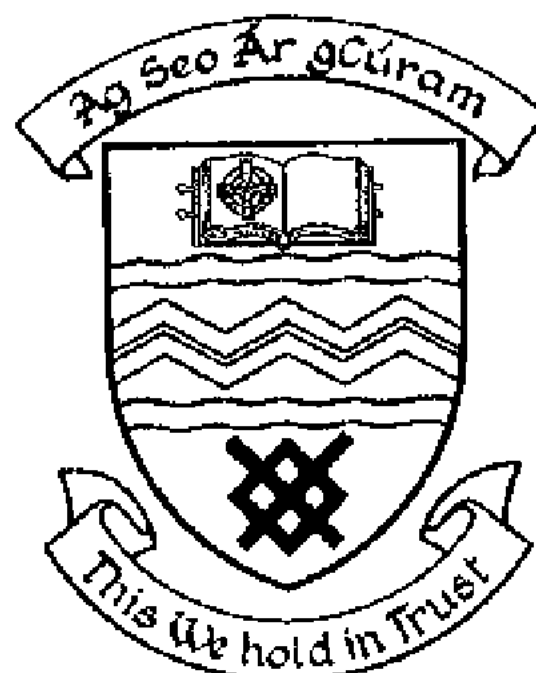


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97B/0491	
1. Location	216 Palmerstown Woods, Dublin 20.		
2. Development	Two storey extension with garage and granny flat.		
3. Date of Application	16/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 06/11/1997 2.	1. 20/07/1999 2.
4. Submitted by	Name: Thomas Good Address: 7 Erris Road, Cabra,		
5. Applicant	Name: Mark Kavanagh Address: 216 Palmerstown Woods, Dublin 20.		
6. Decision	O.C.M. No. 2011  Date 16/09/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2352  Date 28/10/1999	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
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**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

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Fax: 01-414 9104

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Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
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Thomas Good  
7 Erris Road,  
Cabra,  
Dublin 7.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2352	Date of Final Grant 28/10/1999
Decision Order Number 2011	Date of Decision 16/09/1999
Register Reference S97B/0491	Date 20/07/99

Applicant Mark Kavanagh

Development Two storey extension with garage and granny flat.

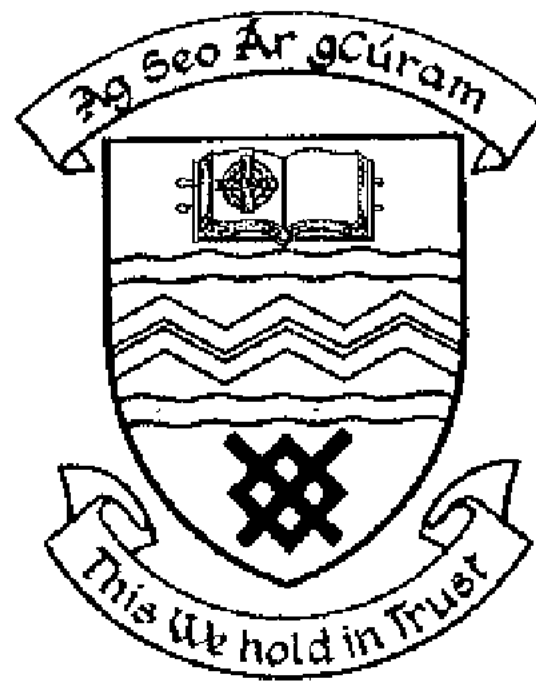
Location 216 Palmerstown Woods, Dublin 20.

Floor Area 42.40 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 06/11/1997 /20/07/1999

A Permission has been granted for the development described above,  
subject to the following (8) Conditions.



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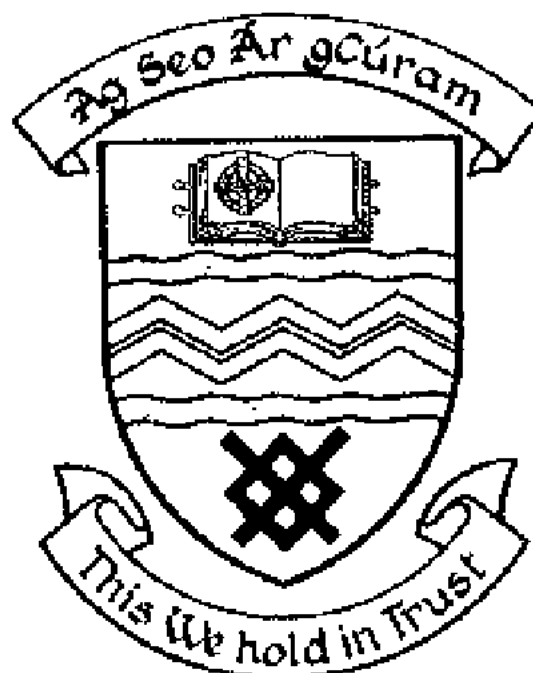
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#### Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by way of additional information received on 14/07/99 and 20/07/99, 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 The house and extension shall be used as a single dwelling unit only.  
REASON:  
To ensure that the development will not be out of character with existing residential development in the area.
- 3 The proposed granny flat shall be occupied by a member of the applicant's family only. When the proposed granny flat is no longer required for use by a member of the family, its use shall revert to use as part of the existing dwelling.  
REASON:  
In the interest of the proper planning and development of the area.
- 4 The proposed extension shall be reduced to provide a setback of 2m between the side of the extension and the western boundary of the property.  
REASON:  
In the interests of residential amenity and to accord with Roads standards.
- 5 Notwithstanding the exempted provisions under the Local Government (Planning and Development) Regulations, 1994, the proposed garage shall not be converted to habitable accommodation unless planning permission is granted separately by either the Planning Authority or on appeal by An Bord Pleanála.  
REASON:  
To ensure that the development is used as a single dwelling unit only.
- 6 The internal stairs proposed for the extension shall be omitted from the development and shall not be replaced. Access to the proposed granny flat at first floor level shall be via the existing stairs in the main house.  
REASON:  
To ensure that the proposal and main house are used as a single residential unit.

