

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85B/1085	
1. LOCATION	18, Culmore Road, Palmerstown.			
2. PROPOSAL	Change of internal layout & retain existing window sizes.			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received	
	P.	21st Nov. 85.	1. 2.	1. 2.
4. SUBMITTED BY	Name Mr. Graham Kavanagh, Address 2, Cappaghmore Estate, Clondalkin, Dublin 22.			
5. APPLICANT	Name as above. Address			
6. DECISION	O.C.M. No. P/152/86 Date 17th Jan., 1986		Notified 17th Jan., 1986 Effect To grant permission	
7. GRANT	O.C.M. No. Date		Notified Effect	
8. APPEAL	Notified 13th Feb., 1986 Type 3rd Party		Decision Permission granted by An Bord Pleanála Effect 8th May, 1986	
9. APPLICATION SECTION 26 (3)	Date of application		Decision Effect	
10. COMPENSATION	Ref. in Compensation Register			
11. ENFORCEMENT	Ref. in Enforcement Register			
12. PURCHASE NOTICE				
13. REVOCATION or AMENDMENT				
14.				
15.				

Prepared by

Copy issued by Registrar.

Checked by

Date

Co. Accts. Receipt No

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

County Dublin

Planning Register Reference Number: 85/1085

APPEAL by James Byrne and Others of 24, Culmore Road, Palmerstown, County Dublin, against the decision made on the 17th day of January, 1986, by the Council of the County of Dublin, to grant subject to conditions a permission for development comprising change of external layout and retaining existing window sizes on extension at 18, Culmore Road, Palmerstown, for Graham Kavanagh, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that subject to compliance with the conditions set out in the Second Schedule hereto, the proposed development would not be injurious to the amenities of the area or otherwise contrary to its proper planning and development.

SECOND SCHEDULE

1. The entire house as extended shall be used solely as a single dwelling unit.

Reason: To prevent unauthorised development and to protect the residential amenities of the area.

2. Only one front vehicular opening (eight foot wide) shall be provided to serve the development.

Reason: To prevent overdevelopment of the site.

SECOND SCHEDULE (CONTD.)

3. The existing opening on the front elevation of the new extension at ground floor level shall be fitted with a window similar in size to the adjoining ground floor window.

Reason: To facilitate the integration of the extension with the existing house.

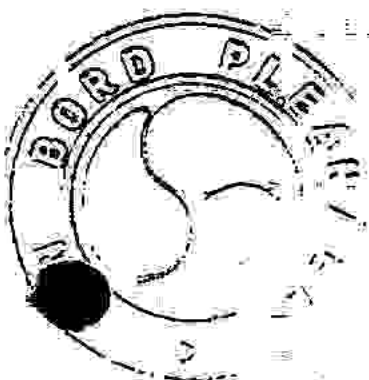
4. All external finishes shall harmonise in colour and texture with the existing house.

Reason: In the interests of visual amenity.



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

Dated this *8th* day of *May* 1986.



DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission/Approval
Local Government (Planning and Development) Acts, 1963-1983

To: **Graham Kavanagh,**
2, Cappaghmore Estate,
Glondalkin,
Dublin 22.
Applicant: **G. Kavanagh.**

Decision Order
Number and Date: **P/152/86, 17/1/86**
Register Reference No. **85B/1085**
Planning Control No.
Application Received on **21/11/85**

In pursuance of its functions under the above-mentioned Acts, the 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/Approval for:-

Proposed change of internal layout and retaining existing window sizes on extension
at 18, Culmore Road, Palmerstown.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p style="text-align: center;">outstanding works</p> <p>2. That before development commences, approval for/under the Building Bye Laws be obtained, and all conditions of that approval be observed in the development.</p> <p>3. That the entire premises be used as a single dwelling unit.</p> <p>4. That all external finishes harmonise in colour and texture with the existing premises.</p>	<p>1. To ensure that the development shall be in accordance with the permission, and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. To prevent unauthorised development.</p> <p>4. In the interest of visual amenity.</p>

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date: **17th January, 1986.**

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, *in addition* to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.