

BYE LAW APPLICATION FEES

REF. NO.: 910/2052 CERTIFICATE NO.: 17115B
 PROPOSAL: Conversion of 1st floor office/stor to lounge/staircase, toilet, office,
 LOCATION: Rathcoole Inn, Main St, Rathcoole entrance lobby
 APPLICANT: J. Graham + M. Mc Donald

	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)	@ £55					
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose <u>48.0m²</u>	@ £3.50 per M ² or £70	<u>£168</u>	<u>£168</u>	<u>—</u>		
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
E	Petrol Filling Station	@ £100					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: [Signature] Grade: D/II Date: 8/1/92
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: 7/1/92
 Columns 2,3,4,5,6 & 7 Certified: Signed: Molten Grade: CB Date: 7/1/92
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/2052

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 1260 sq ft
MEASURED BY: J.Y. 8/1/92

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ / DATED

1260
1000 @ 750

ENTERED IN CONTRIBUTIONS REGISTER:

375
945

945

Carroll

£ 3000

(condition of street)

14/5/92

DEVELOPMENT CONTROL ASSISTANT GRADE

PLANNING APPLICATION FEES

Reg. Ref. 910/2052

Cert. No. 27525

PROPOSAL Conversion of 1st floor office/stor. to lounge/staircase, toilet office

LOCATION Rathcoole Inn, Main St., Rathcoole entrance by

APPLICANT J. Graham + M. McDonald

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	£132				
2	Domestic	£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres 117.0m	@£1.75 per m2 or £40	204.75	204.75	/	
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: J. Graham Date: 8/1/92

Column 1 Endorsed: Signed: Grade: Date:

Columns 2,3,4,5,6 & 7 Certified: Signed: M. McDonald Date: 7/1/92

Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade: Date:

P/2153/92

Newfile
CN8435II

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

CONTRIBUTION:	
Standard:	1945
Rate:	3000
Open Space:	
Other:	
SECURITY:	
Bond / C.I.F.:	
Cash:	

SOUTH ~~DUBLIN~~ COUNTY

Register Reference : 91A/2052

Date Received : 19th March 1992

Correspondence : F. Colbert,
Name and : 169 Forest Hills,
Address : Rathcoole,
Co. Dublin.

Development : Conversion of first floor store/office to lounge,
erection of 2 storey toilet/office at gable and
entrance lobby at side

Location : Rathcoole Inn, Main Street, Rathcoole

Applicant : J. Graham & M. McDonald

App. Type : Permission

Zoning : To protect and provide for the development of agriculture

Floor Area : 116.27sq.metres

(GB/DK)

Report of the Dublin Planning Officer dated 13th May, 1992.

This application is for PERMISSION.

The proposal consists of conversion of first floor store/office to lounge,
erection of 2-storey toilet/office at gable, and entrance lobby at side of
Rathcoole Inn, Main Street, Rathcoole.

The area in which the site is located is zoned with the objective "to provide
for the further development of agriculture." The site area is stated to be
2,399 sq. m. The extension area proposed is 47.27 sq. m; a further 69 sq. m.
would be converted from existing use.
The building would be finished to match the existing, including the thatched
roof.

PLANNING HISTORY

WA 1104 - Refusal for shop and extension to Rathcoole Inn.

WA 1740 - Additional information sought on application for Betting Shop.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2052

Page No: 0002

Location: Rathcoole Inn, Main Street, Rathcoole

Additional Information never submitted.

WA 2181 - Refusal for 6 shop units.

XA 397 - Permission for bar extension kitchen/bathroom at Rathcoole Inn.

XA 398 - Permission from An Bord Pleanála for Bookmakers Shop/Store. Exact location of this structure uncertain, but it appears to be adjoining the Inn.

85A-1321 - Refusal for function room and extension at Inn.

88A-1084 - Permission for retention of boundary wall.

89A-1200 - Permission for retention of extensions and alterations at Inn.

90A-0011 - Permission for extensions to Inn.

91A-1135 - Refusal by County Council for Turf Accountants Shop and satellite dish in the car parking area of the Public House. ~~currently on appeal.~~
Permission granted on appeal.

CAR PARKING

The floor area of the buildings to be retained within the site is stated to be 570 sq. m. Combined with the proposed extensions and conversions, there would be a total of 686.27 sq. m.

The Development Plan requirement for public houses/lounge bars/function rooms is 2 car parking spaces per 8 sq. m. This development would thus require 171 spaces. No car parking layout is provided.

The site boundary includes the area which is the subject of a current appeal 91A-1135. If permission is granted by An Bord Pleanála there would be implications for the available parking space. Although the current proposal would require an additional 29 spaces, the planning authority would not demand strict adherence to the Development Plan standards for car parking, given that demand would probably be limited in the area. In 90A-0011 a total of 25 spaces were considered acceptable.

However, to prevent further problems (a) in relation to confusion over site boundaries and (b) to minimise on street car parking, it is essential that the car parking area be clarified.

This requirement is confirmed in the report from Roads Department dated 30th January, 1992.

There is no report on file from Sanitary Services.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2052

Page No: 0003

Location: Rathcoole Inn, Main Street, Rathcoole

Additional information was requested from the applicant with regard to the following:

1. Applicant to clarify the site boundaries relating to the Rathcoole Inn, and to the Turf Accountants shop for which permission was sought under Reg. Ref. 91A-1135, currently on appeal to An Bord Pleanála.
2. Applicant to provide a site layout plan clearly indicating the car parking space to be provided to serve the existing and proposed development.
3. Applicant to provide full details of ladies and gents toilets in the premises, and indicate the accessibility of facilities for the disabled.

This information has now been submitted.

Roads Department remain dissatisfied with the car parking layout provided and still require alterations. However, permission could now be recommended.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963 - 1991, subject to the following () conditions :-

CONDITIONS / REASONS

01 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 on 19.03.1992 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.

02 That all external finishes harmonise in colour and texture with the existing premises.

REASON: In the interest of visual amenity.

P.c. 03 No development shall commence until the applicant agrees a revised parking layout ^{within the site as outlined in red} with Roads Department. All spaces to be set out and marked on site, to the satisfaction of the Roads Department.

03 REASON: In the interest of the proper planning and development of the area.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/2052

Page No: 0004

Location: Rathcoole Inn, Main Street, Rathcoole

04 A financial contribution, in the sum of money equivalent to the value of £3,000 (i.e. 15 no. car parking spaces x £200/space as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of improvements to the public footpaths, kerbs, signage and road stripage in the immediate area serving this development. *This contribution to be paid prior to the commencement of the proposed*

04 REASON: In the interest of the proper planning and development of the area.

04 Water supply and drainage ^{arrangements} shall be to the satisfaction of the Co. Council Sanitary Services Department.

