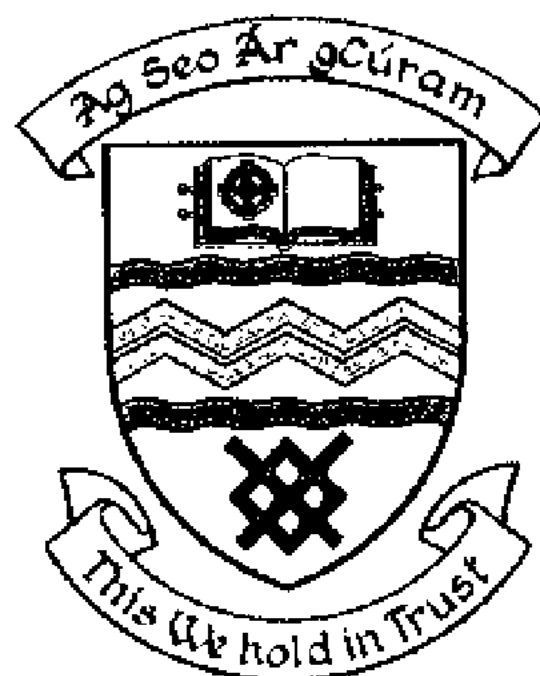


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No.  S99B/0579	
1. Location	4 Ballymace Green, Rathfarnham, Dublin 16.			
2. Development	Conversion of attic to include dormer window to rear with ancillary roof lights.			
3. Date of Application	01/09/99	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 28/10/1999 2. 17/12/19	1. 16/11/1999 2. 13/01/20	
4. Submitted by	Name: Box Architecture, Address: 19 Duke Street, Dublin 2.			
5. Applicant	Name: Ronan Allen, Address: 4 Ballymace Green, Rathfarnham, Dublin 14.			
6. Decision	O.C.M. No. 0482 Date 09/03/2000	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 833 Date 19/04/2000	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**



Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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DEPARTMENT**  
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Dublin 24

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Box Architecture,  
19 Duke Street,  
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 833	Date of Final Grant 19/04/2000
Decision Order Number 0482	Date of Decision 09/03/2000
Register Reference S99B/0579	Date 13/01/00

Applicant Ronan Allen,

Development Conversion of attic to include dormer window to rear with ancillary roof lights.

Location 4 Ballymace Green, Rathfarnham, Dublin 16.

Floor Area 150.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 28/10/1999 /16/11/1999

A Permission has been granted for the development described above,  
subject to the following (6) Conditions.

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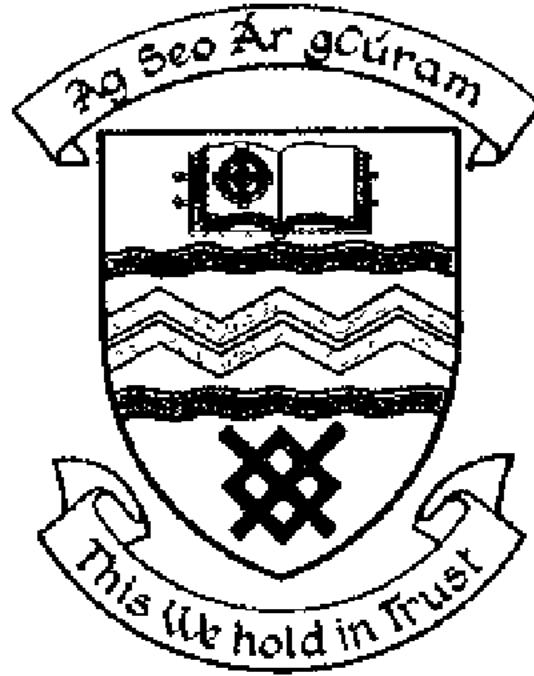
**Conditions and Reasons**

- 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 on the 16th November, 1999 and Clarification of Additional Information received on the 13th January 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 all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
REASON:  
To protect the amenities of the area.
  - 5 The two proposed velux windows to the front of the dwelling be omitted.  
REASON:  
In the interests of visual amenity and the proper planning and development of the area.
  - 6 The cheeks/side elevations of the dormer window to the rear are not to be glazed. They are to be treated with the same material as exists on the roof.  
REASON:  
In the interests of residential and visual amenity.
- (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.

