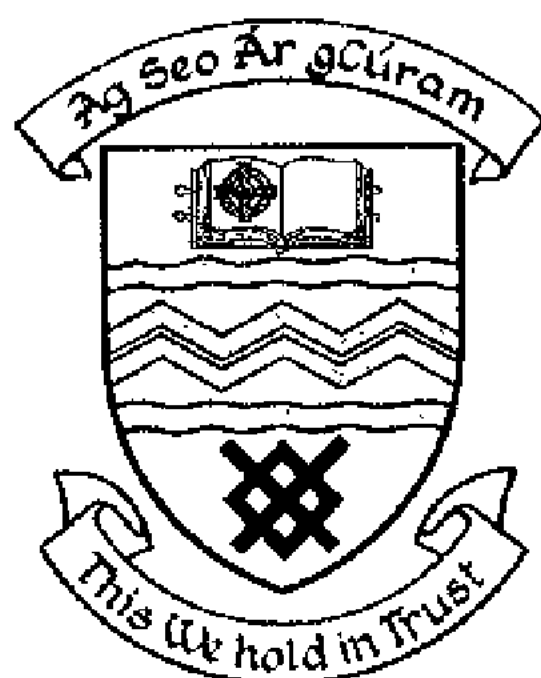


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97B/0035	
1. Location	Edenbrook Lodge, Ballyboden Road, Dublin 14.		
2. Development	Renovate existing single storey lodge and construct new extensions (at 1st floor level and single storey to side).		
3. Date of Application	07/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/04/1997 2.	1. 28/05/1999 2.
4. Submitted by	Name: Brian O'Donoghue MRIAI Architects, Address: 62 Gilford Road, Sandymount,		
5. Applicant	Name: S. Weldon, Address: Eden Auto Electric, Whitechurch Road, Dublin 14.		
6. Decision	O.C.M. No. 1586 Date 26/07/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1983 Date 10/09/1999	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



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Baile Átha Cliath 24

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Dublin 24

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Brian O'Donoghue MRIAI Architects,
62 Gilford Road,
Sandymount,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1983	Date of Final Grant 10/09/1999
Decision Order Number 1586	Date of Decision 26/07/1999
Register Reference S97B/0035	Date 28/05/99

Applicant S. Weldon,

Development Renovate existing single storey lodge and construct new extensions (at 1st floor level and single storey to side).

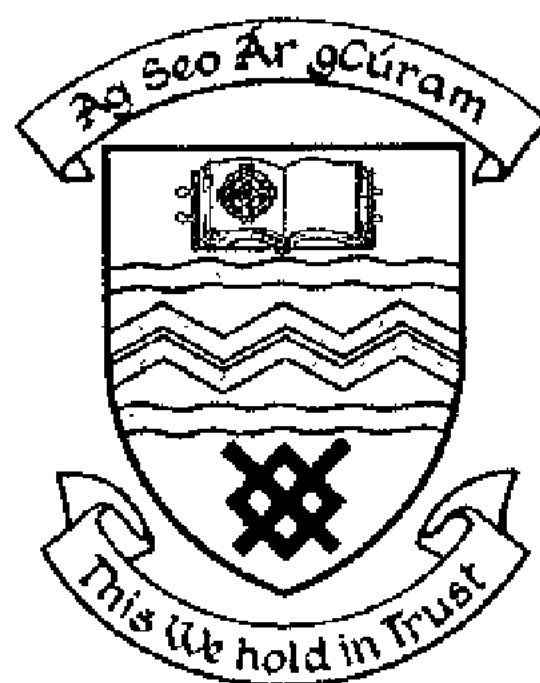
Location Edenbrook Lodge, Ballyboden Road, Dublin 14.

Floor Area 25.50 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/04/1997 /28/05/1999

A Permission has been granted for the development described above,
subject to the following (4) Conditions.



