

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96B/0483	
1. Location	20 Knockmore Gardens, Jobstown, Tallaght, Dublin 24.		
2. Development	Retain extension at rear, also for new wall and side entrance. Also changes and additions to already approved two storey extension (granny flat) at gable and front.		
3. Date of Application	09/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/12/96 2.	1. 09/01/97 2.
4. Submitted by	Name: David Coffey & Associates, Address: 42 Brookhaven Park, Blanchardstown, Dublin 15.		
5. Applicant	Name: Mr. J. Bowes, Address: 20 Knockmore Gardens, Jobstown, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0451 Date 06/03/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0719 Date 17/04/97	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.

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

Telephone: 01-462 0000  
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David Coffey & Associates,  
42 Brookhaven Park,  
Blanchardstown,  
Dublin 15.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0719	Date of Final Grant 17/04/97
Decision Order Number 0451	Date of Decision 06/03/97
Register Reference S96B/0483	Date 9th January 1997

**Applicant** Mr. J. Bowes,

**Development** Retain extension at rear, also for new wall and side entrance. Also changes and additions to already approved two storey extension (granny flat) at gable and front.

**Location** 20 Knockmore Gardens, Jobstown, Tallaght, Dublin 24.

**Floor Area** 0.000 Sq Metres

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

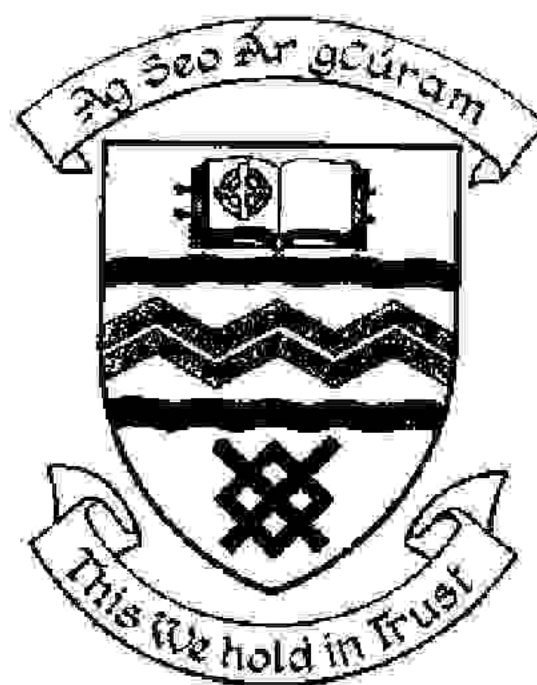
**Additional Information Requested/Received** 18/12/96 /09/01/97

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

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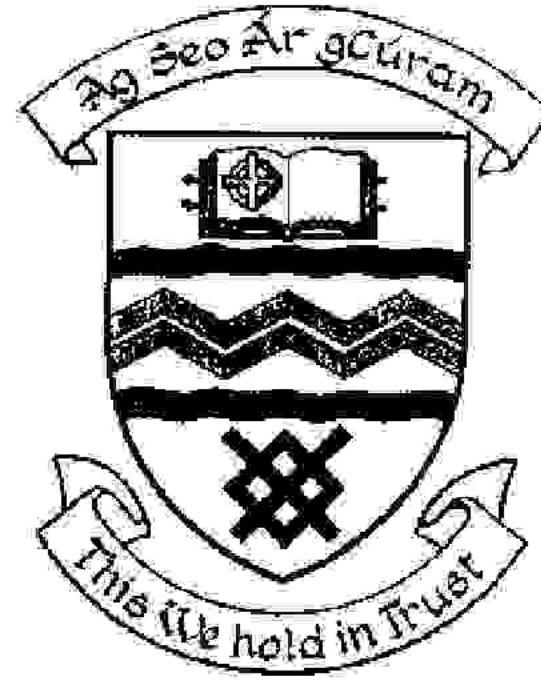
**Conditions and Reasons**

- 1 The development to be carried out and 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 proposed granny flat shall not be sold, let or otherwise transferred or conveyed save as part of a single dwelling unit.  
**REASON:**  
In the interest of the proper planning and development of the area.
- 3 That the entire premises be used as a single dwelling unit.  
**REASON:**  
To prevent unauthorised development.
- 4 Only clean uncontaminated surface water shall be discharged to the public surface water sewer. All foul waste shall be discharged to the public foul sewer.  
**REASON:**  
In the interest of public health.
- 5 The site shall be used solely for residential use and shall not be used for the carrying on of any trade or business.  
**REASON:**  
To prevent unauthorised development.
- 6 The proposed new side boundary wall shall be not higher than 2.0m where it is to the rear of the front building line of the house and 1.2m where it is forward of the front building line. The wall shall be capped along its entire length and plastered externally and internally from the front gate to the side gates. The new wall adjacent to the double gates at the side of the house shall be capped and plastered externally.  
**REASON:**  
In the interest of visual amenity.

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**NOTE 1:** The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner(s) is required.

**NOTE 2:** The applicant is advised that this permission does not authorise the construction of the boundary wall, driveway and gates on lands which are not in the applicants ownership until such time as ownership has been transferred assuming this planning permission has not expired before that date.

- (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.

.....*Apfame*.....<sup>18/4</sup> April 1997  
for SENIOR ADMINISTRATIVE OFFICER



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

Order Number 2443	Date of order 18/12/96
Register Reference S96B/0483	Date 9th December 1996

Applicant Mr. J. Bowes,

Development Retain extension at rear, also for new wall and side entrance. Also changes and additions to already approved two storey extension (granny flat) at gable and front.

Location 20 Knockmore Gardens, Jobstown, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 13.12.1996 has shown 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 this 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

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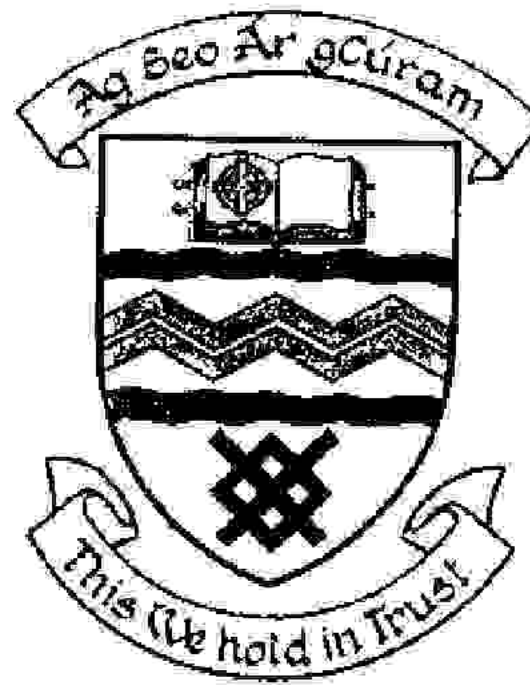
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REG REF. S96B/0483



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- (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.

18/12/96