

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S98B/0196
1. Location	28 St. James Road, Greenhills, Dublin 12.		
2. Development	Kitchen extension to rear and side plus porch to front with new drive-way to front garden.		
3. Date of Application	02/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Braxton Limited, Address: 15 Knocklyon Heights, Templeogue,		
5. Applicant	Name: Mr. J. McDaid, Address: 28 St. James Road, Greenhills, Dublin 12.		
6. Decision	O.C.M. No. 1020 Date 27/05/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1373 Date 09/07/98	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
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**PLANNING
 DEPARTMENT**
 P.O. Box 4122
 Town Centre, Tallaght
 Dublin 24

Telephone: 01-414 9000
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Braxton Limited,
 15 Knocklyon Heights,
 Templeogue,
 Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1373	Date of Final Grant 09/07/98
Decision Order Number 1020	Date of Decision 27/05/98
Register Reference S98B/0196	Date 2nd April 1998

Applicant Mr. J. McDaid,

Development Kitchen extension to rear and side plus porch to front with new drive-way to front garden.

Location 28 St. James Road, Greenhills, Dublin 12.

Floor Area 29.000 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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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 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
 In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 That the footpath and kerb be dished and drained to the requirements of the Planning Authority (Roads Department). All works to be carried out at the expense of the applicant.
REASON:
 In the interest of the proper planning and development of the area.
- 6 That the design materials and finishes of gate piers and boundary wall harmonise with existing development.
REASON:
 In the interest of visual amenity.
- 7 That entrance gates shall open inwards from the public footpath.
REASON:
 In the interest of safety.

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NOTE: The applicant is advised that any encroachment on or over adjoining property requires the consent of adjoining owner.

- (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.

 10 July 1998
for SENIOR ADMINISTRATIVE OFFICER