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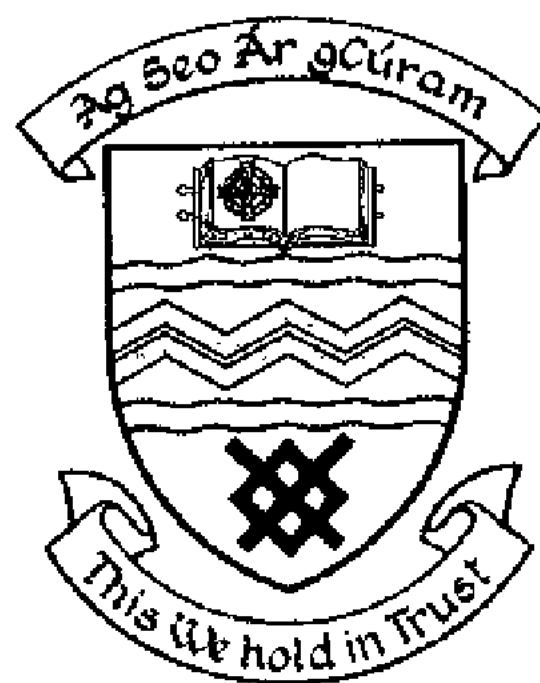
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by Additional Information submitted on 04/05/99 and 28/05/99, 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 That the extended property be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
 - 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. These requirements include:-
 - (i) the submission of a watermain layout for the written agreement of the Planning Authority (Environmental Services Department) prior to the commencement of works on site.
 REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
 - 4 That all the external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- (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.

SOUTH DUBLIN COUNTY COUNCIL
REG. REF. S97B/0035
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Signed on behalf of South Dublin County Council.

Edward Bowler 13/09/99
for SENIOR ADMINISTRATIVE OFFICER

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



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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1586	Date of Decision 26/07/1999
Register Reference S97B/0035	Date: 07/02/97

Applicant S. Weldon,

Development Renovate existing single storey lodge and construct new extensions (at 1st floor level and single storey to side).

Location Edenbrook Lodge, Ballyboden Road, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/04/1997 /28/05/1999

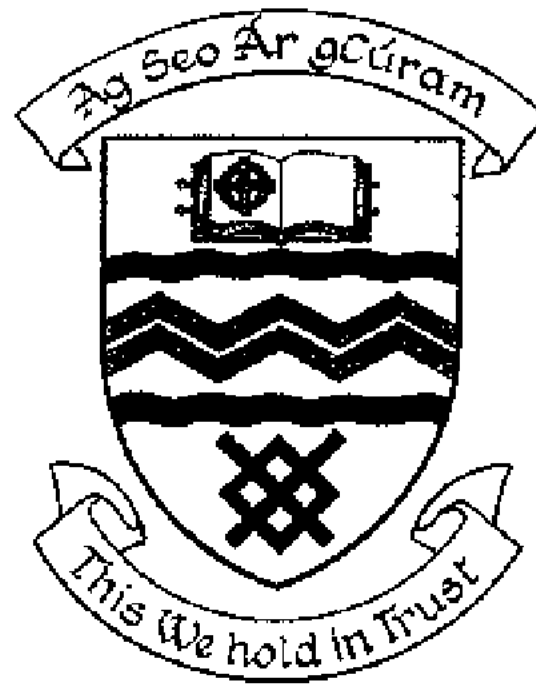
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (4) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 26/07/99
for SENIOR ADMINISTRATIVE OFFICER

Brian O'Donoghue MRIAI Architects,
62 Gilford Road,
Sandymount,
Dublin 4.

