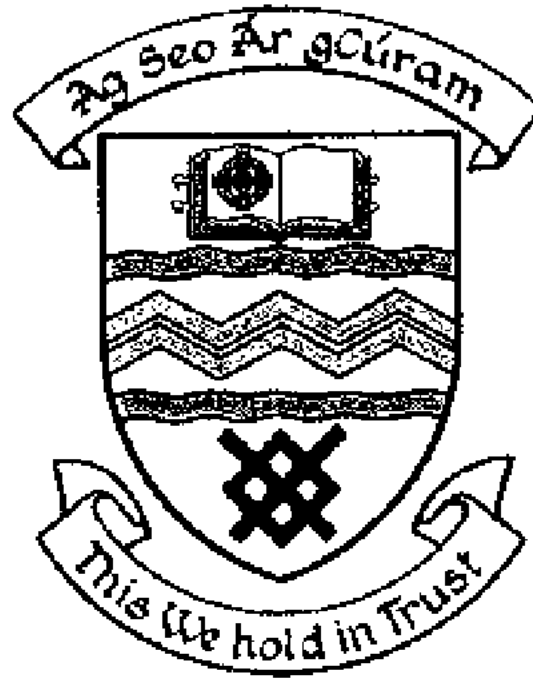


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99B/0427
1. Location	14 Greentrees Road, Walkinstown, Dublin 12.	
2. Development	Garage conversion for use as granny flat and for front and rear extensions.	
3. Date of Application	01/07/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: H.K. O'Daly & Associates, Address: Kingswood, Naas Road,	
5. Applicant	Name: Mr. & Mrs. P. McGuinness, Address: 14 Greentrees Road, Walkinstown, Dublin 12.	
6. Decision	O.C.M. No. 1868 Date 30/08/1999	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 2255 Date 14/10/1999	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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**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
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Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
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H.K. O' Daly & Associates,  
Kingswood,  
Naas Road,  
Clondalkin,  
Dublin 22.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2255	Date of Final Grant 14/10/1999
Decision Order Number 1868	Date of Decision 30/08/1999
Register Reference S99B/0427	Date 01/07/99

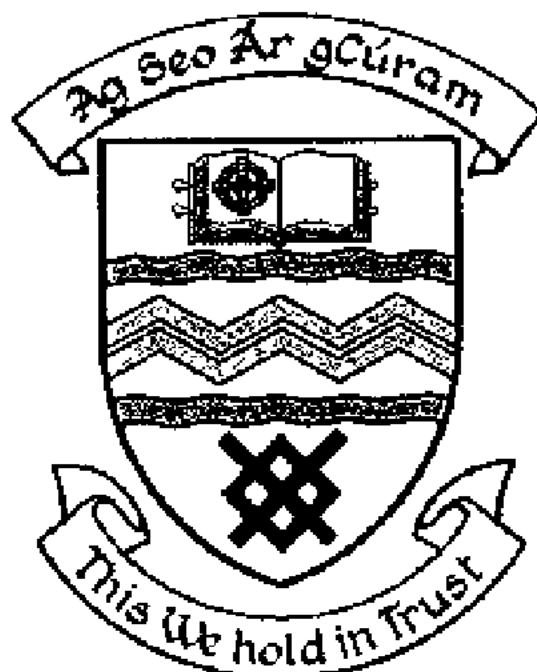
**Applicant** Mr. & Mrs. P. McGuinness,  
**Development** Garage conversion for use as granny flat and for front and rear extensions.  
**Location** 14 Greentrees Road, Walkinstown, Dublin 12.  
**Floor Area** 60.66 Sq Metres  
**Time extension(s) up to and including**  
**Additional Information Requested/Received** /

