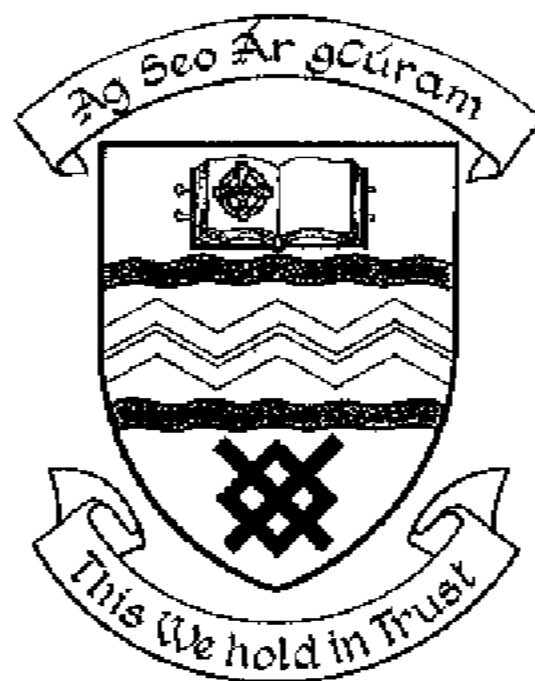


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97B/0544	
1. Location	1 Keadeen Avenue, Walkinstown, Dublin 12.		
2. Development	Two storey granny flat and garden store extension.		
3. Date of Application	24/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/12/97 2.	1. 16/01/98 2.
4. Submitted by	Name: Mr. & Mrs. Terry O'Connors, Address: 1 Keadeen Avenue, Walkinstown,		
5. Applicant	Name: Mr. & Mrs. Terry O'Connors, Address: 1 Keadeen Avenue, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 0382 Date 02/03/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0749 Date 20/04/98	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.	

REG REF. S97B/0544 **SOUTH DUBLIN COUNTY COUNCIL**
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Mr. & Mrs. Terry O'Connors,
1 Keadeen Avenue,
Walkinstown,
Dublin 12.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0749	Date of Final Grant 20/04/98
Decision Order Number 0382	Date of Decision 02/03/98
Register Reference S97B/0544	Date 16th January 1998

Applicant Mr. & Mrs. Terry O'Connors,

Development Two storey granny flat and garden store extension.

Location 1 Keadeen Avenue, Walkinstown, Dublin 12.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

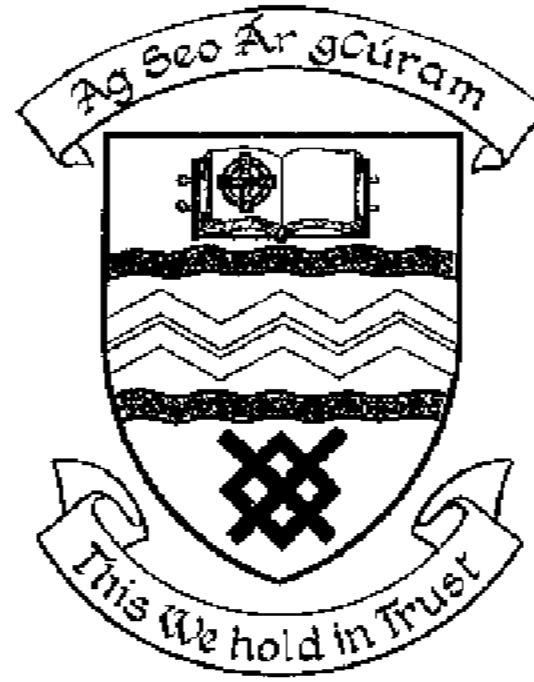
Additional Information Requested/Received 18/12/97 /16/01/98

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

REG. REF. S97B/0544 SOUTH DUBLIN COUNTY COUNCIL
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Conditions and Reasons

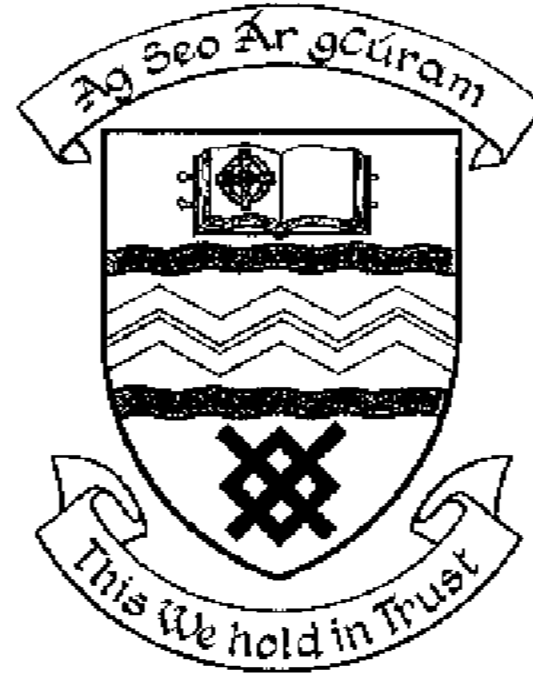
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by additional information received on 16/01/98, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 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.
- 4 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 in accordance with the submitted plans received on 16/01/98.
REASON:
In the interest of the proper planning and development of the area.
- 5 That a permanent internal connection between the existing and proposed extension be provided for within the development.
REASON:
To prevent unauthorised use in the interest of the proper planning and development of the area.

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.

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- (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.

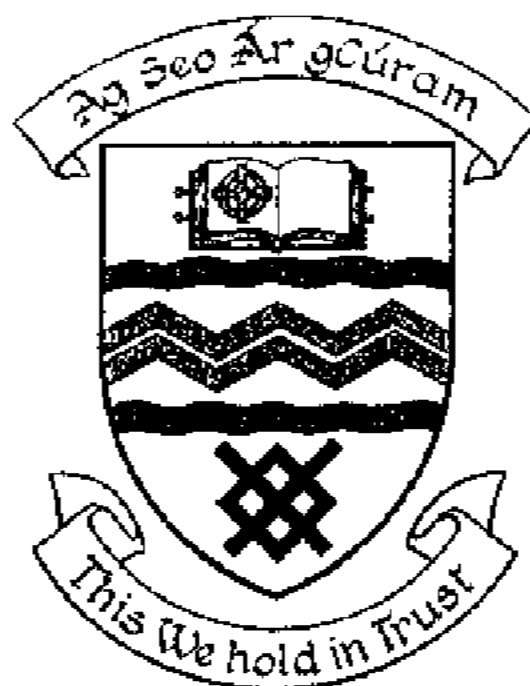
Signed on behalf of South Dublin County Council.


..... April 1998
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Decision Order Number 4337	Date of Decision 18/12/97
Register Reference S97B/0544	Date 24th October 1997

Applicant Mr. & Mrs. Terry O'Connors,
Development Two storey granny flat and garden store extension.
Location 1 Keadeen Avenue, Walkinstown, Dublin 12.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 24/10/97 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 applicant is requested to state whether or not permanent internal connections can be provided between the proposed and existing development so as to enable the reversion of the development into a single dwelling in the event that the granny flat is no longer required as such. If so the applicant is requested to submit revised drawings which demonstrates this requirement.
- 2 Details of off-street car parking facilities are required.

Signed on behalf of South Dublin County Council

.....
Mr. & Mrs. Terry O'Connors, ^{for} Senior Administrative Officer
1 Keadeen Avenue,
Walkinstown,
Dublin 12.

18/12/97