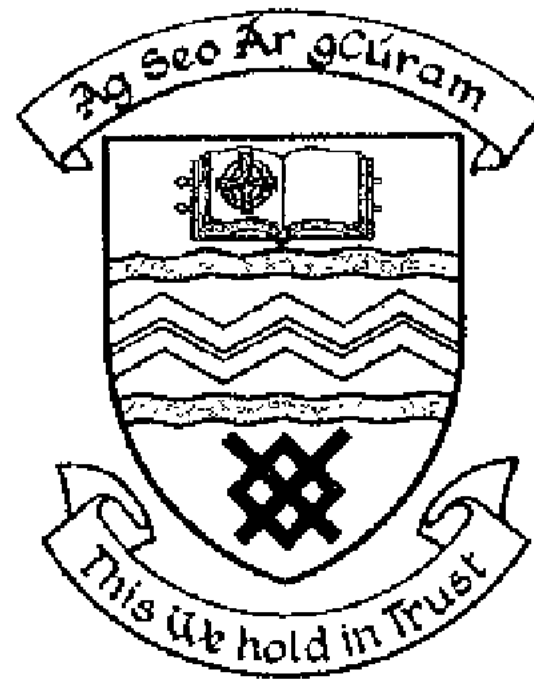


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97B/0578	
1. Location	No.3, Templeroan Close, Rathfarnham, Dublin 16.		
2. Development	Erect domestic extension over existing garage, the provision of a sunroom to the rear.		
3. Date of Application	21/11/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/12/97 2.	1. 21/01/98 2.
4. Submitted by	Name: Noel McKenna, Address: Letgonnelly, Emyvale,		
5. Applicant	Name: Lawrence Fee, Address: No. 3. Templeroan Close, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 0472 Date 19/03/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0865 Date 06/05/98	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



**PLANNING
DEPARTMENT**

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

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

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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

Noel McKenna,
Letgonnelly,
Emyvale,
Co. Monaghan.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0865	Date of Final Grant 06/05/98
Decision Order Number 0472	Date of Decision 19/03/98
Register Reference S97B/0578	Date 21st January 1998

Applicant Lawrence Fee,

Development Erect domestic extension over existing garage, the provision of a sunroom to the rear.

Location No.3, Templeroan Close, Rathfarnham, Dublin 16.

Floor Area 52.000 Sq Metres

Time extension(s) up to and including

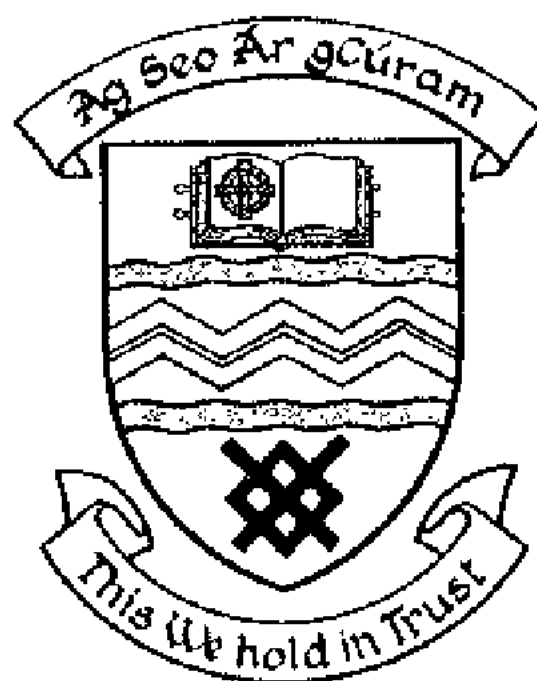
Additional Information Requested/Received 19/12/97 /21/01/98

A Permission has been granted for the development described above,
subject to the following (6) 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 and as amended by Additional Information received on 21/01/98, 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 side elevation of the proposed conservatory (where it abutts the adjacent rear garden) shall be constructed with a solid wall. (Velux rooflights will be permitted in lieu of windows).

REASON:

In the interest of residential amenity.

- 6 That the proposed roofs to domestic extension and sunroom shall be modified to provide parapet walls and internal gutters so that no part of the development shall encroach on or over the common boundary with the relevant adjoining property.

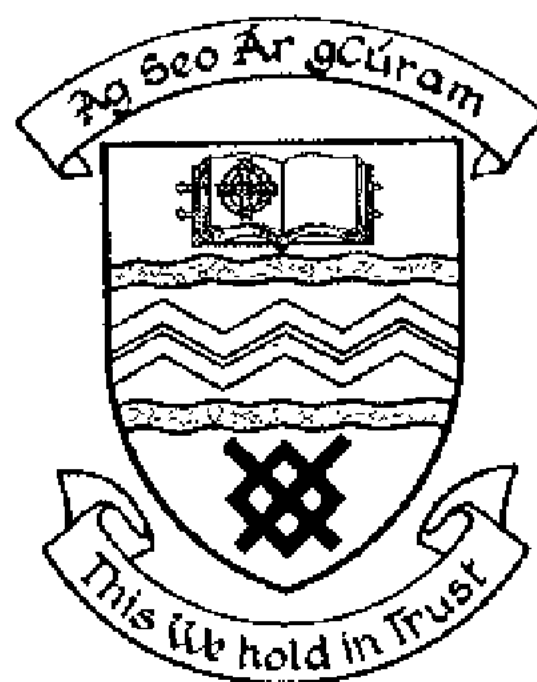
REASON:

To ensure that the proposed development does not prejudice future extension to the adjoining dwellinghouse in the interest of residential amenity.

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NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

- (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.

