

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96B/0402	
1. Location	rear of 74 St. Patricks Road, Dublin 12.		
2. Development	Kitchen extension and to replace an existing garage with an enlarged garage.		
3. Date of Application	08/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John O'Neill & Assoc. Address: 14 Newgrove Ave, Dublin 4.		
5. Applicant	Name: Aidan Rogers. Address: 74 St. Patrick's Road, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 2140 Date 06/11/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2490 Date 18/12/96	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

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
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John O'Neill & Assoc.
14 Newgrove Ave,
Dublin 4.

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

Final Grant Order Number 2490	Date of Final Grant 18/12/96
Decision Order Number 2140	Date of Decision 06/11/96
Register Reference S96B/0402	Date 8th October 1996

Applicant Aidan Rogers.

Development Kitchen extension and to replace an existing garage with an enlarged garage.

Location rear of 74 St. Patricks Road, Dublin 12.

Floor Area 52.000 **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 (5) 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 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.
- 5 Door of garage to be designed so that it does not open outwards.
REASON:
In the interest of the proper planning and development of 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.

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B *rot* December 1996
for SENIOR ADMINISTRATIVE OFFICER