**SOUTH DUBLIN COUNTY COUNCIL
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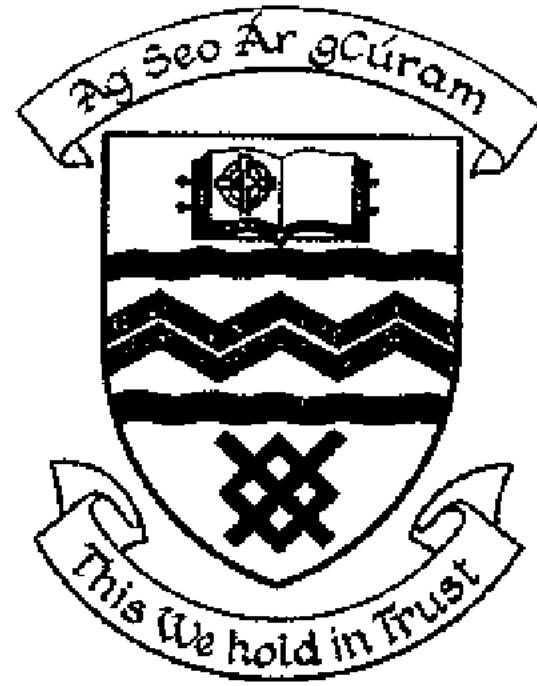
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by Additional Information submitted on 04/05/99 and 28/05/99, 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 That the extended property be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. These requirements include:-
(i) the submission of a watermain layout for the written agreement of the Planning Authority (Environmental Services Department) prior to the commencement of works on site.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 4 That all the external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.

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

Decision Order Number 0600	Date of Decision 03/04/97
Register Reference S97B/0035	Date 7th February 1997

Applicant S. Weldon,
Development Renovate existing single storey lodge and construct new extensions (at 1st floor level and single storey to side).

Location Edenbrook Lodge, Ballyboden Road, Dublin 14.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 07/02/97 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:

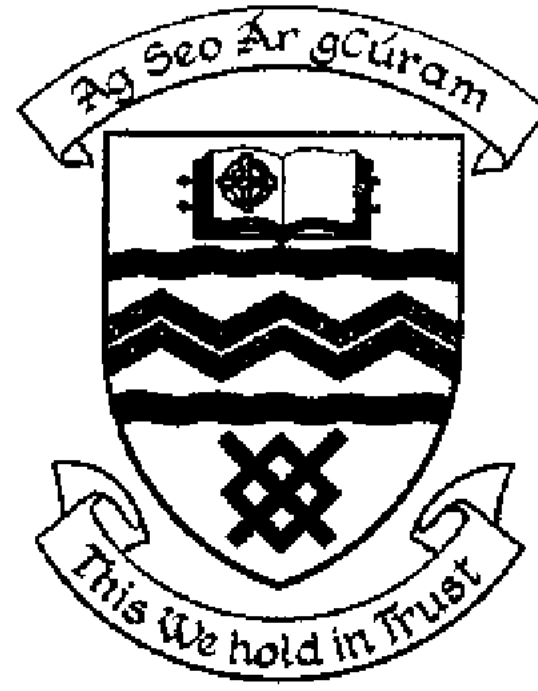
- 1 The applicant is requested to confirm how it is proposed to provide for a vehicular entrance to the proposed dwelling. In this regard it is noted that the developer of the adjoining lands showed the "right of way" area as being in his ownership.
- 2 The applicant is requested to confirm whether or not he can reduce the intensity of the development and to consider revising design in a manner that will retain the original character of the lodge house.
- 3 The applicant is requested to submit details of foul and surface water sewers showing the levels, gradients and pipe sizes up to point of connection with existing sewer.
- 4 The applicant is requested to submit details of a watermain layout.

5 The applicant is requested to submit a structural engineers report in regard to the stability of the existing house and
Brian O'Donoghue MRIAI,
Architects,
87 Sandymount Road,
Dublin 4.

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REG REF. S97B/0035

to confirm whether or not the house can withstand the impact
of the river particularly at highest recorded flood level.

- 6 The applicant is requested to confirm a genuine need
to reside in the dwelling and to confirm the extent
and date of its last use.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

03/04/97