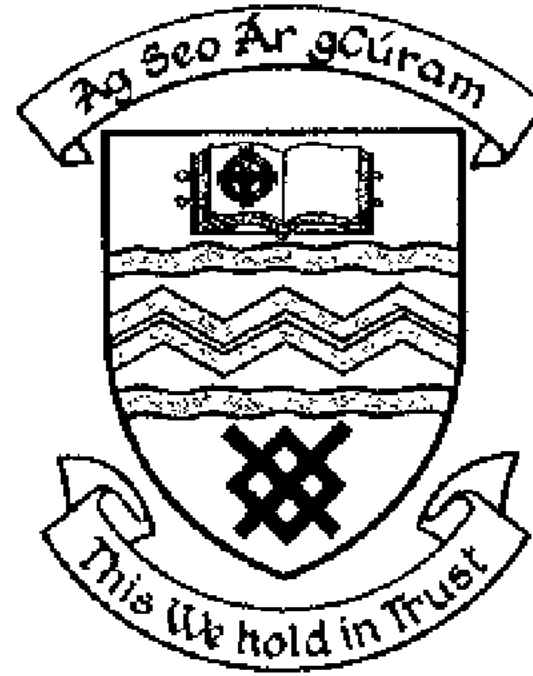


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

John Maguire,
16 Beechwood Lawns,
Rathcoole,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1012	Date of Final Grant 11/05/2000
Decision Order Number 0629	Date of Decision 30/03/2000
Register Reference S99B/0677	Date 02/02/00

Applicant John Maguire,

Development First floor extension to side of existing detached house to form a self contained family unit at ground and first floor including one number parking space to front garden together with new entrance gates and associated ancillary works.

Location 16 Beechwood Lawns, Rathcoole, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

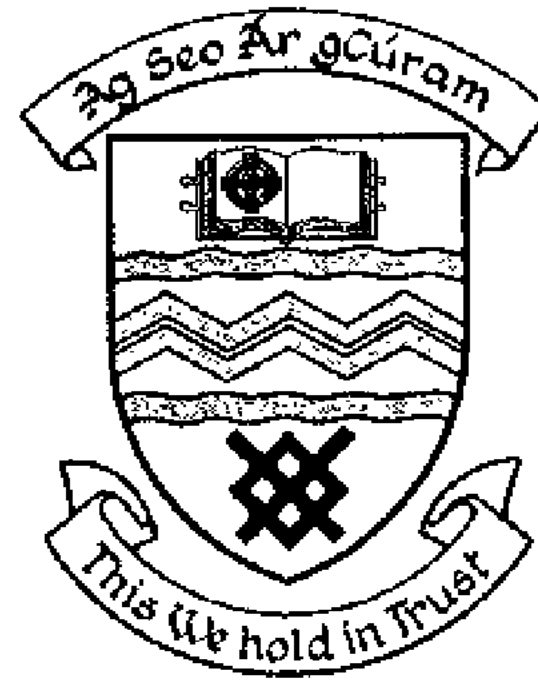
Additional Information Requested/Received 16/12/1999 /02/02/2000

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, as amended by Additional Information received 02/02/2000, 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 when the structure is no longer required as a FAMILY FLAT that its use revert to use as part of the existing dwelling unit.
REASON:
In the interest of the proper planning and development of the area.

NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.

REG. REF. S99B/0677
SOUTH DUBLIN COUNTY COUNCIL
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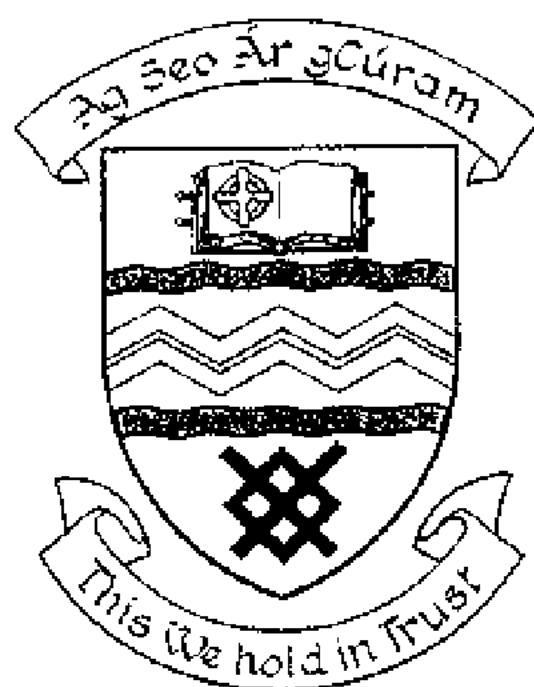
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Applications/Registry/Appeals
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Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

Signed on behalf of South Dublin County Council.