04 REASON: In order to comply with the San. Servs. Acts 1878-1964

05 That a financial contribution in the sum of £945. be paid by the proposer to Dublin County Council towards the provision of public services in the area of the proposed development and which will facilitate this development; this contribution to be paid prior to the commencement of development on site.

REASON: In the interest of the proper planning and development of the area.

Richard Connors SEP
for Dublin Planning Officer

14/5/92

Endorsed: *[Signature]*
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1991 to GRANT PERMISSION for the above proposal subject to the (5) conditions set out above is hereby made.

Dated: *15th* MAY, 1992.

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager. dated *15th February 1992*

[Signature]
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

P/741/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

B E L G A R D

Register Reference : 91A/2052

Date Received : 23rd December 1991

Correspondence : T. Colbert,
Name and : 169 Forest Hills,
Address Rathcoole,
Co. Dublin.

Development : Conversion of first floor store/office to lounge,
erection of 2 storey toilet/office at gable and
entrance lobby at side

Location : Rathcoole Inn, Main Street, Rathcoole

Applicant : J. Graham & M. McDonald

App. Type : Permission

Zoning : 'B'

Floor Area : 47.27 sq. metres *extension*
69.00 " " *conversion*

(GB/DK)

Report of the Dublin Planning Officer dated ~~17th February, 1992~~ *12/5/92*

This application is for PERMISSION.

The proposal consists of conversion of first floor store/office to lounge, erection of 2-storey toilet/office at gable, and entrance lobby at side of Rathcoole Inn, Main Street, Rathcoole.

The area in which the site is located is zoned with the objective "to provide for the further development of agriculture." The site area is stated to be 2,399 sq. m. The extension area proposed is 47.27 sq. m; a further 69 sq. m. would be converted from existing use.

The building would be finished to match the existing, including the thatched roof.

PLANNING HISTORY

WA 1104 - Refusal for shop and extension to Rathcoole Inn.

WA 1740 - Additional information sought on application for Betting Shop. Additional Information never submitted.

WA 2181 - Refusal for 6 shop units.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

XA 397 - Permission for bar extension kitchen/bathroom at Rathcoole Inn.

XA 398 - Permission from An Bord Pleanála for Bookmakers Shop/Store. Exact location of this structure uncertain, but it appears to be adjoining the Inn.

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88A-1084 - Permission for retention of boundary wall.

89A-1200 - Permission for retention of extensions and alterations at Inn.

90A-0011 - Permission for extensions to Inn.

91A-1135 - Refusal by County Council for Turf Accountants Shop and satellite dish in the car parking area of the Public House. Currently on appeal. *Perm*

** granted on appeal -*

CAR PARKING

The floor area of the buildings to be retained within the site is stated to be 570 sq. m. Combined with the proposed extensions and conversions, there would be a total of 686.27 sq. m.

The Development Plan requirement for public houses/lounge bars/function rooms is 2 car parking spaces per 8 sq. m. This development would thus require 171 spaces. No car parking layout is provided.

The site boundary includes the area which is the subject of a current appeal 91A-1135. If permission is granted by An Bord Pleanála there would be implications for the available parking space. Although the current proposal would require an additional 29 spaces, the planning authority would not demand strict adherence to the Development Plan standards for car parking, given that demand would probably be limited in the area. In 90A-0011 a total of 25 spaces were considered acceptable.

However, to prevent further problems (a) in relation to confusion over site boundaries and (b) to minimise on street car parking, it is essential that the car parking area be clarified.

This requirement is confirmed in the report from Roads Department dated 30th January, 1992. //There is no report on file from Sanitary Services.

was
~~I recommend that~~ ADDITIONAL INFORMATION ~~be~~ requested from the applicant with regard to the following:-

01 Applicant to clarify the site boundaries relating to the Rathcoole Inn, and to the Turf Accountants shop for which permission was sought under

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref. 91A/1135, currently on appeal to An Bord Pleanála.

- 02 Applicant to provide a site layout plan clearly indicating the car parking space to be provided to serve the existing and proposed development.
- 03 Applicant to provide full details of ladies and gents toilets in the premises, and indicate the accessibility of facilities for the disabled.

This info has now been submitted.

Roads Dept remain dissatisfied with the car parking layout provided, and still require alterations. However, perm. could now be recommended.

Perm. Recan -

(1) Std -

(2) BBL

(3) Ext. finish

(4) No development shall commence until the applicant agrees a revised



~~152~~ The applicant should be conditioned to agree a revised car parking layout with Roads Department. All spaces to be set out and marked on site, to the satisfaction of the Roads Department.

5. A financial contribution, in the sum of money equivalent to the value of £3000 (i.e. 15 No. car parking spaces x £200/space as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of improvements to the public footpath, kerbs, signage and road stripage in the immediate area serving this development.

SS + CW

Ⓢ

Register Reference : 91A/2052

Date : 11th January 1992

Development : Conversion of first floor store/office to lounge,
erection of 2 storey toilet/office at gable and
entrance lobby at side

LOCATION : Rathcoole Inn, Main Street, Rathcoole

Applicant : J. Graham & M. McDonald

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : G. BOOTHMAN

Date Recd. : 23rd December 1991

**PLANNING DEPT.
DEVELOPMENT CONTROLS.**

Date 25.02.92

Time 4.00

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

16 JAN 1992

SAN SERVICES

Date received in sanitary services

.....
for PRINCIPAL OFFICER

.....
FOUL SEWER

Available - existing system.

.....
SURFACE WATER

Available - existing system.

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

**DUBLIN Co. COUNCIL
SANITARY SERVICES**

25 FEB 1992

[Signature] 27/2/92

[Signature]

*ques
SS + CW*

Register Reference : 91A/2052

Date : 11th January 1992

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	25.02.92
Time	4.00

.....

ENDORSED _____ DATE _____

WATER SUPPLY. water available for zoned use. 24 hour storage to be provided. P.J. Spin
28/1/92
A. H. A. S. S. R.
28/1/92

.....

ENDORSED [Signature] DATE 20/2/92

RECEIVED
SANITARY
25 FEB 1992
Returned: [Signature]

P/741/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/2052

Date Received : 23rd December 1991

Correspondence : T. Colbert,
Name and : 169 Forest Hills,
Address Rathcoole,
Co. Dublin.

