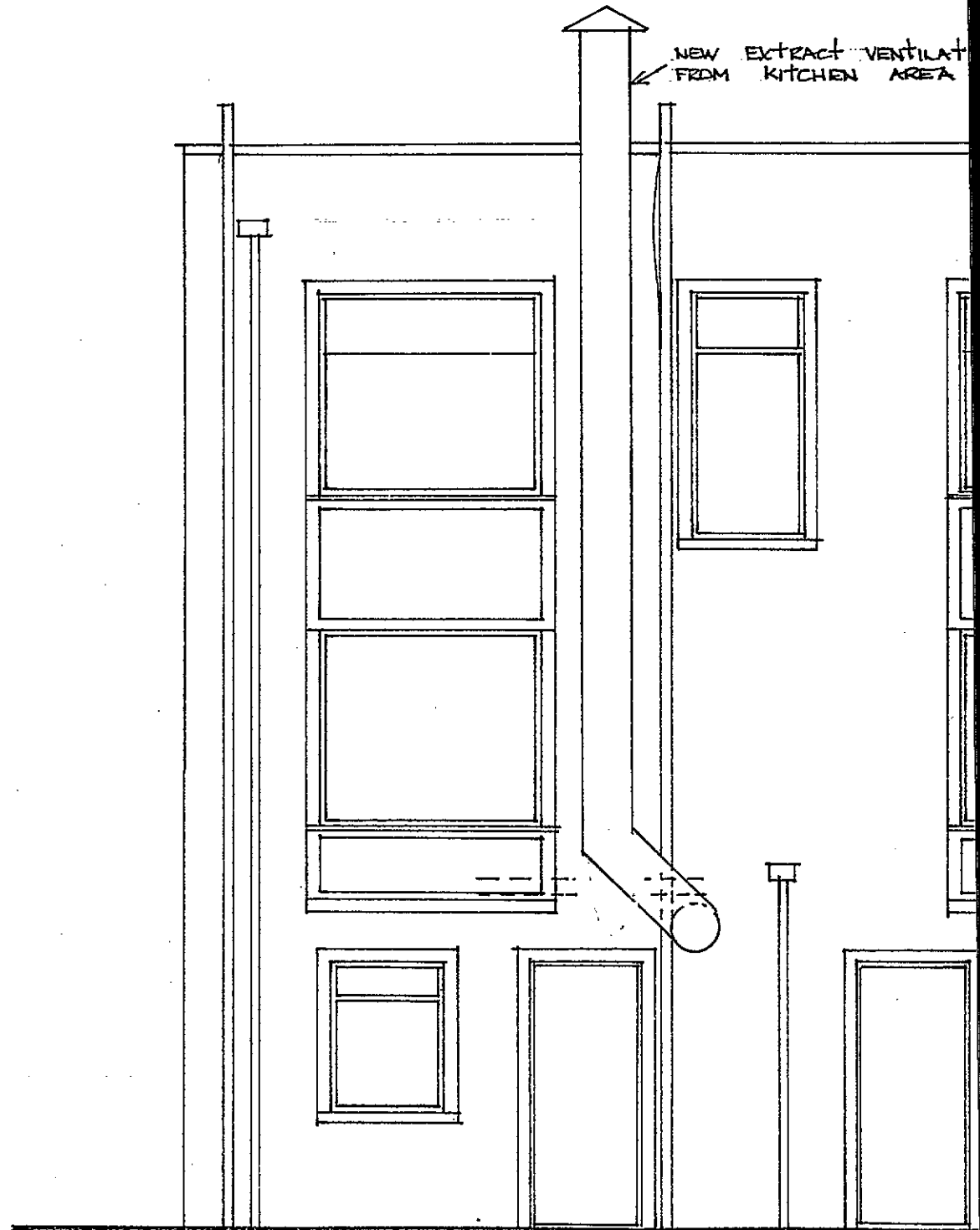
COUNTY COUNCIL
 14 FEB 1991
 97A/0166

No	Date	Revisions

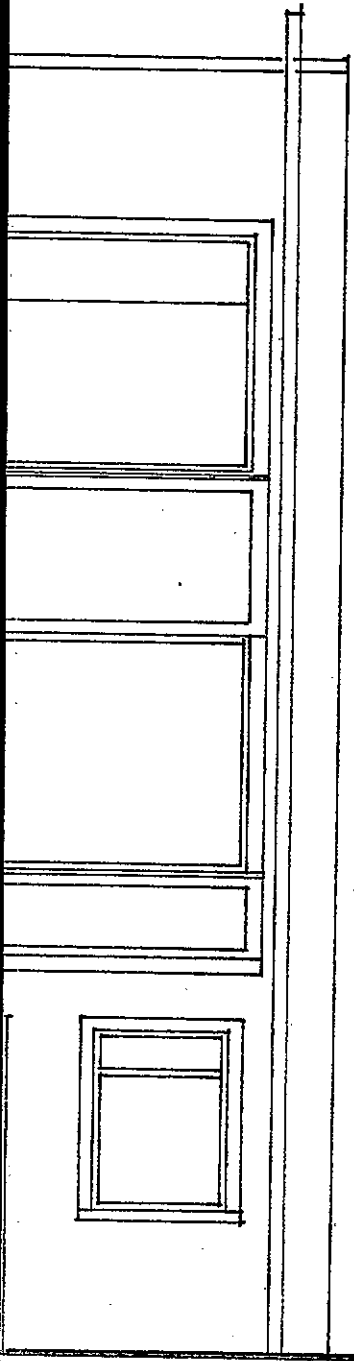
- 1 Copyright Reserved
- 2 Builder to check all levels and dimensions
- 3 Work to figured dimensions only
- 4 Refer to consultant's drawings where appropriate
- 5 Check size of all proprietary items with manufacturer and fix in accordance with their instructions
- 6 Refer all discrepancies to architect for direction