11/05/00
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0629	Date of Decision 30/03/2000
Register Reference S99B/0677	Date: 02/11/99

Applicant John Maguire,

Development First floor extension to side of existing detached house to form a self contained family unit at ground and first floor including one number parking space to front garden together with new entrance gates and associated ancillary works.

Location 16 Beechwood Lawns, Rathcoole, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 16/12/1999 /02/02/2000

Clarification of Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South 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 in respect of the above proposal.

Subject to the conditions (4) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

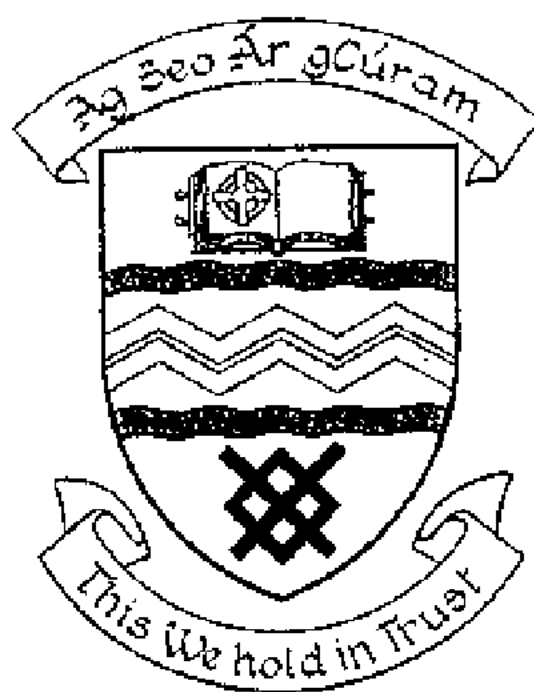
M.L. 30/03/00
for SENIOR ADMINISTRATIVE OFFICER

John Maguire,
16 Beechwood Lawns,
Rathcoole,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99B/0677

Conditions and Reasons

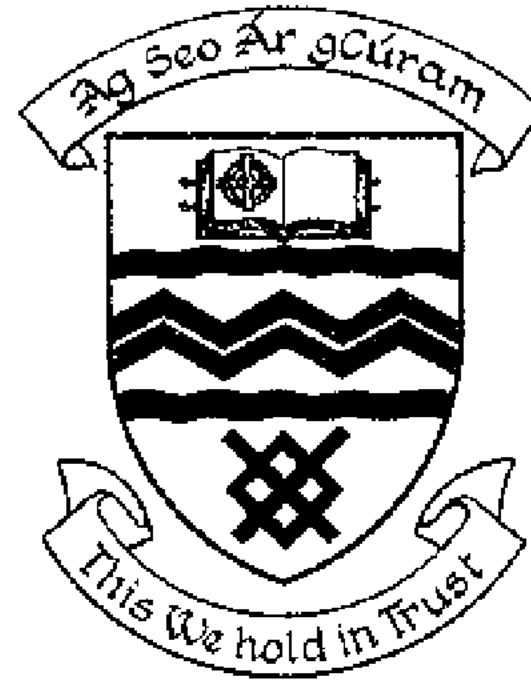
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by Additional Information received 02/02/2000, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development 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.
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REASON:
In the interest of the proper planning and development of the area.

NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

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

Decision Order Number 2805	Date of Decision 16/12/1999
Register Reference S99B/0677	Date: 02/11/99

Applicant John Maguire,
Development First floor extension to side of existing detached house to form a self contained family unit at ground and first floor including one number parking space to front garden together with new entrance gates and associated ancillary works.

Location 16 Beechwood Lawns, Rathcoole, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 02/11/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

- 1 The applicant is requested to submit revised plans showing no part of proposed extension oversailing the neighbouring property.
- 2 The applicant is requested to submit revised plans indicating 3 off street parking spaces instead of 2.

Signed on behalf of South Dublin County Council

MA
.....
for Senior Administrative Officer

16/12/99

John Maguire,
16 Beechwood Lawns,
Rathcoole,
Co. Dublin.