Development : Conversion of first floor store/office to lounge,
erection of 2 storey toilet/office at gable and
entrance lobby at side

Location : Rathcoole Inn, Main Street, Rathcoole

Applicant : J. Graham & M. McDonald

App. Type : Permission

Zoning : 'B'

Floor Area : 47.27 sq.metres *extension*
69 00 " *conversion*

(GB/DK)

Report of the Dublin Planning Officer dated 17th February, 1992.

This application is for PERMISSION.

The proposal consists of conversion of first floor store/office to lounge,
erection of 2-storey toilet/office at gable, and entrance lobby at side of
Rathcoole Inn, Main Street, Rathcoole.

The area in which the site is located is zoned with the objective "to provide
for the further development of agriculture." The site area is stated to be
2,399 sq. m. The extension area proposed is 47.27 sq. m; a further 69 sq. m.
would be converted from existing use.

The building would be finished to match the existing, including the thatched
roof.

PLANNING HISTORY

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WA 1740 - Additional information sought on application for Betting Shop.
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COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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91A-1135 - Refusal by County Council for Turf Accountants Shop and satellite dish in the car parking area of the Public House. Currently on appeal.

CAR PARKING

The floor area of the buildings to be retained within the site is stated to be 570 sq. m. Combined with the proposed extensions and conversions, there would be a total of 686.27 sq. m.

The Development Plan requirement for public houses/lounge bars/function rooms is 2 car parking spaces per 8 sq. m. This development would thus require 171 spaces. No car parking layout is provided.

The site boundary includes the area which is the subject of a current appeal 91A-1135. If permission is granted by An Bord Pleanála there would be implications for the available parking space. Although the current proposal would require an additional 29 spaces, the planning authority would not demand strict adherence to the Development Plan standards for car parking, given that demand would probably be limited in the area. In 90A-0011 a total of 25 spaces were considered acceptable.

However, to prevent further problems (a) in relation to confusion over site boundaries and (b) to minimise on street car parking, it is essential that the car parking area be clarified.

This requirement is confirmed in the report from Roads Department dated 30th January, 1992. //There is no report on file from Sanitary Services.

I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:-

- 01 Applicant to clarify the site boundaries relating to the Rathcoole Inn, and to the Turf Accountants shop for which permission was sought under

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref. 91A/1135, currently on appeal to An Bord Pleanála.

- 02 Applicant to provide a site layout plan clearly indicating the car parking space to be provided to serve the existing and proposed development.
- 03 Applicant to provide full details of ladies and gents toilets in the premises, and indicate the accessibility of facilities for the disabled.

LJB

Richard... Quinn... SR
for Dublin Planning Officer
18.2.92

[Signature]
Endorsed:.....
for Principal Officer

Order: I direct that ADDITIONAL INFORMATION be requested from the applicant for Permission as set out in the above report and that notice thereof be served on the applicant.

Dated : 19th FEBRUARY 1992

[Signature]
.....
ASSISTANT COUNTY MANAGER/~~APPROVED OFFICER~~

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 1991.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/2052.
DEVELOPMENT: Public House.
LOCATION: Rathcoole Inn.
APPLICANT: J. Graham & M. McDonald.
DATE LODGED: 23.12.91.

The proposal is for conversion (69 sq. metres) and extension (47 sq. metres) at Rathcoole Inn. A previous application (Reg. Ref: 90A/11) showed substandard off-street parking with respect to Development Plan Standards.

The present proposal shows no car parking layout. However, the site outlined in red is larger than previously shown and the additional area is surfaced with stone. This area appears to be available for use as a car park.

Additional information should be requested as follows:-

1. Applicant to show how he can provide car parking to development plan standards. Applicant to submit a car parking layout showing the works proposed including marking of the parking spaces.

Note: (A contribution of £200 per additional car space required to be conditioned at permission stage. Additionally £800 per deficient car space if any).

GC/BMCC
29.1.92.



SIGNED: Garrett Curran
DATE: 29/1/92

ENDORSED: C. P. K.
DATE: 20/1/92

AP 15/5



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

T. Colbert,
169, Forest Hills,
Rathcoole,
Co. Dublin.

Our Ref. 91A-2052 ✓
Your Ref.
Date 15 May 1992

Re: Conversion of first floor store/office to lounge, erection of 2 storey toilet/office at gable and entrance lobby at side of Rathcoole Inn, Main Street, Rathcoole for J. Graham and M. McDonald.

I, the undersigned, hereby acknowledge receipt of Notification of Decision, dated 15 May 1992, in connection with the above.

Signed: _____

On behalf of: (Name) _____
(Address) _____

I hereby certify that the above Notification, dated 15 May 1992, was handed by me to the above signed today.

SIGNED: Diana Colbert
DATED: 18.5.1992

Mary Murphy
18.5.92



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

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1991.

Decision Order Number : P/ 2153 /92 Date of Decision : 15th May 1992

Register Reference : 91A/2052 Date Received : 19th March 1992

Applicant : J. Graham & M. McDonald

Development : Conversion of first floor store/office to lounge,
erection of 2 storey toilet/office at gable and
entrance lobby at side

Location : Rathcoole Inn, Main Street, Rathcoole

Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received :190292//190392

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 in respect of the above proposal.

T. Colbert,
169 Forest Hills,
Rathcoole,
Co. Dublin.

NOTES

1. 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 this decision.

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:—

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

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds).

(c) A party to an appeal making a request to An Bord Pleanana for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanana a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission / approval and 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 an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION / APPROVAL after the withdrawal.

5. Approval of the Council under the Building Bye-Laws must be obtained for new work 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. Approval under the Building Bye-Laws is not applicable to garden walls and entrances etc. Approval under the Building Bye-Laws cannot be obtained in cases involving retention of works previously carried out.



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

Reg.Ref. 91A/2052
Decision Order No. P/ 2153 /91
Page No: 0002

subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- 5 ATTACHED.

signed on behalf of the Dublin County Council.....
for Principal Officer

Date: 18/5/92

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(c) A party to an appeal making a request to An Bord Pleanana for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanana a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission / approval and 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 an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION / APPROVAL after the withdrawal.

5. Approval of the Council under the Building Bye-Laws must be obtained for new work 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. Approval under the Building Bye-Laws is not applicable to garden walls and entrances etc. Approval under the Building Bye-Laws cannot be obtained in cases involving retention of works previously carried out.

Reg.Ref. 91A/2052
Decision Order No. P/ 2153 /91
Page No: 0003



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

C O N D I T I O N S / R E A S O N S

01 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 on 19.03.1992 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.

