

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99B/0350/C1
1. Location	29 Palmerstown Drive, Dublin 20	
2. Development	2 storey extension to the side of the existing dwelling and widening of the existing gateposts and driveway Compliance re. conditions no. 3 and 4.	
3. Date of Application	26/10/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Compliance with Conditions	1. 2.
4. Submitted by	Name: Peter A. Carroll Address: 37 Marley Lawn, Rathfarnham	1. 2.
5. Applicant	Name: Mr. David McBennett Address: 29 Palmerstown Drive, Dublin 20	1. 2.
6. Decision	O.C.M. No. 2841 Date 21/12/1999	Effect CC APPROVE THE COMPLIANCE SUBMISSION
7. Grant	O.C.M. No. Date	Effect CC APPROVE THE COMPLIANCE SUBMISSION
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.

REG. REF. : S99B/0350/C1

DATE : 22.12.1999

RE: 2 storey extension to the side of the existing dwelling and widening of the existing gateposts and driveway at 29 Palmerstown Drive, Dublin 20 for Mr. David McBennett.

Dear Sir,

I refer to your submission received on 26.10.1999 to comply with Condition No's. 3 and 4 of Grant of Permission Order No. 1983, dated 10.09.1999, in connection with the above.

In this regard I wish to inform you that the details received on 26/10/99 for Condition No's. 3 and 4 (drawing No. 07/A) are considered to be acceptable to Planning Authority subject to the provisions that the capping to the parapet wall, located above the eaves level, shall be revised so as to be located entirely clear of the adjoining property boundary.

It is noted that the revised drawing (drawing No. 07/B) on which the two storey extension would be lined up with the main building line and new bay windows introduced has been submitted. As these new measures would materially change the proposal which has been granted planning permission, the revised drawing (No. 07/B) cannot be considered a part of this compliance, and such changes would require a new application for Planning Permission.

Accordingly drawing (No. 07B) received 26/10/99 is not in compliance with Condition No's. 3 and 4 of S99B/0350.

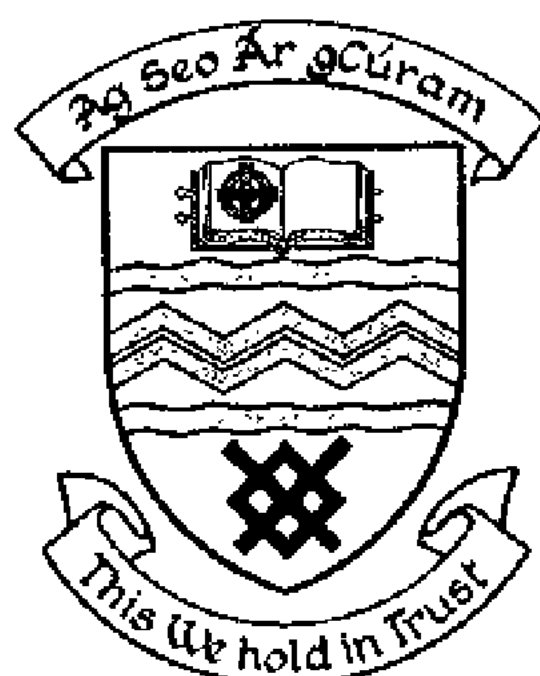
Yours faithfully,

MA

for Senior Administrative Officer

Peter A. Carroll,
37 Marley Lawn.
Rathfarnham,
Dublin 16.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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

Peter A. Carroll
37 Marley Lawn ,
Rathfarnham ,
Dublin 16 .

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1983	Date of Final Grant 10/09/1999
Decision Order Number 1622	Date of Decision 29/07/1999
Register Reference S99B/0350	Date 31/05/99

Applicant Mr. David McBennett

Development 2 storey extension to the side of the existing dwelling and widening of the existing gateposts and driveway .

Location 29 Palmerstown Drive, Dublin 20 .

Floor Area 150.00 Sq Metres

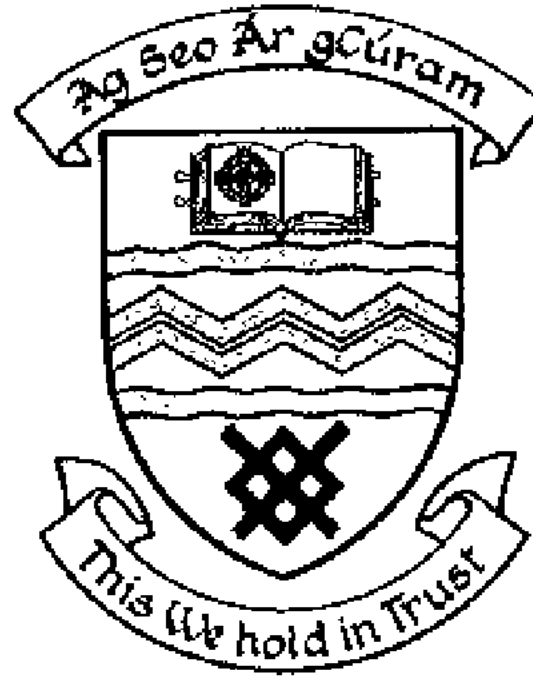
Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (9) Conditions.

