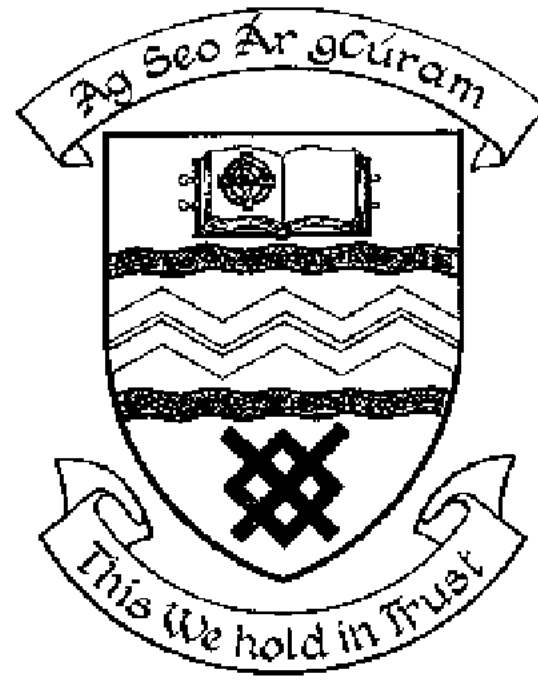


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97B/0250	
1. Location	12 Rossmore Lawns, Templeogue, Dublin 6W.		
2. Development	Two storey tile roof extension at side, front tile roof porch, front tile roof and extension to garage, also rear flat roof extension to garage.		
3. Date of Application	07/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/07/97 2.	1. 24/07/97 2.
4. Submitted by	Name: P. Murtagh, Address: 31 St. Killians Avenue, Greenhills, Dublin 12.		
5. Applicant	Name: Mr. & Mrs. P. Nugent, Address: 12 Rossmore Lawns, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 1743  Date 02/09/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2061  Date 16/10/97	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.	

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



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

Telefon: 01-462 0000  
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**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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

P. Murtagh,  
31 St. Killians Avenue,  
Greenhills,  
Dublin 12.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 2061	<b>Date of Final Grant</b> 16/10/97
<b>Decision Order Number</b> 1743	<b>Date of Decision</b> 02/09/97
<b>Register Reference</b> S97B/0250	<b>Date</b> 24th July 1997

**Applicant** Mr. & Mrs. P. Nugent,

**Development** Two storey tile roof extension at side, front tile roof porch, front tile roof and extension to garage, also rear flat roof extension to garage.

**Location** 12 Rossmore Lawns, Templeogue, Dublin 6W.

**Floor Area** 0.000 Sq Metres

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

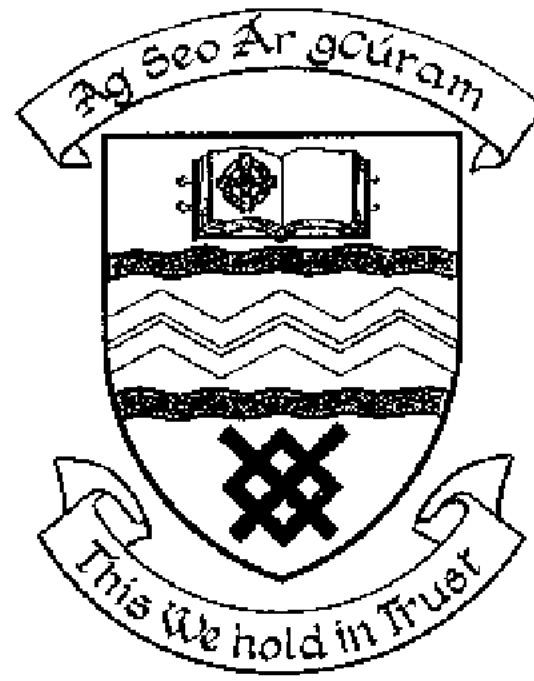
**Additional Information Requested/Received** 03/07/97 /24/07/97

A Permission has been granted for the development described above,  
subject to the following (6) Conditions.

REG REF. S97B/0250 SOUTH DUBLIN COUNTY COUNCIL  
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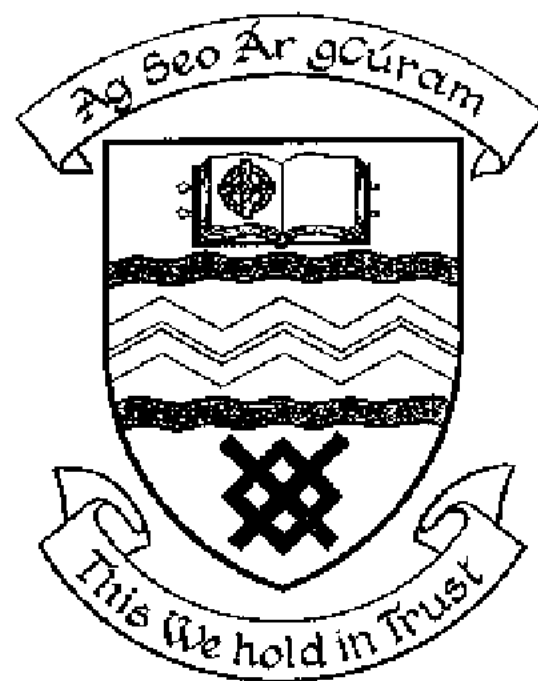
**Conditions and Reasons**

- 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 and clarified by additional information received on 24/07/97 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 development, shall be revised as follows:-  
(i) the roof over the extension shall be hipped rather than gable fronted as indicated in the front elevational drawings.  
(ii) the window in the extension at ground level as indicated in the front elevation shall be consistent in height with the existing front living room window. First floor window in front gable to be reduced to the same size as the existing first floor windows.  
All revised details shall be submitted for written agreement with the Planning Authority prior to commencement of development.  
REASON:  
In the interest of orderly development.
- 5 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.