02 That all external finishes harmonise in colour and texture with the existing premises.

REASON: In the interest of visual amenity.

03 No development shall commence until the applicant agrees a revised parking layout within the site as outlined in red with the Roads Department. All spaces to be set out and marked on site, to the satisfaction of the Roads Department.

03 REASON: In the interest of the proper planning and development of the area.

04 Water supply and drainage arrangements shall be to the satisfaction of the County Councils Sanitary Services Department.

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

05 That a financial contribution in the sum of 945. be paid by the proposer to Dublin County Council towards the provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid prior to the commencement of development on site.

05 REASON: In the interest of the proper planning and development of the area.

NOTES

1. 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 this decision.

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:—

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

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds).

(c) A party to an appeal making a request to An Bord Pleanana for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanana a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission / approval and 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 an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION / APPROVAL after the withdrawal.

5. Approval of the Council under the Building Bye-Laws must be obtained for new work 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. Approval under the Building Bye-Laws is not applicable to garden walls and entrances etc. Approval under the Building Bye-Laws cannot be obtained in cases involving retention of works previously carried out.

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



Bloc 2, Ionad Bheatha na hEireann,
Bloc 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/2052

Date : 23rd March 1992

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

Dear Sir/Madam,

DEVELOPMENT : Conversion of first floor store/office to lounge,
erection of 2 storey toilet/office at gable and
entrance lobby at side

LOCATION : Rathcoole Inn, Main Street, Rathcoole

APPLICANT : J. Graham & M. McDonald

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information
received on 19th March 1992.

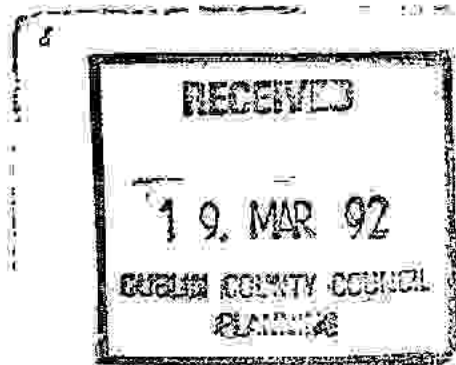
Yours faithfully,

.....

for PRINCIPAL OFFICER

T. Colbert,
169 Forest Hills,
Rathcoole,
Co. Dublin.

The Secretary,
Planning Department,
Dublin Co. Council,
Irish Life Centre,
Abbey Street,
Dublin 1.



169 Forest Hills,
Rathcoole,
Co. Dublin.

91A/2052
2.24.0
A.1.

Re: Conversion of First Floor Store/Office to Lounge, Erection of 2 Storey Toilet/Office at gable and Entrance Lobby at Side of The Rathcoole Inn, Main Street Rathcoole Co. Dublin.

Reg. Ref. No. 91A/2052
Additional Information

Dear Sir;

Please find enclosed revised copies in quadruplicate of drawings for the above as requested your letter dated 19th February 1992.

These drawings consist of :

1. Drawing showing the site boundaries in relation to the Rathcoole Inn and to the site to which the Planning Application Reg. Ref. No. 91A/1135 refers.
2. The drawing mentioned at 1. above also includes the car parking layout.
3. A drawing showing the existing toilet layout and also a drawing showing the proposals to facilitate the disabled in so far as is practicable.
All entrances to the ground floor have ramp access and not steps or have direct access from the footpath with neither step nor ramp.
In the Gents Toilet in the Proposed New Extension the w.c. cubicle has been enlarged to 1600 x 1500 and the door widened to 750mm.
In the existing Ladies Toilet the entrance door to the lobby will be rehung to open away from the inner door to improve the wheelchair access to the Ladies Toilet. The cubicle partitions will be relocated to reduce the size of two cubicles and thus increase the remaining one to 900mm in width.

Yours Faithfully,

T. Colbert.
18th March 1992



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

Decision Order Number : P/ 0741 /92 Date of Decision : 19th February 1992

Register Reference : 91A/2052 Date Received : 23rd December 1991

Applicant : J. Graham & M. McDonald

Development : Conversion of first floor store/office to lounge,
erection of 2 storey toilet/office at gable and
entrance lobby at side

Location : Rathcoole Inn, Main Street, Rathcoole

Dear Sir/Madam,

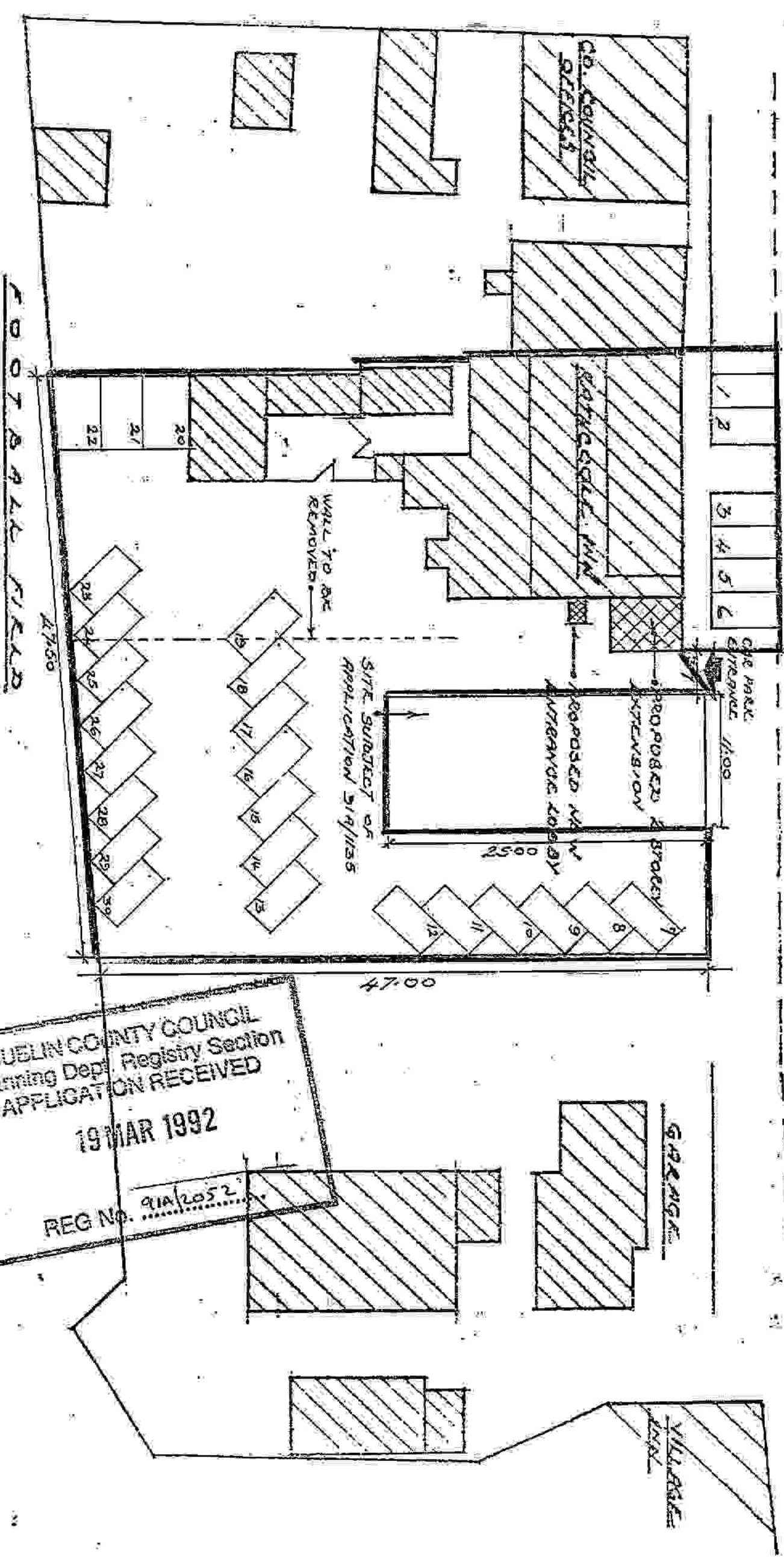
With reference to your planning application, received here on 23.12.91 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1990, the following additional information must be submitted in quadruplicate:-