Job: TAKE-AWAY AT NO 53
 MAIN STREET RATHFARNHAM
 Client:
 COLMIN ENTERPRISES LTD.
 Org title:
 FLOOR PLAN / DRAINAGE
 Scale: 1:50
 Date: FEB 1991
 Org Ref: 622/002

Paul C. Mealy Dip. Arch. M.R.I.A.I.
 Consulting Architect,
 Main Street, Celbridge, Co. Kildare.
 Telephone: 01-6271219 Fax: 01-6271695



DN



NO ALTERATIONS TO EXISTING ELEVATIONS.

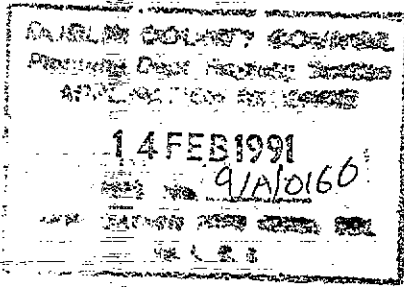
THE COUNTY ARCHITECTS
 14 FEB 1991
 96/16/66
 R. C. S.

No	Date	Revisions

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Job: TAKE AWAY AT NO 53
 MAIN STREET RATHFARNHAM
 Client: COLMIN ENTERPRISES LTD.
 Drg title: REAR ELEVATION
 Scale: 1:50
 Date: FEB 1991
 Drg Ref: 622/03

Paul C. Mealy Dip. Arch. M.R.I.A.I.
 Consulting Architect,
 Main Street, Celbridge, Co. Kildare.
 Telephone: 01-627 1219 Fax: 01-627 1695



DRAINAGE

Surface Water

Construct all roofs to fall to eaves gutters.

Rain Water Pipes

Provide rain water pipes as shown which shall discharge directly over a gully trap or into a back inlet gully trap above the level of the water therein. Such gully trap shall be connected to a surface water drain or sewage pipe where the existing system is a combined system.

Drains

Drains shall be UPVC, cast iron or impermeable glazed ware. They shall be 100mm min. internal diameter and laid to continuous falls of not less than 1:60 or more than 1:30 with bends and junctions splayed in the direction of flow.

The drain shall be laid on a bed of concrete at least 100mm thick and projecting at least 75mm on each side of the drain. The concrete shall be filled in so that it shall extend to the full width of the bed and shall be haunched up not less than $\frac{1}{2}$ the external diameter of the pipe.

A.J.'s and Manholes

Armstrong junctions or manholes as suitable shall be provided at each change in direction or gradient and at such spacings and dimensions as to permit easy cleaning of the system.

Drains under buildings

Drains shall not be taken under any buildings unnecessarily, but where this is unavoidable, pipes shall be stoneware and shall be bedded and surrounded in concrete at least 150mm thick and shall be laid in straight lines.

Form ducts through rising walls or foundations as necessary to avoid damage to drains.

Inlets to drains

No inlet to a drain shall be made within a building except from any soil or any waste water fitment connected directly to such drain.

Inlets to be trapped

Every inlet, other than a ventilating pipe, to a drain shall be properly trapped by means of a trap capable of maintaining a water seal of 50mm where such inlet has an internal diameter of not less than 75mm and 75mm seal where such inlet has an internal diameter of not less than 75mm.

Ventilation of drains

All drains shall have efficient through ventilation to the external air and a ventilation pipe of 100mm internal diam shall be provided at the head of the drain terminating over eaves level or to 1m over the head of the highest window within 4m of the vent and shall be fitted with a suitable cowl.

Soil Pipes and Soil Ventilating Pipes

Every soil and soil ventilating pipe shall be at least 100mm diam and shall be easily accessible, protected from damage and shall be securely fixed without unnecessary bends or angles and shall continue up and be vented as previously described.

Waste Pipes and Gully Traps

Waste pipes from a waste water fitment shall be taken through the external wall and shall discharge in the open air over a gully trap or into a gully trap above the level of the water therein. The fitment shall be fitted with an efficient trap.