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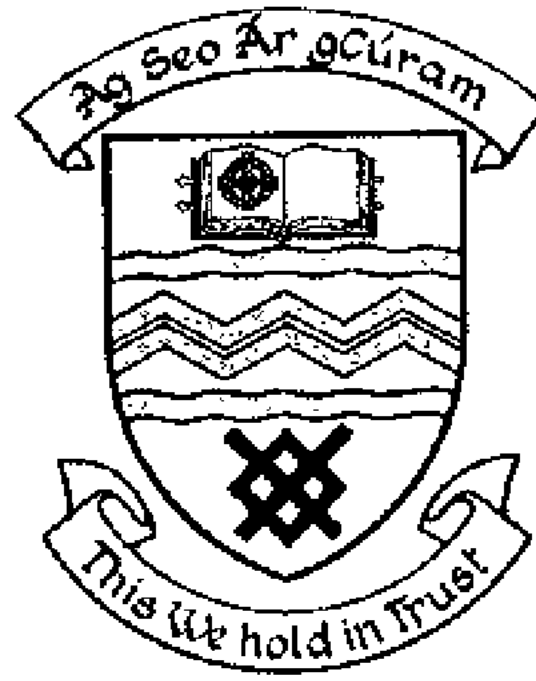
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Conditions and Reasons

- 1 Insofar as the Local Government (Planning and Development) Acts 1963/93 are concerned the development shall be carried out 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 comply with permission regulations.
- 2 For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.
REASON:
In the interest of clarity.
- 3 The building line of the proposed extension which adjoins the property boundary with No. 27 Palmerstown Drive shall be reduced in extent only insofar as is entirely necessary to ensure that the proposed development is located entirely clear of the adjoining property. Alternatively, the guttering system shall be revised so as to be located entirely clear of the adjoining property boundary. Full details of the required revisions shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
In the interests of the proper planning and development of the area.
- 4 The proposed patio door located on the front elevation of the proposed extension shall be replaced with a window which shall reflect the window form of the existing building.
REASON:
In the interests of visual amenities.
- 5 The proposed widening of the vehicular entrance shall be omitted from the proposal and the existing width of the vehicular entrance shall be retained.
REASON:
In the interests of the proper planning and development of the area.
- 6 The materials and finishes of the external walls and roof to the development hereby permitted shall match in colour and texture those of the existing building or such other materials as shall have been approved in writing by the

REG. REF. S99B/0350 SOUTH DUBLIN COUNTY COUNCIL
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Local Planning Authority.

REASON:

To ensure a satisfactory appearance on completion of the development.

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council, and the applicant shall have regard to the following requirement:-

Twenty four hour storage shall be provided.

REASON:

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

- 8 The proposed development shall be designed on the completely separate system with complete separation of foul and surface water systems.

REASON:

In the interests of orderly development.

- 9 Any work to the kerb and apron shall be carried out to the requirements of the Area Engineer, Roads Maintenance.

REASON:

In the interests of orderly development.

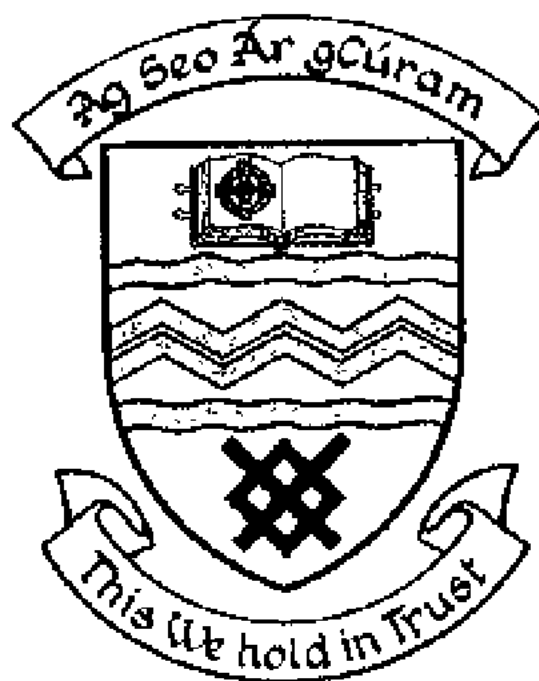
NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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.