- 01 Applicant to clarify the site boundaries relating to the Rathcoole Inn, and to the Turf Accountants shop for which permission was sought under Reg. Ref. 91A/1135, currently on appeal to An Bord Pleanala.
- 02 Applicant to provide a site layout plan clearly indicating the car parking space to be provided to serve the existing and proposed development.
- 03 Applicant to provide full details of ladies and gents toilets in the premises, and indicate the accessibility of facilities for the disabled.

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

F. Colbert,
169 Forest Hills,
Rathcoole,
co. Dublin.

SITE PLAN
SCALE 1:500



DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 19 MAR 1992
 REG No. 91A/2052

SPECIFICATION

FOR

WORK TO BE DONE AND MATERIALS TO BE USED

IN

THE ERECTION OF 2 STOREY EXTENSION
AND OTHER SUNDRY WORKS

AT

THE RATHCOOLE INN,
MAIN STREET, RATHCOOLE,

FOR

MESSRS J. GRAHAM & M. McDONALD



T. Colbert Dip. Arch. Tech.,
169 Forest Hills,
Rathcoole,
Co. Dublin.

GENERALLY

- *. All materials to be the best of their respective kinds and as specified and, all things being equal, be of Irish manufacture.
- *. All sand to be clean washed sharp sand.
- *. All cement to be first grade Irish Standard, properly stored and used as specified.
- *. All broken stone or gravel to be clean and free from loam and other vegetable matter.
- *. All concrete blocks to be to Irish Standard Specification from an approved manufacturer and be true to size and have sharp arrises.
- *. All cement mortar to be mixed 5 parts washed sand to 1 part cement.
- *. All lime mortar to be 6 parts washed sand to 1 part lime to 1 part Portland cement.
- *. All lime to be freshly burned roach lime, slaked and run to putty at least 3 weeks before use, or hydrated lime to Irish Standard Specification.
- *. All putty to be best oil putty.
- *. All glass to be 4mm glass unless otherwise stated.
- *. All workmanship to be of first quality and carried out by fully qualified tradesmen, each to his own trade.
- *. The Contractor shall attend upon, cut away for and make good after all trades.
- *. The Contractor shall be responsible for the true and proper setting out of the works and any errors will be made good at the Contractor's own expense.
- *. The Contractor shall be solely responsible for and indemnify the Employer in respect of, and insure against, any liability due to injury to persons, workmen or damage to property.
- *. All floors to be scrubbed, all glass to be cleaned, all pipes gutters, gullies etc., to be cleaned out and the entire works to be left in a clean and tidy condition on completion.

EXCAVATOR

- *. The site for the works to be cleared of soil and vegetable earth to the required depths, and the excavated material removed from site unless otherwise directed.
- *. Excavations for all footings are to be carried down to the same depth as the footings of the existing house or to such lower depths as may be required to reach firm bearing ground, but in no case shall the depth be less than that shown on the drawings.
- *. Bottoms of trenches may be stepped as necessary and shall be perfectly horizontal in all places. Widths of footings shall be not less than those shown on the drawings.
- *. The Contractor shall not pour any foundations until the excavations have been inspected and approved.
- *. The Contractor shall be responsible for upholding the sides of trenches and shall supply all planks and strutting as may be required to ensure this.
- *. Fill in to make up levels under concrete bed with a layer of broken stone to pass a 100 ring and not less than 100 deep. Where the depth of hardcore exceeds this, it must be laid in layers 100 deep, fully consolidated before concrete is poured.
- *. Excavate for lines of drains as and where shown. Cuttings to be at least 600 wider than the pipes and to the depths as necessary to provide the correct falls, but in no case shall the trench be less than 600 deep.

CONCRETOR

- *. The cement shall be from an approved source and comply in all respects to the relevant Irish Standard Specification. It shall be delivered in the original sealed bags and be stored in a proper manner to avoid deterioration.
- *. The fine aggregate shall consist of well graded coarse sand mainly passing a 5mm sieve test.
- *. The all-in aggregate shall consist of aggregate containing a proportion of material of all sizes as obtained from the pit, or referred to as 5mm aggregate.
- *. Coarse aggregate shall consist of natural gravel, crushed gravel or crushed stone well graded from the nominal maximum sizes referred to hereafter.
- *. All concrete mixed on site shall be done so mechanically. Materials shall be mixed dry for at least one minute and for at least one and a half minutes after the water has been added. Mixing must continue until there is a uniform distribution of materials and be all of the same colour and consistency. The consistency should be such that when a handful is taken from the heap and pressed it will retain the shape when the pressure is removed. Facilities for cube taking and testing to be provided for in the tender.
- *. Concrete mixes shall be as follows:-
 - Mix A. Footings: 1 part cement to 3 parts sand, (Passing 5mm sieve) to 6 parts coarse aggregate (Passing 38mm sieve).
or
1 part cement to 8 parts all-in aggregate (passing 38mm sieve)
 - Mix B. Floors: 1 part cement to 2.5 parts sand to 5 parts aggregate (38mm sieve)
or
1 part cement to 6 parts all-in aggregate.
 - Mix C. Reinforced Work: Cills, cappings, spud blocks, heads etc.,
1 part cement to 2 parts sand to 4 parts coarse aggregate (20mm sieve)
or
1 part cement to 5 parts all-in aggregate (20mm sieve)

