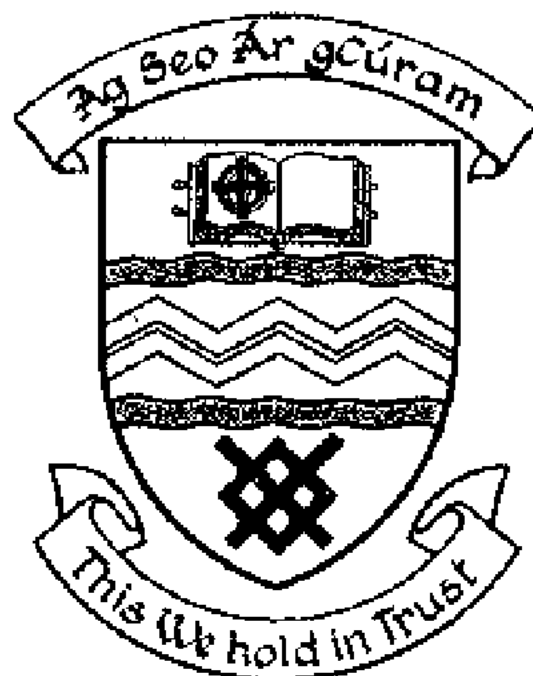


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98B/0332	
1. Location	Main Street, Rathcoole, Co. Dublin.		
2. Development	A change of use from detached garage to habitable accommodation with a conservatory glazed link between garage and existing house.		
3. Date of Application	28/05/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Faja Design, Address: Main Street, Rathcoole, Co. Dublin.		
5. Applicant	Name: John Eagers, Address: Main Street, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1343 Date 06/07/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1694 Date 21/08/98	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

Telefon: 01-414 9000
 Facs: 01-414 9104

**PLANNING
 DEPARTMENT**

P.O. Box 4122
 Town Centre, Tallaght
 Dublin 24

Telephone: 01-414 9000
 Fax: 01-414 9104

Faja Design,
 Main Street,
 Rathcoole,
 Co. Dublin.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 1694	Date of Final Grant 21/08/98
Decision Order Number 1343	Date of Decision 06/07/98
Register Reference S98B/0332	Date 28th May 1998

Applicant John Eagers,

Development A change of use from detached garage to habitable accommodation with a conservatory glazed link between garage and existing house.

Location Main Street, Rathcoole, Co. Dublin.

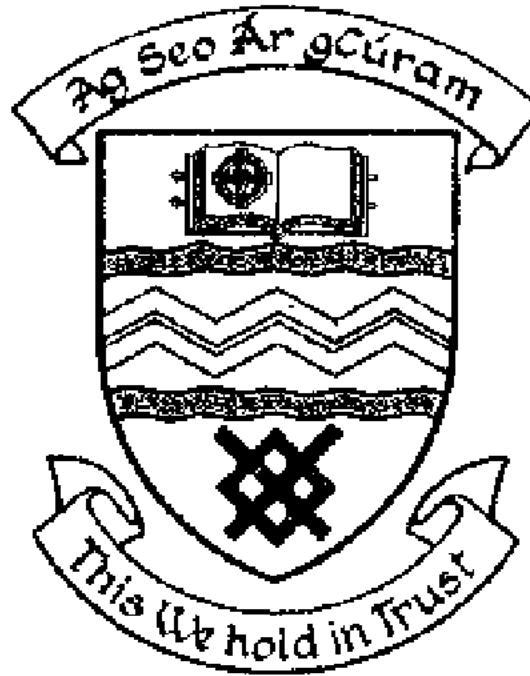
Floor Area 78.500 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
 subject to the following (7) conditions.

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**PLANNING
DEPARTMENT**

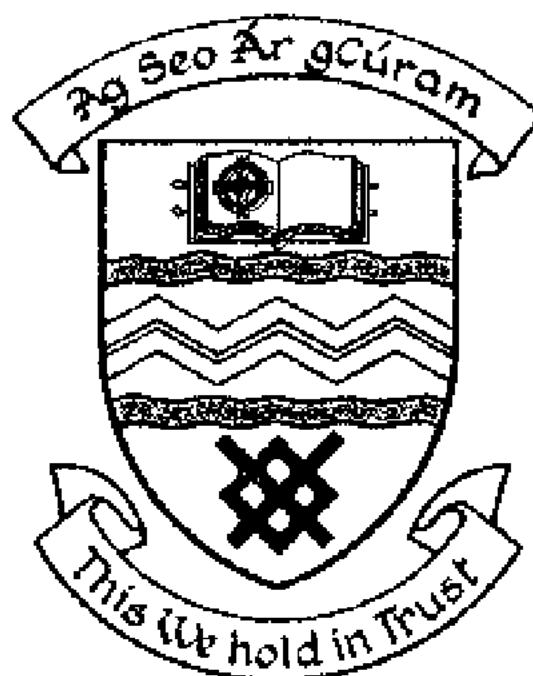
P.O. Box 4122
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
- 2 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 Only clean uncontaminated surface water shall be discharged to the public surface water sewer or soakways. All foul waste shall be discharged to the public foul sewer.
REASON:
In the interest of public health.
- 5 Not more than SIX bedrooms in this house shall be used for B&B at any one time.
REASON:
The existing foul sewerage system in Rathcoole is operating at above capacity and causing pollution. The use of more than SIX bedrooms, at present, would be prejudicial to public health.
- 6 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 7 On site parking shall be provided for a minimum of eight cars.
REASON:
In the interest of traffic safety.

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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.


.....24: August 1998
for SENIOR ADMINISTRATIVE OFFICER