REG REF. S99B/0350

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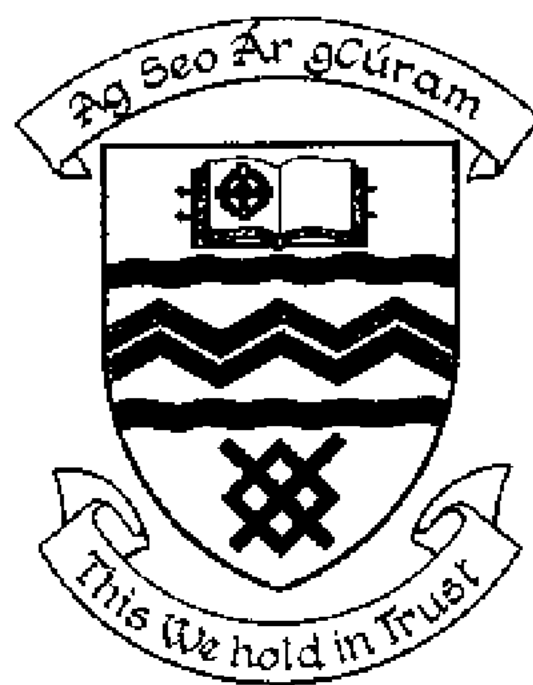
Telefon: 01-414 9230
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Ramon Bowler...13/09/99
for SENIOR ADMINISTRATIVE OFFICER

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Bosca 4122,
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Facs: 01-414 9104



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DEPARTMENT**
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Fax: 01-414 9104

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

Decision Order Number 1622	Date of Decision 29/07/1999
Register Reference S99B/0350	Date: 31/05/99

Applicant Mr. David McBennett

Development 2 storey extension to the side of the existing dwelling and widening of the existing gateposts and driveway .

Location 29 Palmerstown Drive, Dublin 20 .

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

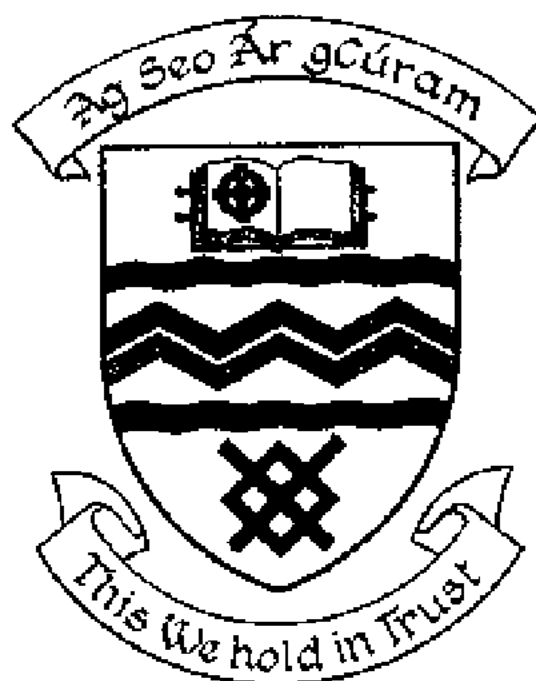
.....
/A
..... 29/07/99
for SENIOR ADMINISTRATIVE OFFICER

Peter A. Carroll
37 Marley Lawn ,
Rathfarnham ,
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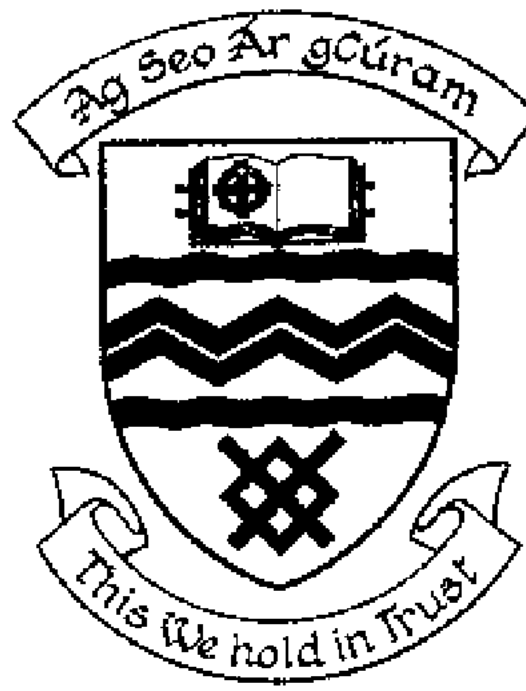
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