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

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**Conditions and Reasons**

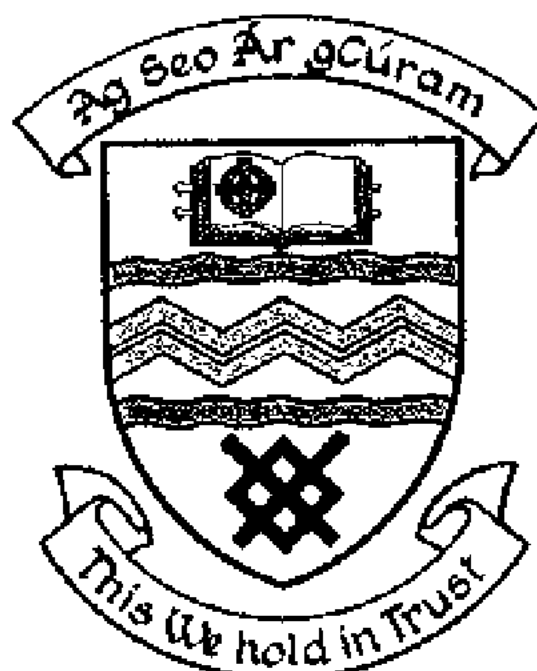
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
 REASON:  
 To ensure that the development shall be in accordance with the permission, and 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 use of the 'granny flat' 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.
- 4 That when the structure is no longer required for use as GRANNY FLAT by the applicant, 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.
- 5 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.
- 6 That the windows to the front extension shall be re-designed so as to be in keeping in terms of scale and design with the existing windows.  
 REASON:  
 In the interest of visual amenity.

NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining

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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.

Signed on behalf of South Dublin County Council.

*P. Bowlow*  
.....15/10/99  
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 1868	Date of Decision 30/08/1999
Register Reference S99B/0427	Date: 01/07/99

Applicant Mr. & Mrs. P. McGuinness,  
Development Garage conversion for use as granny flat and for front and rear extensions.  
Location 14 Greentrees Road, Walkinstown, Dublin 12.  
Floor Area Sq Metres  
Time extension(s) up to and including  
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 ( 6 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

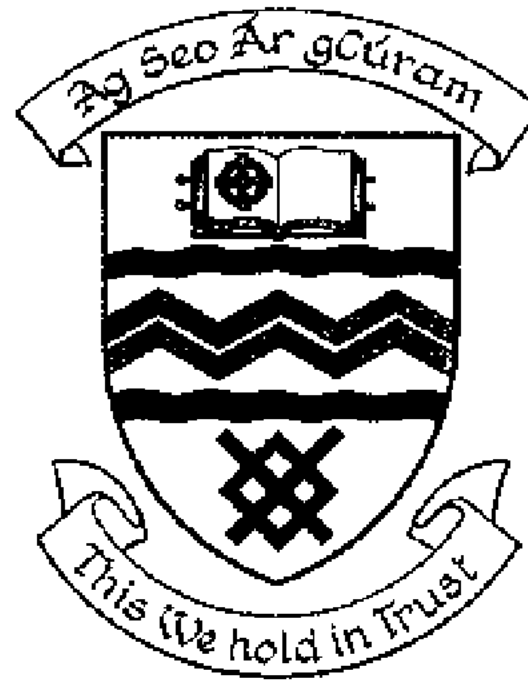
..... 30/08/99  
for SENIOR ADMINISTRATIVE OFFICER

H.K. O' Daly & Associates,  
Kingswood,  
Naas Road,  
Clondalkin,  
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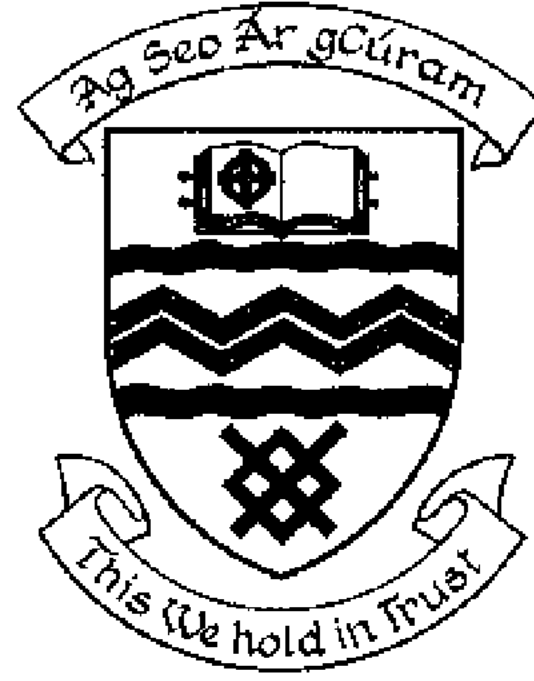
**Conditions and Reasons**

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REASON:  
In the interest of visual amenity.
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REASON:

In the interest of visual amenity.

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.

DC