REG. REF. S99B/0579 **SOUTH DUBLIN COUNTY COUNCIL**  
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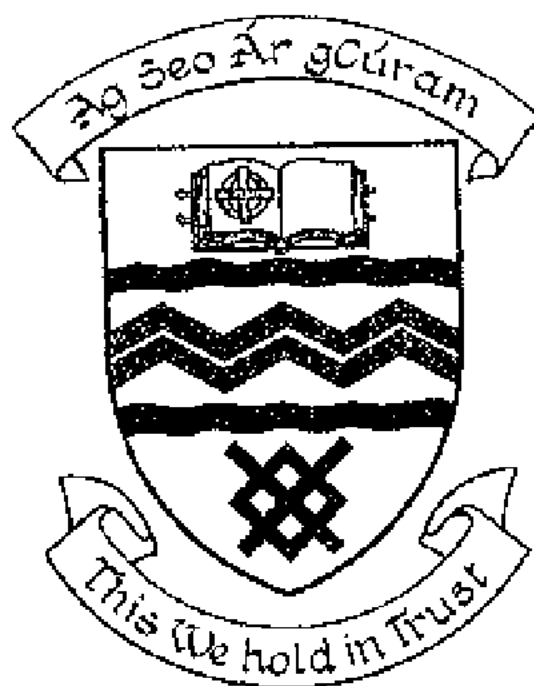
Telephone: 01-414 9000  
Fax: 01-414 9104

- 
- (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.

*P. J. Kelly*  
P. J. Kelly 20/04/00  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Decision Order Number 0482	Date of Decision 09/03/2000 <i>MA</i>
Register Reference S99B/0579	Date: 01/09/99

Applicant Ronan Allen,  
Development Conversion of attic to include dormer window to rear with ancillary roof lights.  
Location 4 Ballymace Green, Rathfarnham, Dublin 16.  
Floor Area Sq Metres  
Time extension(s) up to and including  
Additional Information Requested/Received 28/10/1999 /16/11/1999  
Clarification of Additional Information Requested/Received 17/12/1999 / 13/01/2000

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

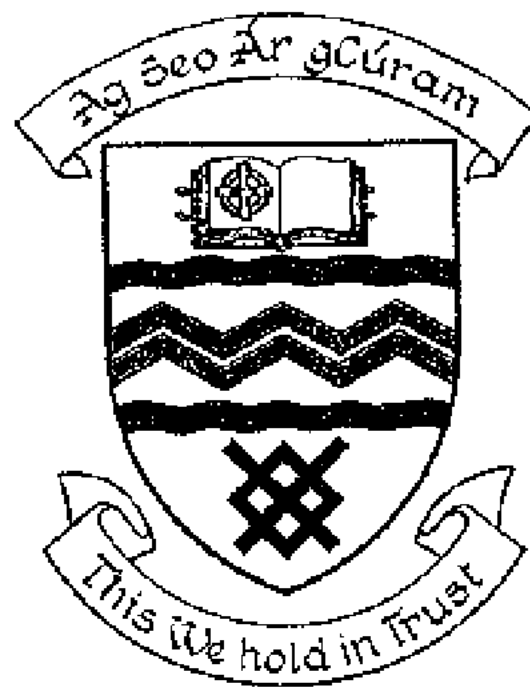
*MA* ..... 09/03/00  
for SENIOR ADMINISTRATIVE OFFICER

Box Architecture,  
19 Duke Street,  
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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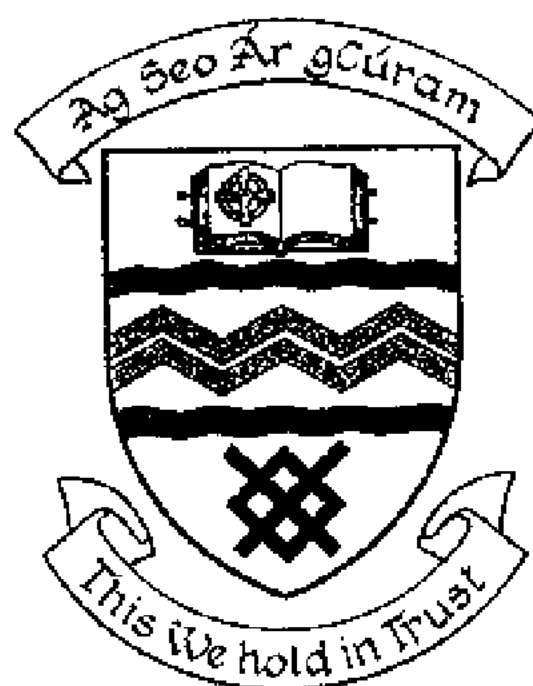
Telephone: 01-414 9000  
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REG REF. S99B/0579

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 on the 16th November, 1999 and Clarification of Additional Information received on the 13th January 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 all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
REASON:  
To protect the amenities of the area.
- 5 The two proposed velux windows to the front of the dwelling be omitted.  
REASON:  
In the interests of visual amenity and the proper planning and development of the area.
- 6 The cheeks/side elevations of the dormer window to the rear are not to be glazed. They are to be treated with the same material as exists on the roof.  
REASON:  
In the interests of residential and visual amenity.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 2821	Date of Decision 17/12/1999
Register Reference S99B/0579	Date 01/09/99

Applicant Ronan Allen,  
App. Type Permission  
Development Conversion of attic to include dormer window to rear with ancillary roof lights.