- *. The formwork and the time which shall elapse before striking shall be to the approval of the Architect.
- *. Reinforcement to lintols shall be in accordance with the drawings and have a minimum of 25mm cover. Where not shown allow 1 No. 12mm diam. bar per 300mm width of ope, one quarter of the reinforcement in the top and three quarters at the bottom. All bars to have standard hooks. Where necessary, to lap bars, laps to be min. 45 times bar diameter. Ratio of span to depth of lintol shall not exceed 20:1. Allow 225mm bearing to each end of lintol.
- *. All concrete to be cured to the satisfaction of the Architect.
- *. All concrete shall be transported and placed in its location as rapidly as possible after mixing, and in all cases within 30 minutes, by approved means to prevent segregation and loss of ingredients.
- *. No partially set concrete shall be used or reworked.
- *. Provide 1000 guage 'Visqueen' damp proof membrane on 50mm bed of sand under 150mm concrete floor slab. Provide 150 laps where joints occur. 'Visqueen' to be carried up walls and tucked in to joint and overlap d.p.c. in all walls.

BRICKLAYER

- *. Cement mortar shall consist of one part cement to three parts of sand by volume. Where required for increased workability an addition of non-hydraulic or semi-hydraulic lime, not exceeding 25% by volume of the dry cement, may be added to the mix.
- *. Cement lime mortar shall consist of one part Portland cement to one part of non-hydraulic lime or semi-hydraulic lime to six parts sand by volume.
- *. Lay solid block rising walls on foundation strips up to d.p.c. level as shown on the drawings.
D.p.c. to be a minimum of 150mm over external ground level.
- *. All block walls are to be built in level courses and be plumb, neatly and properly bonded and keyed into existing work as shown.
- *. All vertical joints are to be perpendicular above one another in alternate courses.
All vertical joints are to be thoroughly filled with mortar.
- *. Window cills are to be precast concrete cills, weathered and throated and be from an approved manufacturer.
Provide d.p.c. under, behind and turned up at both ends of all cills.
All cills are to have 150 bearing at both ends.
- *. Secure all wallplates with 225 x 12mm galvanised ragbolts @ 600 c/c.
- *. Provide all vents where shown on the drawings. Provide cast iron louvred vent covers externally and patent P.V.C. covers internally.
- *. Walls, where shown, to be constructed in 225mm hollow block above d.p.c. Fix 50 x 50 treated battens to inner face @ 400 c/c. Provide 50mm Aeroboard insulation and vapour barrier behind 12mm plasterboard dry lining.

CARPENTER AND JOINER

QUALITY OF TIMBER:

- *. All timber to be best of its respective kind, and free from all defects such as large or loose knots, waney edges, etc., and be thoroughly seasoned and have the following maximum contents of moisture:- Joinery 12%; Carpentry 20%. Tests may be carried out to ensure that all timber used has a moisture content within these limits and any timber fixed having a greater moisture content must be removed at once at the Contractors expense.
- *. Rafters, ceiling joists and such like timbers to be white deal, and be pre-treated with preservative by pressure impregnation to the satisfaction of the Architect. In addition the ends of all timbers to be subsequently concealed must be thoroughly dipped in preservative.
- *. All timbers used for joinery to be close grained red deal. For wrought work, 1.5mm will be allowed for each wrought face from all specified thicknesses.

TIMBER SIZES:

- *. Timber sizes shall be as indicated on the drawings.
- *. Roof to be constructed as shown. All members to be fitted and well spiked together before loading the roof. Purlins and wall plates to have halved joints. Purlins to be jointed only over supports.
Cut pockets in existing gable wall to house purlins.
Purlin struts to be carried on doubled up ceiling joists bolted together.
Provide strut restraint across between each pair of struts.
Provide hangers every third rafter.
- *. All internal doors to be standard types and sizes of flush panel doors, hung on 2 No. 100mm steel butt hinges.
- *. Provide one hour fire doors where shown, hung on 1.5 pair steel hinges and fitted with automatic door closers.
- *. Provide patent panic bolts of the push-bar type on all escape doors where indicated. These doors shall have a sign bearing the legend 'Push bar to open' on the inner face.
- *. All joinery to be primed before fitting, and neatly cleaned on the surface before painting.
- *. Fit all internal doors with 175 x 25 twice feathered hardwood door saddles to project 50mm beyond frame at each side.

- *. New staircase to be manufactured from 25mm marine plywood risers and threads fitted, wedged and glued into check cut in 44 x 375 deal strings rawl bolted to block walls of stairwell. Provide 2 No. 50mm glue blocks per thread.
- *. New timber suspended first floor to be 25 x 250 tongued and grooved floor boards nailed to 44 x 200 floor joists @ 400mm^c/_c.
Joists to be seated into pockets cut into existing gable wall and be built into the new block wall to stairwell.
- *. New stud partitions are to be constructed from 50 x 100mm deal studs @ 400^c/_c with horizontal bracing with 50 x 100mm braces @ 600^c/_c. Sole and head plates are to be 75 x 100mm.
Provide 100mm glass fibre insulation quilt in between studs.
Fix 12mm plasterboard dry lining to both sides.
Provide 25 x 100mm deal skirting where shown.
- *. Provide and fit 600 x 600 blockboard (18mm) trapdoor in trimmed ope in ceiling to access attic space. Provide for 50 x 18 architrave mitred at corners, around trapdoor ope.

ROOFER

- * The outer roof covering shall be thatch as indicated on the drawings, laid by specialist firm and tie in with existing thatching.
- * The thatching shall be laid on battens on counter battens on untearable sarking felt laid on fireproof boarding, laid in accordance with the manufacturer's instructions.
- * The fireproof boarding shall be fixed to galvanized roof decking fixed to rafters as indicated on the drawings.
- * Battens to be as described and to the centering as recommended.
- * Battens to be laid on untearable sarking felt.
- * The entire area of the roof space i.e. the area over the ceiling joists, is to be insulated with 100 glass fibre quilt laid between the ceiling joists on suitable vapour barrier on ceiling slabs.

