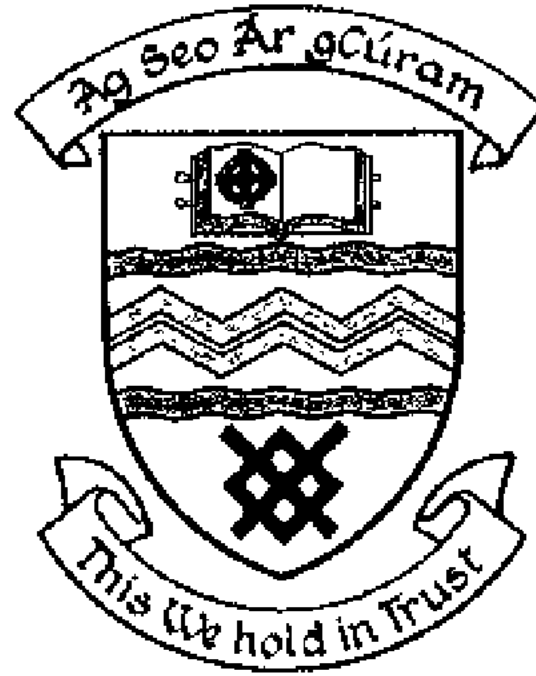


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S99B/0598	
1. Location	85 Culmore Road, Palmerstown, Dublin 20.			
2. Development	Demolish existing garage and build a two storey extension consisting of bathroom, 2 bedrooms, kitchen, living room and hall, also garage to the rear.			
3. Date of Application	10/09/99	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 08/11/1999 2.	1. 18/01/2000 2.	
4. Submitted by	Name: Tom English, Address: 85 Culmore Road, Palmerstown,			
5. Applicant	Name: Tom English Address: 85 Culmore Road, Dublin 20.			
6. Decision	O.C.M. No. 0519 Date 14/03/2000	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 864 Date 26/04/2000	Effect AP GRANT PERMISSION		
8. Appeal Lodged				
9. Appeal Decision				
10. Material Contravention				
11. Enforcement		Compensation	Purchase Notice	
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



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Baile Átha Cliath 24

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PLANNING DEPARTMENT
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P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
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Tom English,
85 Culmore Road,
Palmerstown,
Dublin 20.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 864	Date of Final Grant 26/04/2000
Decision Order Number 0519	Date of Decision 14/03/2000
Register Reference S99B/0598	Date 18/01/00

Applicant Tom English

Development Demolish existing garage and build a two storey extension consisting of bathroom, 2 bedrooms, kitchen, living room and hall, also garage to the rear.

Location 85 Culmore Road, Palmerstown, Dublin 20.

Floor Area 94.00 Sq Metres

Time extension(s) up to and including

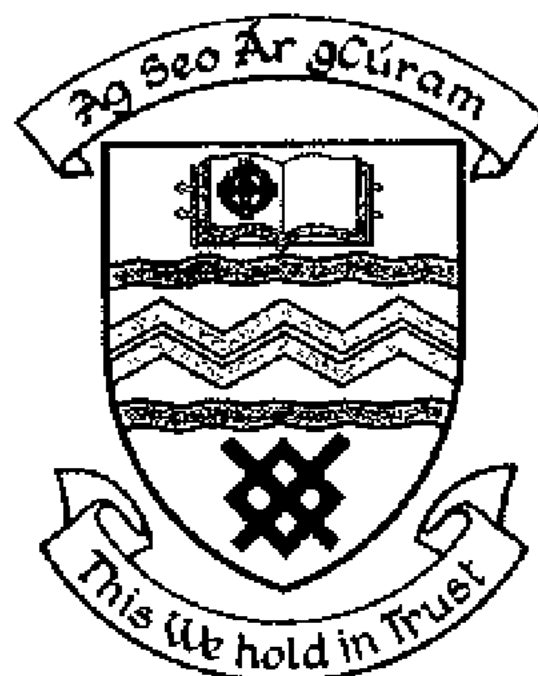
Additional Information Requested/Received 08/11/1999 /18/01/2000

