

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96B/0490	
1. Location	"The Willows", Redgap, Co. Dublin.		
2. Development	Retention of changes to height of extension Mansard roof structure, changes to form of roof structure to rear, circular dormer windows to side and brick cladding to front of dwelling.		
3. Date of Application	17/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/01/97 2.	1. 31/01/97 2.
4. Submitted by	Name: Lionel French, Address: Architects, 149 Griffith Avenue, Drumcondra,		
5. Applicant	Name: Mr. & Mrs. J. Gaynor, Address: "The Willows", Redgap, Co. Dublin.		
6. Decision	O.C.M. No. 0502 Date 14/03/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1612 Date 29/07/97	Effect AP GRANT PERMISSION	
8. Appeal Lodged	02/04/97	Written Representations	
9. Appeal Decision	29/07/97	To Amend Condition(s)	
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
Facs: 01-462 0104

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

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

Lionel French,
Architects,
149 Griffith Avenue,
Drumcondra,
Dublin 9.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1612	Date of Final Grant 29/07/97
Decision Order Number 0502	Date of Decision 14/03/97
Register Reference S96B/0490	Date 31st January 1997

Applicant Mr. & Mrs. J. Gaynor,

Development Retention of changes to height of extension Mansard roof structure, changes to form of roof structure to rear, circular dormer windows to side and brick cladding to front of dwelling.

Location "The Willows", Redgap, Co. Dublin.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 09/01/97 /31/01/97

A Permission has been granted for the development described above,
subject to the following (2) conditions.

REG REF. S96B/0490 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

Conditions and Reasons

- 1 The development to be retained 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 As amended by Order of An Bord Pleanála dated 29th July 1997, Ref. PL 06S.102048


The two circular first floor windows in the north-west elevation of the extension shall be removed and the opes shall be permanently blocked up. The external finish shall harmonise in colour and texture with the existing roof.

REASON:

In the interest of residential 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.

Signed on behalf of South Dublin County Council.

 12 August 1997
for SENIOR ADMINISTRATIVE OFFICER

AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S96B/0490

APPEAL by John Gaynor care of Lionel French of 149 Griffith Avenue, Drumcondra, Dublin against the decision made on the 14th day of March, 1997 by the Council of the County of South Dublin to grant subject to conditions a permission for retention of changes to height of extension mansard roof structure, changes to form of roof structure to rear, circular dormer windows to side and brick cladding to front of house at The Willows, Redgap, County Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to condition number 2 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said condition, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to amend condition number 2 so that it shall be as follows for the reason set out:

2. The two circular first floor windows in the north-west elevation of the extension shall be removed and the opes shall be permanently blocked up. The external finish shall harmonise in colour and texture with the existing roof.

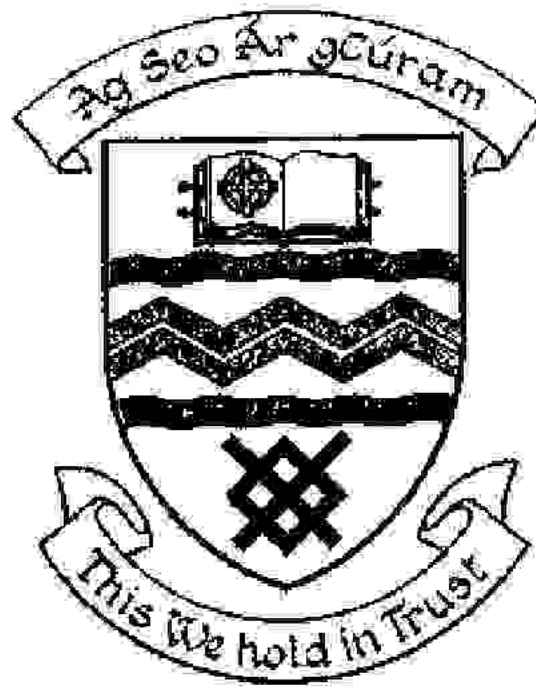
Reason: In the interest of residential amenity.



Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 3rd day of July 1997.

**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

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

Decision Order Number 0502	Date of Decision 14/03/97
Register Reference S96B/0490	Date 17th December 1996

Applicant Mr. & Mrs. J. Gaynor,

Development Retention of changes to height of extension Mansard roof structure, changes to form of roof structure to rear, circular dormer windows to side and brick cladding to front of dwelling.

Location "The Willows", Redgap, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 09/01/97 /31/01/97

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.

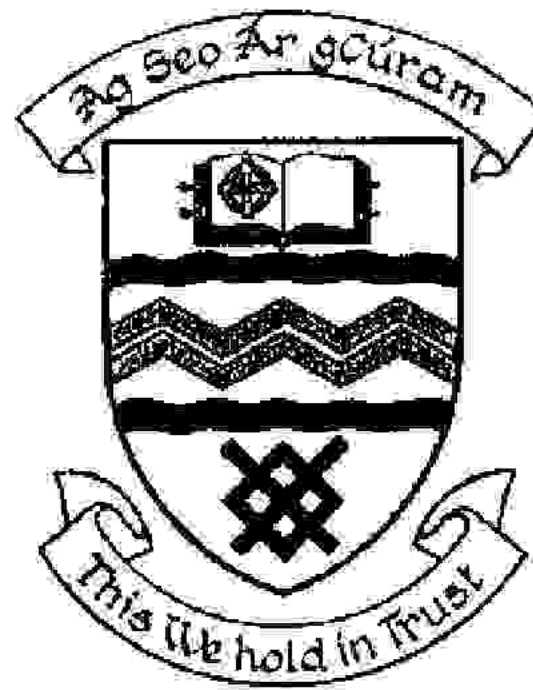
Subject to the conditions (2) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

14/03/97

Lionel French,
Architects,
149 Griffith Avenue,
Drumcondra,
Dublin 9.