PLASTERER

- *. Lime cement and sand as before specified.
- *. The internal face of 225 hollow block walls are to have 50 x 50 treated battens @ 400 c/c fixed to inner face with 50mm Aeroboard insulation, vapour barrier, and be lined with 12mm foil backed plasterboard dry lining with tapered edges taped and filled in accordance with manufacturer's instructions.
- *. The plinth is to be scudded, rendered and finished with a wooden float in sand and cement rendering to match existing.
- *. All ceilings to be sheeted with plaster slabs, scrimmed at junctions and finished in Gypsum plaster to manufacturer's instructions.
- *. Patent reveals (25x25) to be formed at all external window and door opes with 1:3 cement/sand mortar.
- *. The external face of the walls is to be scudded and scratch coated 12mm thick. Finishing coat to be 1.5 parts white cement to 1.5 parts lime to 5 parts aggregate.

PLUMBER

- *. Connection to water supply to be in 20mm heavy gauge pipe from existing water storage tank.
- *. Provide connections from storage tank to all new fittings.
- *. All internal plumbing runs to be in 19 s.w.g. copper tubing. All joints to be standard patent compression fittings. All taps to be chromed pillar type.
- *. Take 12mm copper branch off rising main to kitchen sink.
- *. Flashings to be No.5 lead, properly fitted and dressed.
- *. Pipe runs to be of the following sizes;
 - Cold and hot supply to sink: 12mm internal diameter
 - Cold and hot supply to w.h.b. 12mm internal diameter
 - Cold supply to w.c: 12mm internal diameter
 - Cold supply to urinal: 12mm internal diameter.
- *. Internal plumbing to be tested on completion at twice the normal working pressure.
- *. Provide stop cocks in the following positions;
 - Externally, including for chamber and cover.
 - Over floor level under w.h.b.s
- *. Provide saddle clips at max. 900mm intervals.
- *. Rainwater goods to be 125mm seamless galvanized gutters with downpipes to suit supplied and fitted by specialists. Provide and fit all necessary holder bats, swan necks and toe pieces etc..

PAINTER AND DECORATOR

- *. No painting is to be carried out until all building works are completed, cleaned out, inspected and approved.
- *. All internal walls to be given 3 (three) coats of approved emulsion paint, to selected colours, in accordance with manufacturers instructions.
- *. All joinery to be cleaned down, knotted, primed, stopped and given 2 (two) undercoats and finished in hard gloss paint to selected colours.
- *. All hardwood to be treated with Sadolins to manufacturers instructions and finished with Sadotop.
- *. External fascia and soffit to be painted as for internal joinery.
- *. External rendering to be given 3 (three) coats of emulsion paint recommended for external use, to selected colours, in accordance with manufacturers instructions.

DRAINLAYER

- *. All drainage details are to comply with Local Authority regulations.
- *. Existing foul drain and surface water drain are to be diverted as shown on the drawings and the existing underground pipework, manholes and a.j's are to be grubbed up.
- *. Armstrong junctions to be used where shown and have galvanised lids.
- *. All pipework to be 100mm diam. u.p.v.c. soil pipes laid to a fall of 1:40.
- *. All rainwater pipes to discharge over gulley traps and surface water carried in 100 diam.pipes to discharge into existing surface water drain.
- *. Manholes to be 900x900 constructed in 225 solid blockwork on a 150mm concrete foundation. Walls to be plastered internally with 1:3 sand and cement and haunching formed to half channels. Form 150mm reinforced top and fit galvanised iron frame and cover.
- *. Provide and fit soil vent pipe where shown. Vent pipe to be 100mm diam. u.p.v.c. carried up to min. 750 above window heads. Top of vent to be fitted with patent cowl.
- *. All rainwater pipes to discharge over gulley traps and surface water carried in 100 diam.pipes to discharge into new surface water pipe.



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

Decision Order Number : P/ 0741 /92 Date of Decision : 19th February 1992

Register Reference : 91A/2052 Date Received : 23rd December 1991

Applicant : J. Graham & M. McDonald

Development : Conversion of first floor store/office to lounge,
erection of 2 storey toilet/office at gable and
entrance lobby at side

Location : Rathcoole Inn, Main Street, Rathcoole

Dear Sir/Madam,

With reference to your planning application, received here on 23.12.91 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1990, the following additional information must be submitted in quadruplicate:-

- 01 Applicant to clarify the site boundaries relating to the Rathcoole Inn, and to the Turf Accountants shop for which permission was sought under Reg. Ref. 91A/1135, currently on appeal to An Bord Pleanala.
- 02 Applicant to provide a site layout plan clearly indicating the car parking space to be provided to serve the existing and proposed development.
- 03 Applicant to provide full details of ladies and gents toilets in the premises, and indicate the accessibility of facilities for the disabled.

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

T. Colbert,
169 Forest Hills,
Rathcoole,
Co. Dublin.



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

Reg. Ref. 91A/2052
Decision Order No. P/ 0741 /91
Page No: 0002

Yours faithfully,

J. de Baudouin

PRINCIPAL OFFICER

Date : 19/2/92

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



Bloc 2, Ionad Bheatha na hEireann,
Bloc 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/2052

Date : 2nd January 1992

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

Dear Sir/Madam,

DEVELOPMENT : Conversion of first floor store/office to lounge,
erection of 2 storey toilet/office at gable and
entrance lobby at side

LOCATION : Rathcoole Inn, Main Street, Rathcoole

APPLICANT : J. Graham & M. McDonald

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application
received on 23rd December 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

T. Colbert,
169 Forest Hills,
Rathcoole,
Co. Dublin.



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. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building RATHCOOLE INN
 (If none, give description sufficient to identify) MAIN ST. RATHCOOLE

3. Name of applicant (Principal not Agent) J. GRAHAM & M. McDONALD
 Address c/o RATHCOOLE INN MAIN ST. RATHCOOLE Tel. No. 589204

4. Name and address of person or firm responsible for preparation of drawings T. COLBERT DIP. ARCH. TECH.
169 FOREST HILLS RATHCOOLE Tel. No. 589682

5. Name and address to which notifications should be sent T. COLBERT DIP. ARCH. TECH.
169 FOREST HILLS RATHCOOLE CO. DUBLIN

6. Brief description of proposed development CONVERSION OF FIRST FLOOR OFFICE/STORE INTO LOUNGE, 2 STOREY STAIRCASE/TOILET/OFFICE & ENTRANCE LOBBY

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

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 PUBLIC HOUSE
 (b) Proposed use of each floor PUBLIC HOUSE

FEE PAID: 204.75 REC: 23/12
 RECEIPT NO: NS4267

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? No

Irish Press 21/12/91

11. (a) Area of Site 2,399 Sq. m.
 (b) Floor area of proposed development Conversion 69 Additions 47.27 Sq. m.
 (c) Floor area of buildings proposed to be retained within site 570 Sq. m.