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- 6 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.

- (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.

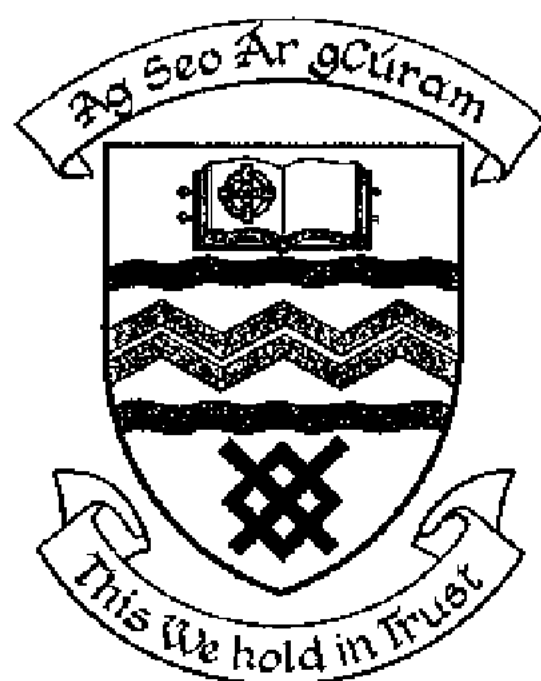
Signed on behalf of South Dublin County Council.

 ..... 17 October 1997  
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1321	Date of Decision 03/07/97
Register Reference S97B/0250	Date 7th May 1997

**Applicant** Mrs. P. Nugent,  
**Development** Two storey tile roof extension at side, front tile roof porch, front tile roof and extension to garage, also rear flat roof extension to garage.

**Location** 12 Rossmore Lawns, Templeogue, Dublin 6W.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 07/05/97 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 proposed extension to the front of the house is considered to be excessive and out of character with the prevailing streetscape. It would also result in an encroachment on the car parking area which appears to be inadequate for car parking needs to the front of the house. The applicant is requested to confirm whether or not it is feasible to reduce the scale and revise the front elevation which would be more harmonious with the existing development.

- 2 The proposed garage extension is unacceptable by reason of its encroachment on the boundary wall with public footpath and its visual impact. The Roads Department require a set back of at least 2m. The applicant is requested to clarify whether or not it is feasible to do this.

P. Murtagh,  
31 St. Killians Avenue,  
Greenhills,  
Dublin 12.

SOUTH DUBLIN COUNTY COUNCIL  
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- 3 The applicant is requested to clarify the following:
- a. exact nature and use of existing and proposed development;
  - b. number of families/households in the existing and proposed dwelling;
  - c. the meaning of a 'retreat room';
  - d. the proposed use of the garage;
  - e. the source of existing cars parked in the curtilage of the site and on-street in front of the house (5 in total) which were noted on two site inspections;
  - f. the need for and the proposed car parking arrangements.
- 4 The applicant is requested to submit a site layout plan showing exact location of any existing watermains, of public sewers adjoining the site and their relationship with the proposed development.
- 5 The applicant is requested to submit four copies of revised drawings where appropriate in respect of the above items.

NOTE: The applicant is advised to consult with the Area Planner before submitting the information requested.

Signed on behalf of South Dublin County Council

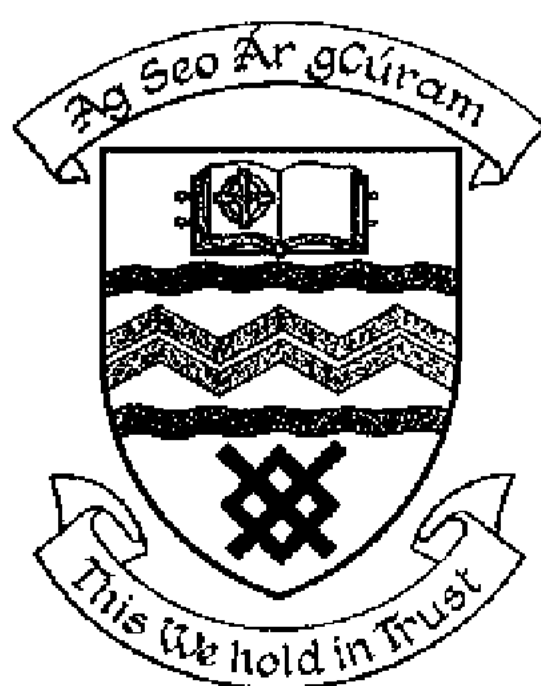
**SOUTH DUBLIN COUNTY COUNCIL**  
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REG. REF. S97B/0250



**PLANNING  
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.....  
for Senior Administrative Officer

03/07/97

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97B/0250	
1. Location	12 Rossmore Lawns, Templeogue, Dublin 6W.		
2. Development	Two storey tile roof extension at side, front tile roof porch, front tile roof and extension to garage, also rear flat roof extension to garage.		
3. Date of Application	07/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: P. Murtagh, Address: 31 St. Killians Avenue, Greenhills, Dublin 12.		
5. Applicant	Name: Mrs. P. Nugent, Address: 12 Rossmore Lawns, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No.  Date	Effect	
7. Grant	O.C.M. No.  Date	Effect	
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