

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S96B/0433
1. Location	27 Wilderwood Grove, Templeogue, Dublin 6W.		
2. Development	Garage conversion to study with additions and alterations.		
3. Date of Application	01/11/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: S. McCall & Associates, Address: Architects, 116 Lower Drumcondra Road, Dublin 9.		
5. Applicant	Name: Anthony Larkin, Address: 27 Wilderwood Grove, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 2439 Date 18/12/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0209 Date 30/01/97	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	0	Compensation 0	Purchase Notice 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,
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Dublin 24.

Telephone: 01-462 0000
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S. McCall & Associates,
Architects,
116 Lower Drumcondra Road,
Dublin 9.

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

Final Grant Order Number 0209	Date of Final Grant 30/01/97
Decision Order Number 2439	Date of Decision 18/12/96
Register Reference S96B/0433	Date 1st November 1996

Applicant Anthony Larkin,

Development Garage conversion to study with additions and alterations.

Location 27 Wilderwood Grove, Templeogue, Dublin 6W.

Floor Area 0.000 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 (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, 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 The proposed kitchen window in the side elevation shall be omitted. The proposed bedroom window in the side elevation shall be restricted to above eye level only. Revised elevation drawings shall be submitted for prior approval to the Planning Authority before commencement of development on site. Alternatively, the boundary with adjoining owner to be constructed with the agreement of the adjoining owner to such a height that the windows to not cause overlooking.
REASON:
In the interest of residential amenities in the area.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

.....*3rd* February 1997
for SENIOR ADMINISTRATIVE OFFICER