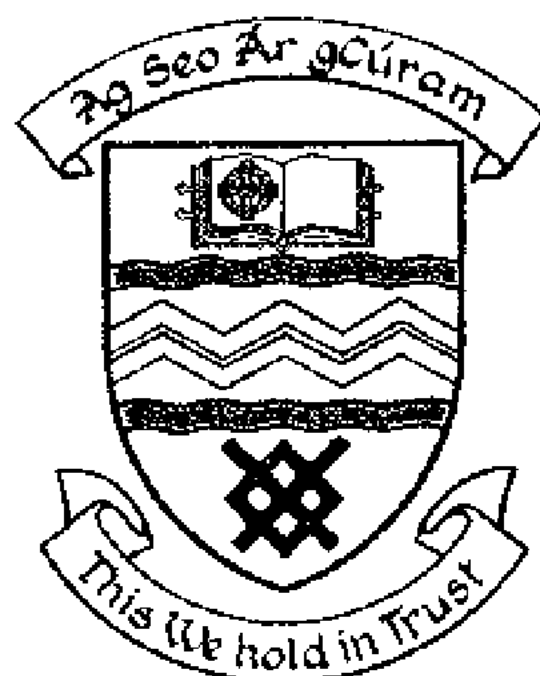


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98B/0072	
1. Location	13 Castle Avenue, Clondalkin, Dublin 22.		
2. Development	Two storey granny flat extension to rear.		
3. Date of Application	11/02/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Ciaran Egan, Address: 3 Monksfield Walk, Clondalkin,		
5. Applicant	Name: Sean Foran, Address: 13 Castle Avenue, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0575  Date 01/04/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0981  Date 21/05/98	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

Ciaran Egan,  
 3 Monksfield Walk,  
 Clondalkin,  
 Dublin 22.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 0981	<b>Date of Final Grant</b> 21/05/98
<b>Decision Order Number</b> 0575	<b>Date of Decision</b> 01/04/98
<b>Register Reference</b> S98B/0072	<b>Date</b> 11th February 1998

**Applicant** Sean Foran,

**Development** Two storey granny flat extension to rear.

**Location** 13 Castle Avenue, Clondalkin, Dublin 22.

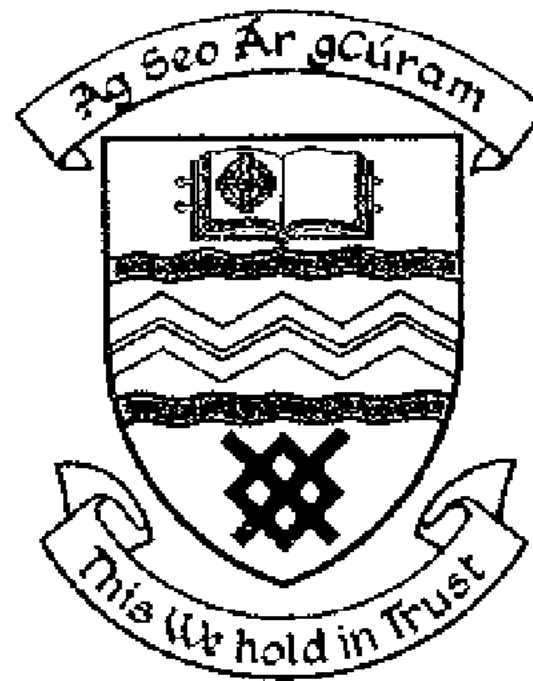
**Floor Area** 47.000 Sq Metres

**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 (4) Conditions.

**SOUTH DUBLIN COUNTY COUNCIL**  
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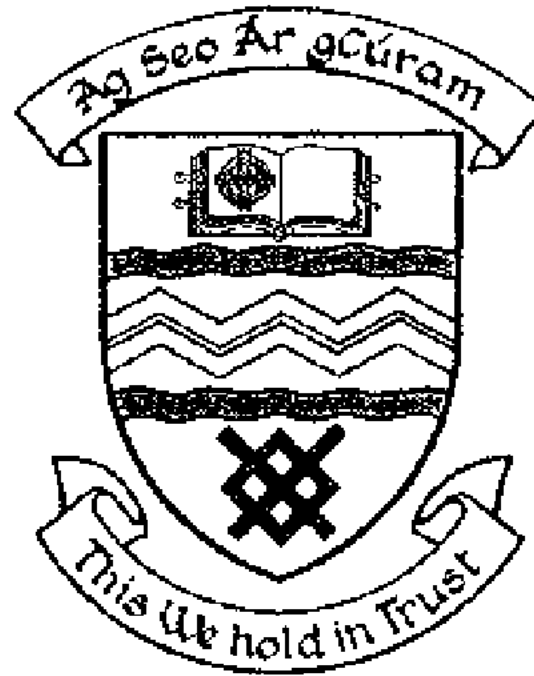
**Conditions and Reasons**

- 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 The use of the structure for residential purposes shall be restricted to a residential use directly associated with the use of the existing house on the site for such purposes, and the structure shall not be sub-divided from the existing house, either by way of sale or letting or otherwise.  
**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.
  - (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.

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Signed on behalf of South Dublin County Council.

.....AK.....May 1998  
for SENIOR ADMINISTRATIVE OFFICER