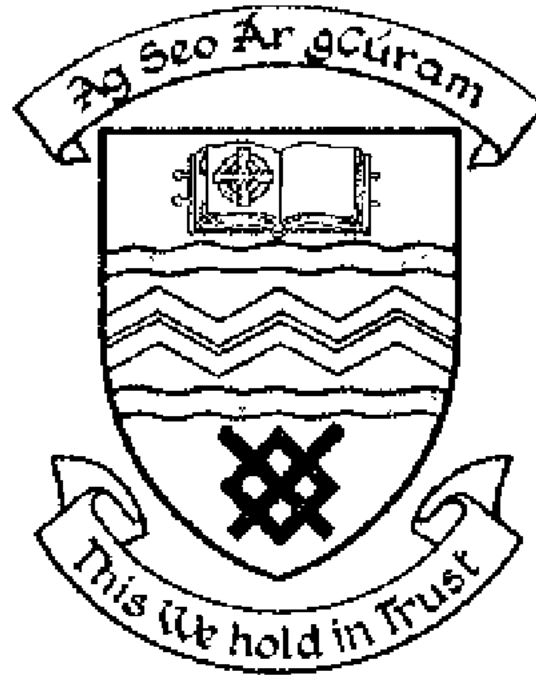


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0125	
1. Location	No. 2 Cannon Brook Court, Newcastle Road, Lucan.		
2. Development	Retention of change of use of existing garage to office and construction of two additional bedrooms.		
3. Date of Application	04/03/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 25/03/98 2.	1. 24/04/98 2.
4. Submitted by	Name: Jeremy Kelly, Address: 34 Earlsfort Meadows, Lucan,		
5. Applicant	Name: Michael Keogh, Address: No. 2. Cannon Brook Court, Newcastle Road, Lucan.		
6. Decision	O.C.M. No. 1218 Date 19/06/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1526 Date 29/07/98	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
Facs: 01-414 9104

**PLANNING
DEPARTMENT**

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

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

Jeremy Kelly,
34 Earlsfort Meadows,
Lucan,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1526	Date of Final Grant 29/07/98
Decision Order Number 1218	Date of Decision 19/06/98
Register Reference S98A/0125	Date 24th April 1998

Applicant Michael Keogh,

Development Retention of change of use of existing garage to office and construction of two additional bedrooms.

Location No. 2 Cannon Brook Court, Newcastle Road, Lucan.

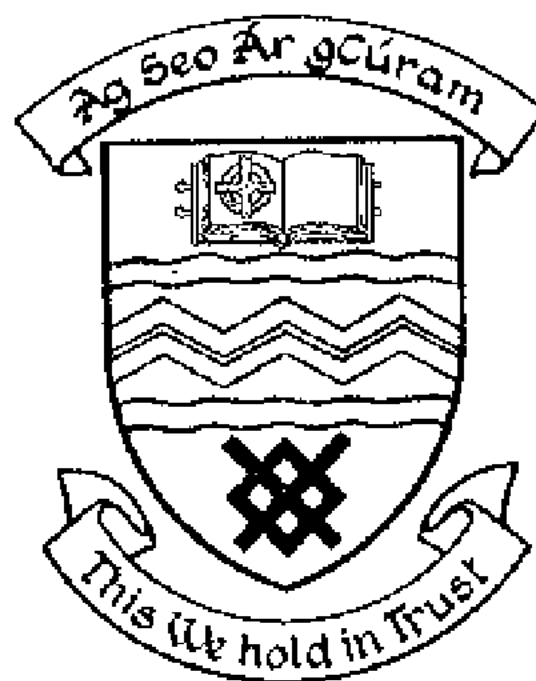
Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 25/03/98 /24/04/98

A Permission has been granted for the development described above,
subject to the following (5) Conditions.