Location No. 4 Ballymace Green, Rathfarnham, Templeogue, Dublin 16.

Dear Sir / Madam,

With reference to your planning application, additional information received on 16/11/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 The applicant is requested to examine the possibility of the use of an attic conversion without the requirement of velux windows to the front of the existing dwelling and to submit accordingly amended plans.
- 2 The applicant is requested to submit the exact detailing of the proposed dormer window. This should include both side elevation treatments.

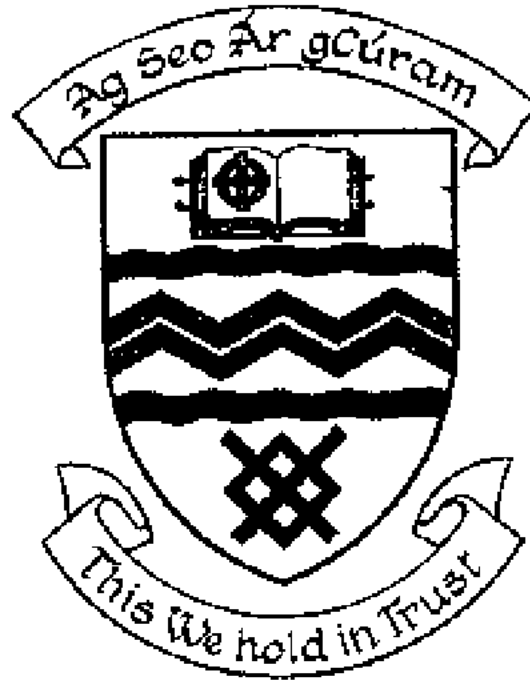
Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Box Architecture,  
19 Duke Street,  
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S99B/0579

Yours faithfully

*JH*

.....  
for SENIOR ADMINISTRATIVE OFFICER

17/12/99

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Decision Order Number 2356	Date of Decision 28/10/1999
Register Reference S99B/0579	Date: 01/09/99

**Applicant** Ronan Allen,  
**Development** Conversion of attic to include dormer window to rear with ancillary roof lights.

**Location** No. 4 Ballymace Green, Rathfarnham, Templeogue, Dublin 16.

**App. Type** Permission

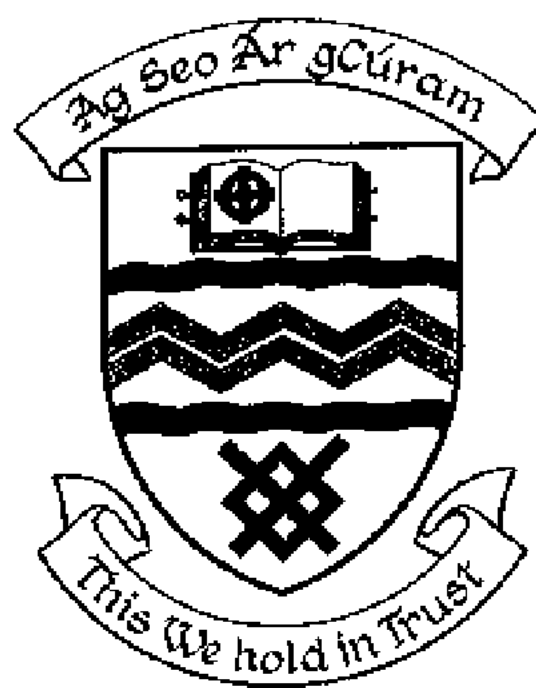
Dear Sir/Madam,

With reference to your planning application, received on 01/09/99 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 requested to submit drawings and plans as required to be submitted with a planning application under Section 23, Part IV of the Local Government (Planning and Development) Regulations, 1994 showing the elements involved in the current application only.
- 2 The applicant is requested to submit details of the proposed attic conversion. Such details should include the proposed use of the attic space and the layout of the proposed use including any proposed partition/stud walls.
- 3 The applicant is requested to submit details explaining the need for of five (5) no. velux windows and their positioning and one (1) no. dormer window and its positioning. The applicant is requested to examine the possibility of the use of an attic conversion without the need for velux windows to the front of the existing dwelling and to submit accordingly amended plans.

Box Architecture,  
19 Duke Street,  
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S99B/0579

- 4 The applicant is requested to submit the exact detailing of the proposed dormer window and its dimensions. This should include the treatment to the roof of the dormer, the treatment of the joining with the existing roof of the dwelling house and both side elevation treatments. All measurements relating to the dormer window should be included.
- 5 The applicant is requested to submit the exact detailing of the velux windows including their dimensions and distances from each other and the main lines of the existing roof.
- 6 The applicant is requested to submit a revised 1:500 scale site plan showing correctly the proposals.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

28/10/99