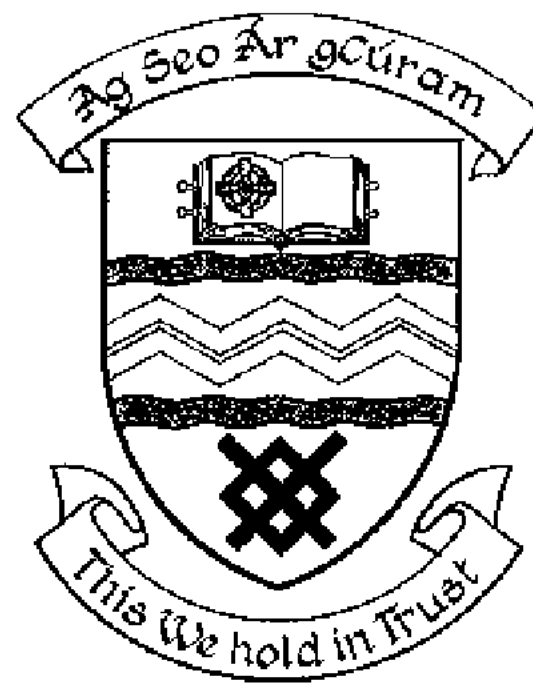


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97B/0333	
1. Location	Avalon, Castlebaggat, Newcastle, Co. Dublin.		
2. Development	Permission sought for retention off garage/boiler-room at the side of property, demolition of storeroom at rear, and extension of kitchen at rear with new w.c..		
3. Date of Application	09/06/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: John Allen, Address: Avalon, Castlebaggat,		
5. Applicant	Name: John Allen, Address: Avalon, Castlebaggat, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 1559  Date 05/08/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1866  Date 18/09/97	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/0333 SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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

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

Telefon: 01-462 0000  
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John Allen,  
Avalon,  
Castlebaggat,  
Newcastle,  
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1866	Date of Final Grant 18/09/97
Decision Order Number 1559	Date of Decision 05/08/97
Register Reference S97B/0333	Date 9th June 1997

**Applicant** John Allen,

**Development** Permission sought for retention off garage/boiler-room at the side of property, demolition of storeroom at rear, and extension of kitchen at rear with new w.c..

**Location** Avalon, Castlebaggat, Newcastle, Co. Dublin.

**Floor Area** 33.500 Sq Metres

**Time extension(s)** up to and including

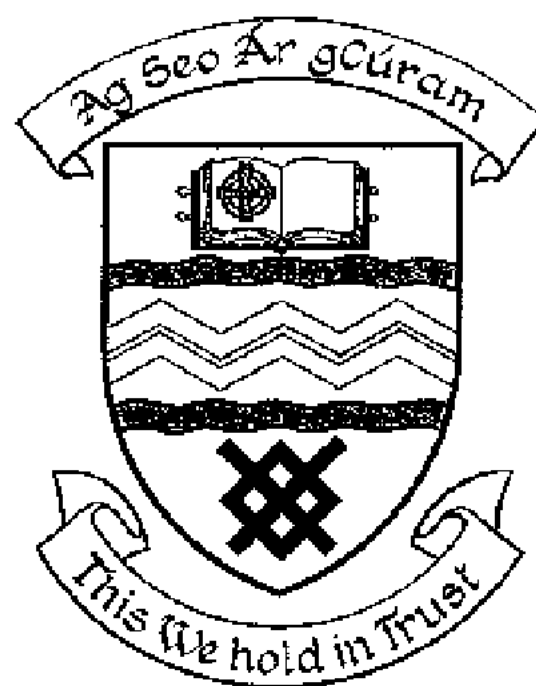
**Additional Information Requested/Received** /

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

REG. REF. S97B/0333 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 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 proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.

**REASON:**

To prevent unauthorised development.

- 5 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.

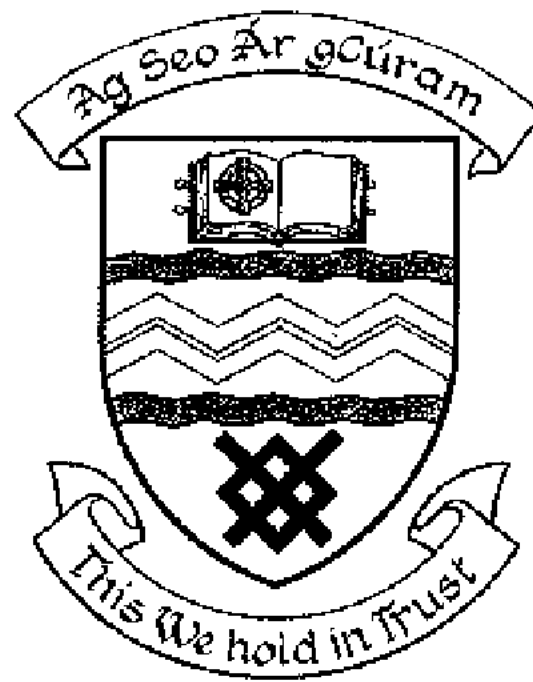
**NOTE:** The applicant is informed that the Department of Defence whilst having no objection to the development notes that the development is located in an area in which the level of aircraft noise will be intrusive without adequate noise insulation.

- (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.

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- 
- (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.

.....18: September 1997  
for SENIOR ADMINISTRATIVE OFFICER