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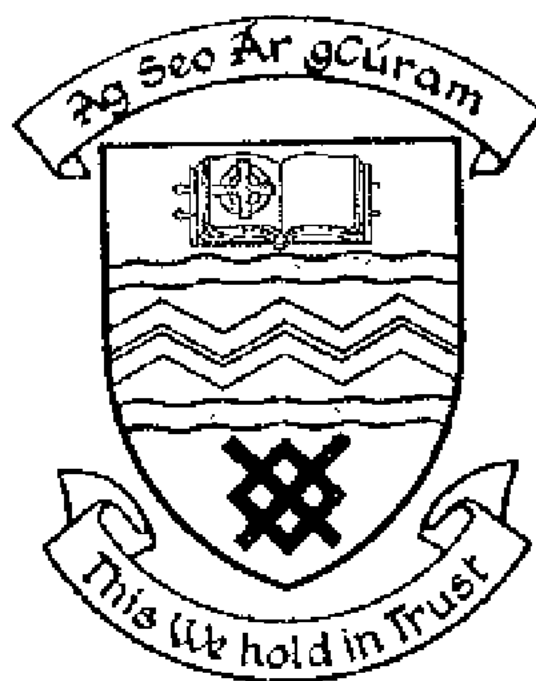
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Conditions and Reasons

- 1 The development to be retained 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 office shall be used only by persons resident in the main dwelling and it shall not be separated from the dwelling either by way of sale, subletting or otherwise.
REASON:
To prevent unauthorised development.
 - 5 That no advertising sign or structure be erected including those which are exempted development, without prior permission of Planning Authority or An Bord Pleanála on appeal.
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.

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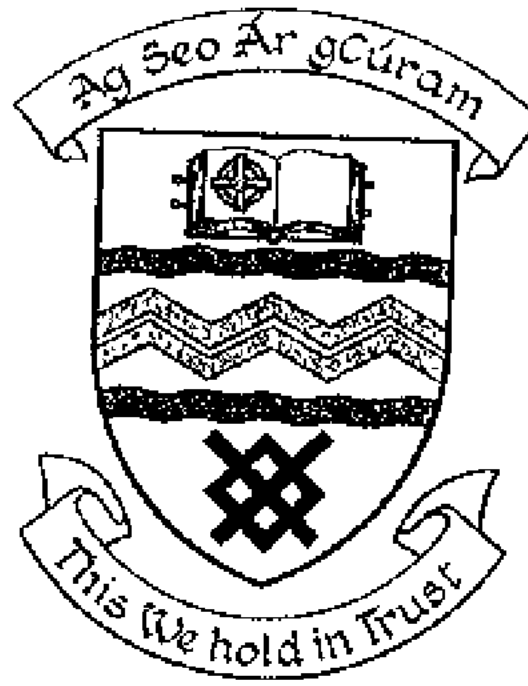
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- (4) Free standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

..... August 1998
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 0514	Date of Order 25/03/98
Register Reference S98A/0125	Date 4th March 1998

Applicant Michael Keogh,
Development Retention of change of use of existing garage to office and construction of two additional bedrooms.
Location No. 2 Cannon Brook Court, Newcastle Road, Lucan.

Dear Sir/Madam,

An inspection carried out on 19/03/98 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the notice is not legible from the public road. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

- 1. Must be durable material
- 2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
- 3. Must be headed "Application to Planning Authority".
- 4. Must state:

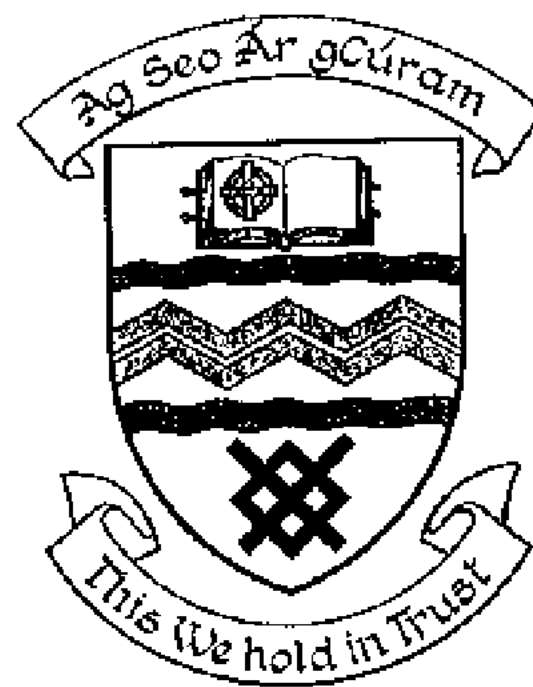
- (a) Applicant's name

Jeremy Kelly,
34 Earlsfort Meadows,
Lucan,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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~~REG-REF.~~ S98A/0125

- (b) whether application is for **Permission, Outline Permission, or Approval.**
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

25/03/98