A Permission has been granted for the development described above,
subject to the following (8) 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 by the Planning Authority on 18/01/00, 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 all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 The proposed garage to be used solely for purposes ancillary to the enjoyment of the dwelling house.
REASON:
In the interest of the proper planning and development of the area.
- 4 The proposed independent entrance to the family flat off the porch to be omitted. Access to the flat/extension shall be via the internal link from the main dwelling. Before development commences, the applicant shall submit for agreement by the Planning Authority revised details in compliance with this requirement.
REASON:
To prevent sub-division of the dwelling.
- 5 The house and extension shall be used as a single dwelling unit only.
REASON:
To ensure that the development will not be out of character with existing residential development in the area.
- 6 The proposed flat shall be occupied by a member of the applicant's family only. When it is no longer required for use by a member of the family, its use shall revert to use as part of the existing dwelling.
REASON:
To prevent subdivision of the dwelling.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:

REG. REF. S99B/0598
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In order to comply with the Sanitary Services Acts, 1878-1964.

- 8 The use of the structure for residential purposes shall be restricted to a residential use directly associated with the use of the existing house on the site for such purposes, and the structure shall not be sub-divided from the existing house, either by way of sale or letting or otherwise.

REASON:

In the interest of the proper planning and development of the area.

- (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.

Signed on behalf of South Dublin County Council.

E. Rowan02/05/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0519	Date of Decision 14/03/2000
Register Reference S99B/0598	Date: 10/09/99

Applicant Tom English

Development Demolish existing garage and build a two storey extension consisting of bathroom, 2 bedrooms, kitchen, living room and hall, also garage to the rear.

Location 85 Culmore Road, Palmerstown, Dublin 20.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/11/1999 /18/01/2000

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 (8) on the attached Numbered Pages.
 Signed on behalf of the South Dublin County Council.

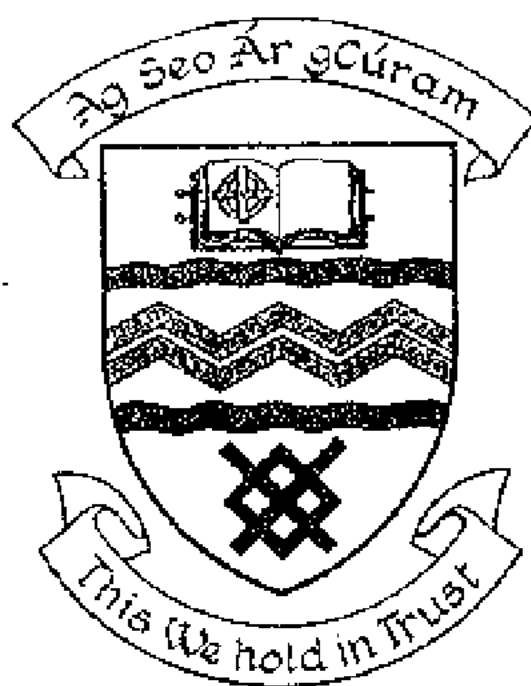
..... 14/03/00
 for SENIOR ADMINISTRATIVE OFFICER

Tom English,
 85 Culmore Road,
 Palmerstown,
 Dublin 20.