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- 7 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and the applicant shall have regard to the following:-

- (a) The developer shall ensure full and complete separation of foul and surface water systems;
- (b) All connections, swabbing, chlorination and tappings of mains shall be carried out by South Dublin County Council personnel at the developer's prior expense;
- (c) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.

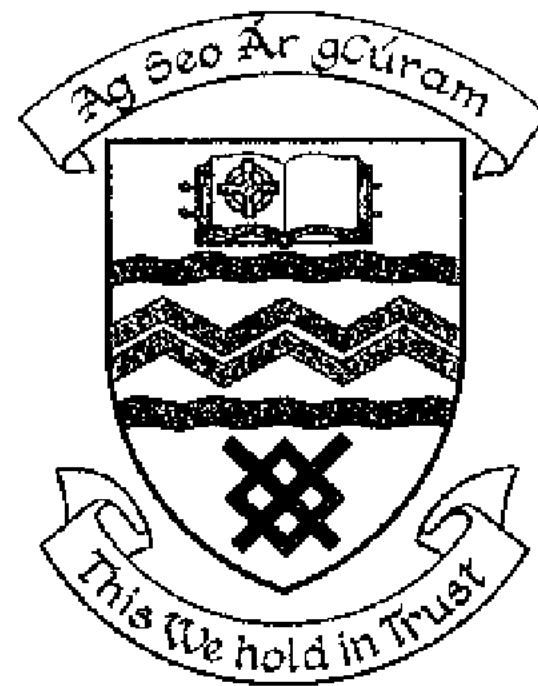
Signed on behalf of South Dublin County Council.

*E. Bowler*  
.....28/10/99  
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**

<b>Decision Order Number</b> 4001	<b>Date of Decision</b> 06/11/97
<b>Register Reference</b> S97B/0491	<b>Date</b> 16th September 1997

**Applicant** Mark Kavanagh  
**Development** Two storey extension with garage and granny flat.

**Location** 216 Palmerstown Woods, Dublin 20.

**App. Type** Permission

Dear Sir/Madam,  
With reference to your planning application, received on 16/09/97 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:

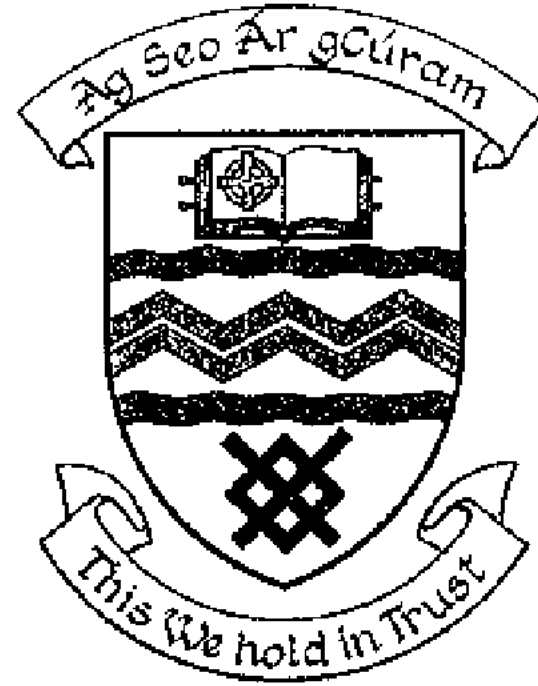
- 1 The applicant is requested to submit full details of existing public service pipes in the vicinity of the proposed development. The applicant is advised that no part of the proposed extension should be within 2 metres of such pipes and any foundation within 5 metres of a public service pipe should be brought below the invert level of the affected pipe.
- 2 The applicant is requested to state occupier(s) of the proposed "granny flat" and state relationship of occupier(s) to the applicant.
- 3 The Planning Authority are concerned about the provision of a granny flat involving the following:-
  - a. A second front door to a single dwelling unit.
  - b. An elderly resident confronted on opening the door by some fourteen steps without a landing.

Thomas Good  
7 Erris Road,  
Cabra,  
Dublin 7.

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REG REF. S97B/0491



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- 
- c. No communication between the existing house and  
proposed granny flat.  
The applicant is requested to clarify whether or not a more  
satisfactorily designed development can be provided.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

07/11/97