**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

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

Order Number 0048	Date of Order 09/01/97
Register Reference S96B/0490	Date 17th December 1996

Applicant Mr. & Mrs. J. Gaynor,

Development Retention of changes to height of extension Mansard roof structure, changes to form of roof structure to rear, circular dormer windows to side and brick cladding to front of dwelling.

Location "The Willows", Redgap, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 6/01/97 has show that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

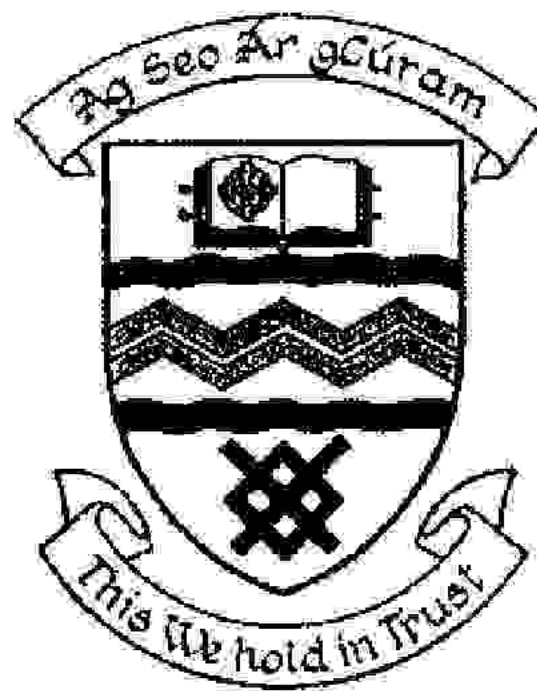
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
 - (a) Applicant's name

Lionel French,
Architects,
149 Griffith Avenue,
Drumcondra,
Dublin 9.

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
REG REF. S96B/0490



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

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

- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

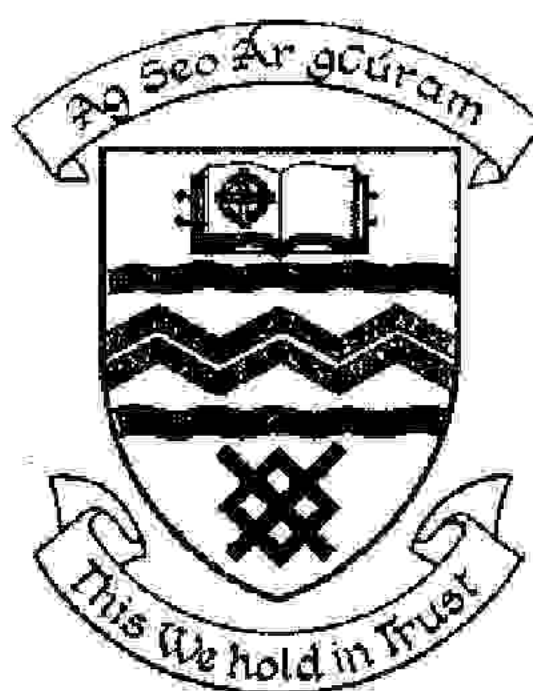
10/01/97

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

REG REF. S96B/0490



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

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

Conditions and Reasons

- 1 The development to be retained 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 The two circular first floor windows in the north-west elevation of the extension shall be removed and permanently bricked up or plastered within one month of the date of final ~~front~~ of planning permission.

REASON: *grant*

In the interest of preserving the residential amenity of adjoining property.

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

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

Order Number 0048	Date of Order 09/01/97
Register Reference S96B/0490	Date 17th December 1996

Applicant Mr. & Mrs. J. Gaynor,

Development Retention of changes to height of extension Mansard roof structure, changes to form of roof structure to rear, circular dormer windows to side and brick cladding to front of dwelling.

Location "The Willows", Redgap, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 6/01/97 has show that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
 - (a) Applicant's name

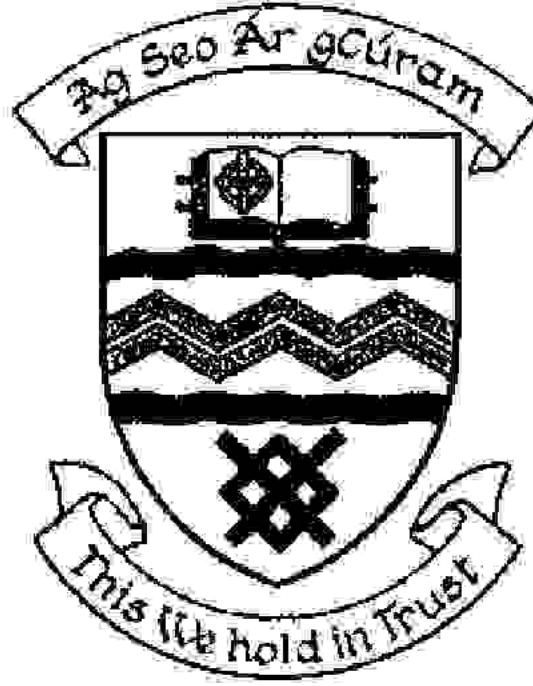
Lionel French,
Architects,
149 Griffith Avenue,
Drumcondra,
Dublin 9.

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

REG REF. S96B/0490



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

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

- (b) whether application is for Permission, outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

10/01/97