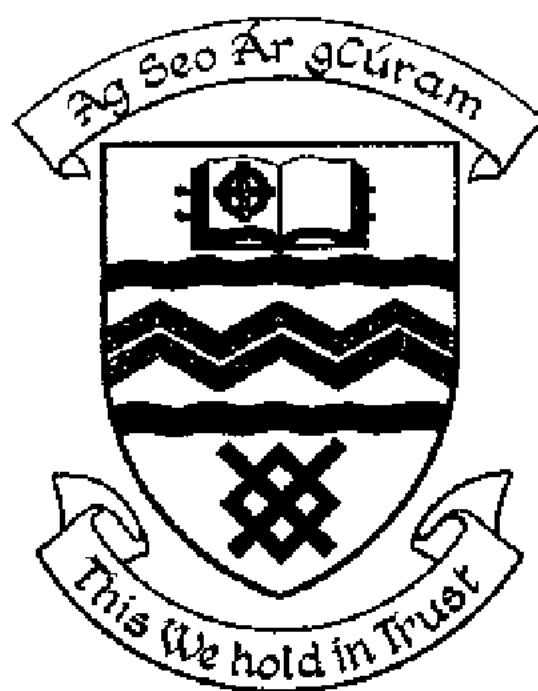
Signed on behalf of South Dublin County Council.

.....*Annette Daly*.....May 1998
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,
Lár an Bhaile, Tamhlacht,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 4342	Date of Decision 19/12/97
Register Reference S97B/0578	Date 21st November 1997

Applicant Lawrence Fee,
Development Erect domestic extension over existing garage, the provision
 of a sunroom to the rear.

Location No.3, Templeroan Close, Rathfarnham, Dublin 16.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 21/11/97 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The fireplace vent in the wall, the first floor ensuite window, the window in the side of the conservatory, fascia and soffit and gutters would appear to encroach on adjoining property. The applicant is asked to clarify whether or not he has the consent of adjoining owner to such encroachment, or whether the development can be adjusted to limit such encroachment.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

19/12/97

Noel McKenna,
Letgonnelly,
Emyvale,
Co. Monaghan.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97B/0578/C1	
1. Location	No.3, Templeroan Close, Rathfarnham, Dublin 16.		
2. Development	Erect domestic extension over existing garage, the provision of a sunroom to the rear. Compliance re condition no.6.		
3. Date of Application	25/03/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Noel McKenna, Address: 31 Belvedere Park, Dungannon,		
5. Applicant	Name: Lawrence Fee, Address: No. 3. Templeroan Close, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 1353 Date 08/07/98	Effect CR COMPLIANCE NOT ACCEPTABLE	
7. Grant	O.C.M. No. Date	Effect CR COMPLIANCE NOT ACCEPTABLE	
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.	

REG. REF. : S97B/0578/C1

DATE : 08/07/98

RE: Erect domestic extension over existing garage, the provision of a sunroom to the rear at No. 3, Templeroan Close, Rathfarnham, Dublin 16 for Lawrence Fee.

Dear Sir,

I refer to your submission received on 25.03.1998 to comply with Condition No. 6, of decision to Grant Permission, Order No. 0472, dated 19/03/97, in connection with the above.

In this regard you are requested to submit details of parapet wall of proposed sunroom in accordance with Conditions 5 and 6 of permission granted under register reference S97B/0578 in order to enable the Planning Authority to fully consider the compliance submission.

Yours faithfully,



for Senior Administrative Officer

Noel McKenna,
31 Belvedere Park,
Dungannon,
Co. Tyrone.

21.3.53/98

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Manager's Orders

Register Reference: S97B/0578/C1

App. Date: 25th March 1998

Submission: Additional Information Dated:

Correspondence

Name and Address Noel McKenna,
31 Belvedere Park,
Dungannon,
Co. Tyrone.

Development Erect domestic extension over existing garage, the
provision
of a sunroom to the rear.
Compliance re condition no.6.

Location No.3, Templeroan Close, Rathfarnham, Dublin 16.

Applicant Lawrence Fee,

App. Type Compliance with Conditions

Zoning

Report of the County Planning Officer dated 08/07/98. MK

SD.
(SN/JS)

This is a submission for COMPLIANCE with Condition No. 6 of a Decision to Grant Permission Order No. 0472, Dated 19/03/97, in connection with the above.

Condition No. 6 states as follows:-

"That the side elevation of the proposed conservatory (where it abutts the adjacent rear garden) shall be constructed with a solid wall. (Velux rooflights will be permitted in lieu of windows).

REASON:

In the interest of residential amenity".

Condition No. 6 states as follows:-

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Manager's Orders

REG. REF.S97B/0578/C1

LOCATION No.3, Templeroan Close, Rathfarnham, Dublin 16.

"That the proposed roof to domestic extension and sunroom shall be modified to provide parapet walls and internal gutters so that no part of the development shall encroach on or over the common boundary with the relevant adjoining property.

REASON:

To ensure that the proposed development does not prejudice future extension to the adjoining dwelling house in the interest of residential amenity".

The applicant has only submitted details of parapet wall relating to the first floor extension and the details are therefore insufficient.

I recommend that the applicant be requested to submit further details.

The applicant is requested to submit details of parapet wall of proposed sunroom in accordance with conditions 5 and 6 of permission granted under register reference S97B/0578 in order to enable the Planning Authority to fully consider the compliance submission.

M. Reilly

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Manager's Orders

REG. REF.S97B/0578/C1

LOCATION No.3, Templeroan Close, Rathfarnham, Dublin 16.

.....
for County Planning Officer

Endorsed:.....
Administrative Officer

ORDER: Applicant to be informed as set out in the above report.

DATED: 8th July 1998

Senior Administrative Officer