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REG REF. S99B/0598

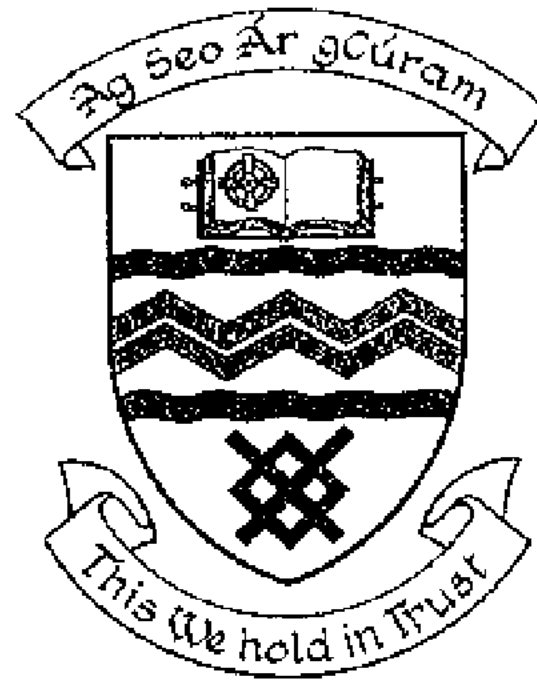
Conditions and Reasons

- 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 by the Planning Authority on 18/01/00, 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 all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 The proposed garage to be used solely for purposes ancillary to the enjoyment of the dwelling house.
REASON:
In the interest of the proper planning and development of the area.
- 4 The proposed independent entrance to the family flat off the porch to be omitted. Access to the flat/extension shall be via the internal link from the main dwelling. Before development commences, the applicant shall submit for agreement by the Planning Authority revised details in compliance with this requirement.
REASON:
To prevent sub-division of the dwelling.
- 5 The house and extension shall be used as a single dwelling unit only.
REASON:
To ensure that the development will not be out of character with existing residential development in the area.
- 6 The proposed flat shall be occupied by a member of the applicant's family only. When it is no longer required for use by a member of the family, its use shall revert to use as part of the existing dwelling.

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REASON:

To prevent subdivision of the dwelling.

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

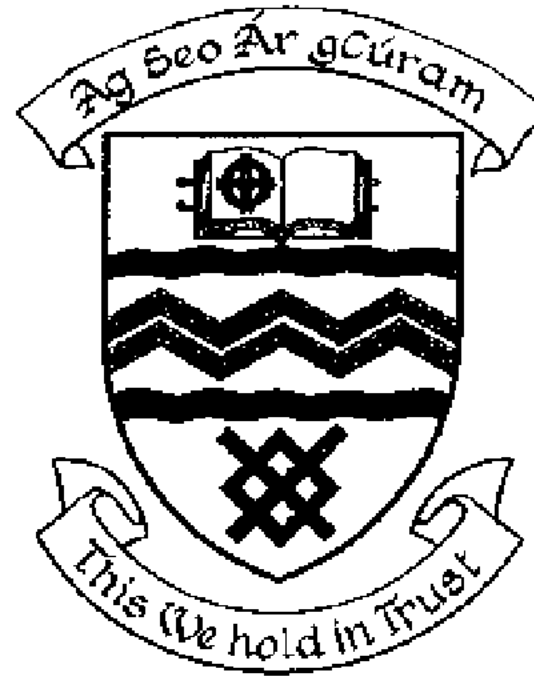
In order to comply with the Sanitary Services Acts, 1878-1964.

- 8 The use of the structure for residential purposes shall be restricted to a residential use directly associated with the use of the existing house on the site for such purposes, and the structure shall not be sub-divided from the existing house, either by way of sale or letting or otherwise.

REASON:

In the interest of the proper planning and development of the area.

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

Decision Order Number 2453	Date of Decision 08/11/1999
Register Reference S99B/0598	Date: 10/09/99

Applicant Tom English
Development Demolish existing garage and build a two storey extension consisting of bathroom, 2 bedrooms, kitchen, living room and hall, also garage to the rear.

Location 85 Culmore Road, Balmerstown, Dublin 20.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 10/09/99 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 advised that the proposed development appears to constitute a separate dwelling unit. It is considered that the application site is not sufficient in area to satisfactorily accommodate an additional dwelling in accordance with Development Plan standards.

The applicant is further advised that in accordance with para 3.4.10 of the County Development Plan a subdivision or extension of a single dwelling unit to accommodate a 'family flat' is acceptable in principle, provided that the proposed unit shall be linked directly to the main dwelling via an internal access door, and that it shall be subordinate to the main dwelling, and shall generally not exceed 50% of the floor area of the existing dwelling. The applicant is requested to clarify how it is proposed to revise the proposed development so that it complies with the above requirements.

Tom English,
85 Culmore Road,
Palmerstown,
Dublin 20.

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REG REF. S99B/0598

2 The applicant shall submit full details of proposed drainage indicating full and complete separation of foul and surface water systems.

Signed on behalf of South Dublin County Council

f-11
.....
for Senior Administrative Officer

08/11/99