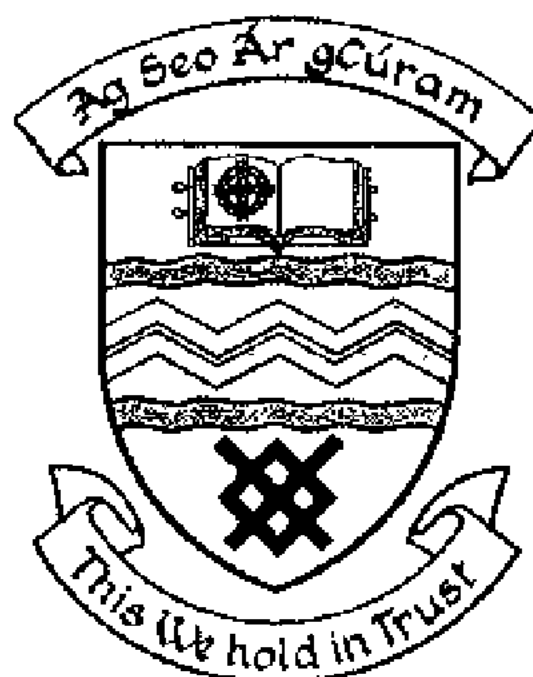


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98B/0119	
1. Location	23 Manor Road, Palmerstown, Dublin 20.		
2. Development	Single storey extension to the side and rear, comprising a granny flat and kitchen extension.		
3. Date of Application	27/02/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mac Eoin Kelly Architects, Address: 19 Mountjoy Square, Dublin 1.		
5. Applicant	Name: Mr. & Mrs. F. Coakley, Address: 23 Manor Road, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 0692 Date 16/04/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1023 Date 27/05/98	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

Mac Eoin Kelly Architects,
 19 Mountjoy Square,
 Dublin 1.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1023	Date of Final Grant 27/05/98
Decision Order Number 0692	Date of Decision 16/04/98
Register Reference S98B/0119	Date 27th February 1998

Applicant Mr. & Mrs. F. Coakley,

Development Single storey extension to the side and rear, comprising a granny flat and kitchen extension.

Location 23 Manor Road, Palmerstown, Dublin 20.

Floor Area 350.000 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 (5) Conditions.

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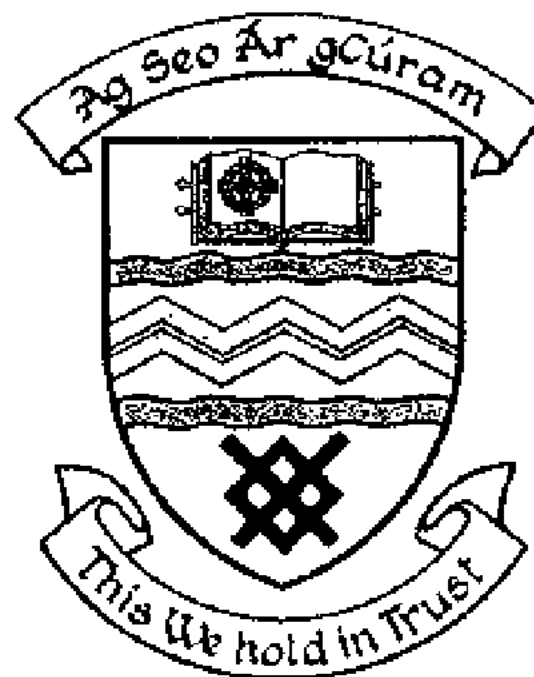
Conditions and Reasons

- 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 all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
 - 3 That when the structure is no longer required for use as GRANNY FLAT by the applicant, that its use revert to use as part of the existing dwelling unit.
REASON:
In the interest of the proper planning and development of the area.
 - 4 That the front extension shall be reduced to a maximum distance of one metre in distance forward of the existing dwelling. Revised plan shall be submitted to the planning authority for agreement prior to the commencement of the development.
REASON:
The proposal is excessive having regard to the established building line and the amenity of the adjoining property.
 - 5 That an interconnecting doorway shall be provided between the existing living accommodation and the apartment. Access off the porch is not acceptable. Prior to the commencement of the development the applicant shall submit revised plans for agreement with the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.

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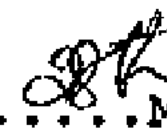
**PLANNING
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- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing 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.

..... May 1998
for SENIOR ADMINISTRATIVE OFFICER