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

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

BYE LAW APPLICATION
 REC. NO: 168 NS4483

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: as appropriate

15. List of documents enclosed with application. 4 copies location map site plan detail drawings & specification & copy of newspaper advertisement.

CO. DUBLIN Permission for conversion of first floor store/office to lounge, erection of 2 storey toilet/office at side and entrance lobby at side of Rathcoole Inn, Main Street, Rathcoole. J. Graham & M. McDonald

16. Gross floor area of proposed development (See back) 117 Sq. m.

No of dwellings proposed (if any) 4 Class(es) of Development 4

Fee Payable £ 372.75 Basis of Calculation Planning 117m² @ £1.75 = 204.75 BBL 48m² @ 350 = 168.00
 If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) T. Colbert Date 23 Dec. 1991

Application Type P/B FOR OFFICE USE ONLY
 Register Reference 91A/2052
 Amount Received £ 1,244
 Receipt No 21-9
 Date

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY
DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N 54267

- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

£204.75

Received this 24th day of December 1991

from Rathcoole House Ltd,
Main St.,
Rathcoole

the sum of two hundred and four Pounds
seventy five Pence being fee for

planning application at Main St.,
Rathcoole

Maeleen O'Carroll Cashier

S. CAREY Class 9
Principal Officer

MHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

[Empty box for Receipt Code]

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

BYE LAW APPLICATION

REC. No. N 54483

£ 168.00

24th

day of December 19 91

Received this

from Rathcoole House Ltd,
Main St,
Rathcoole

the sum of one hundred and sixty eight Pounds

Pence, being 00 for

bye-law application at Main St,
Rathcoole

Noelce O'Searcá Cashier

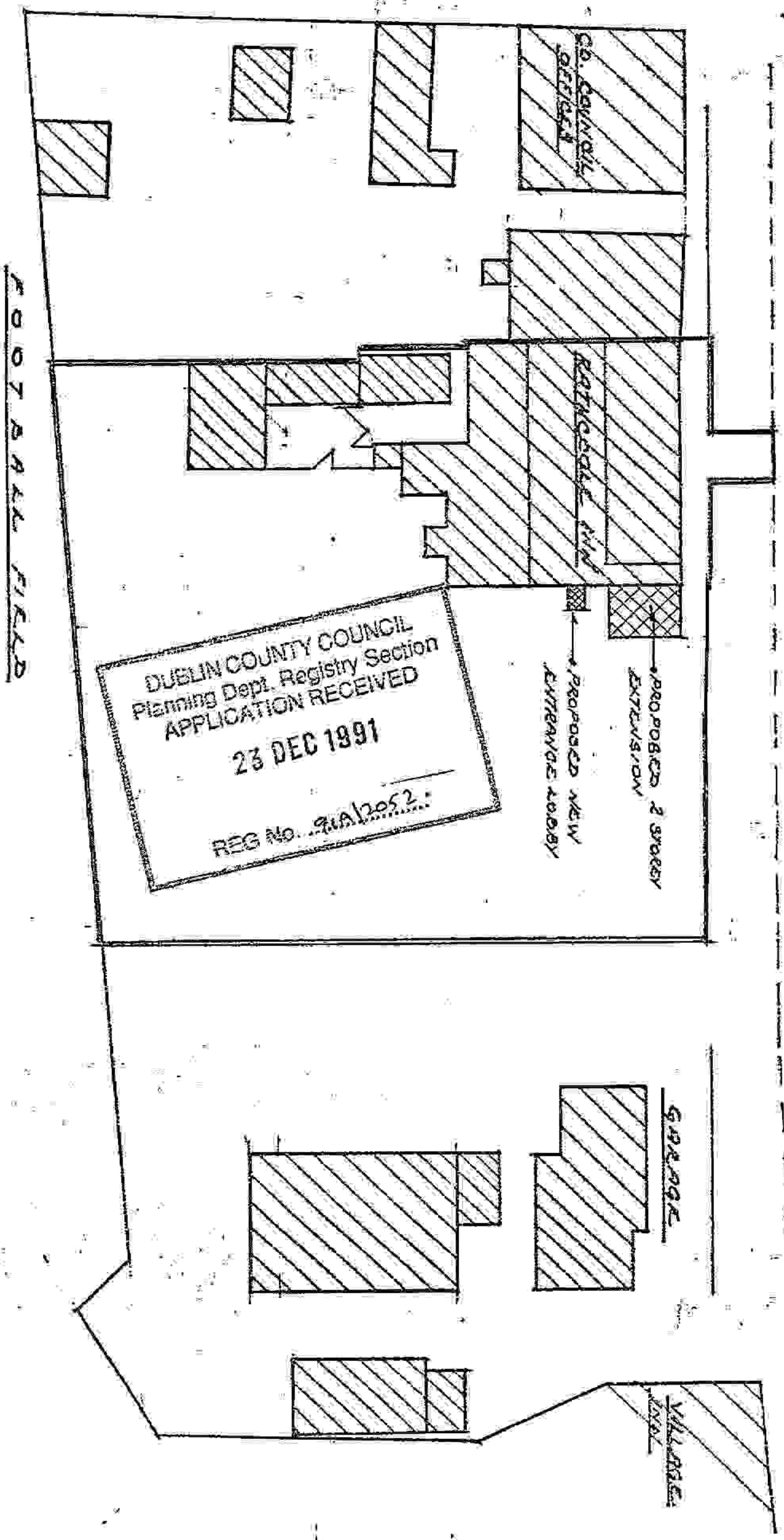
S. CAREY
Principal Officer *Class C*



TO NARRS

MAIN STREET RATHCOOLE

TO SWANSON



DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 23 DEC 1991
 REG No. 91A/2052

SITE PLAN
 SCALE 1:500

Hill View

571

420

058

DISSENTING OPINION
 PLANNING BOARD RECORDS
 APPEAL RECEIVED
 20 DEC 1991
 REG No. 91A/2057
 APPEAL NO. 1331

2.043

St. Bridget's Well

Rectory

Iniscara

Rath

GP 388

379 G.P. B.M. 379.0

380

341

260

371

358

269

59

6-593

LOCATION MAP
REL. O.S. MAP
DUBLIN
SHEET 21-9-D
SCALE 1:1250

