

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96B/0344	
1. Location	No. 1 Fairways, Rathfarnham, Dublin 14.		
2. Development	Construct single storey garage extension to side, conversion of existing garage to study and utility rooms, new tiled roof over new and existing ground floor extensions.		
3. Date of Application	22/08/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Kevin J. Hamell & Associates, Address: 146 Lower Drumcondra Road, Dublin 9.		
5. Applicant	Name: Ms. B. Allen, Address: No. 1 Fairways, Rathfarnham, Dublin 5.		
6. Decision	O.C.M. No. 1970 Date 08/10/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2280 Date 26/11/96	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



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
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Telephone: 01-462 0000
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Kevin J. Hamell & Associates,
146 Lower Drumcondra Road,
Dublin 9.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2280	Date of Final Grant 26/11/96
Decision Order Number 1970	Date of Decision 08/10/96
Register Reference S96B/0344	Date 22nd August 1996

Applicant Ms. B. Allen,

Development Construct single storey garage extension to side, conversion of existing garage to study and utility rooms, new tiled roof over new and existing ground floor extensions.

Location No. 1 Fairways, Rathfarnham, Dublin 14.

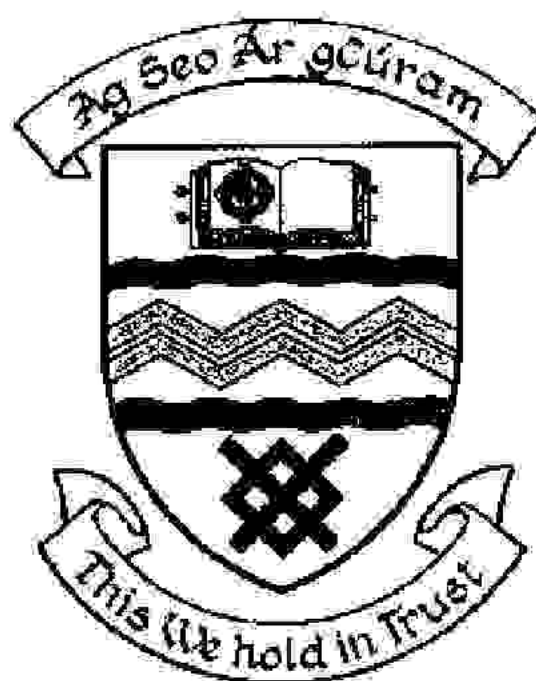
Floor Area 146.000 Sq Metres

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 adequate measures are taken by the applicant to ensure that the remaining trees on site are secure.
REASON:
To avoid interference with the adjoining footpath/road (Butterfield Avenue) which would be prejudicial to public safety.
- 5 The proposed garage to be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for any trade as commercial use.
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.

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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.

 27th November 1996
for SENIOR ADMINISTRATIVE OFFICER