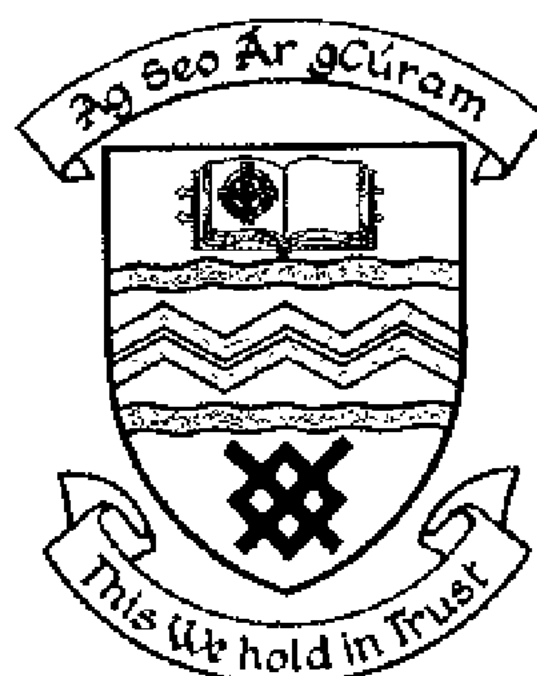


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0276	
1. Location	46 Butterfield Park, Dublin 14.		
2. Development	Erect a two-storey office extension to replace the existing car port.		
3. Date of Application	30/04/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 28/06/1999 2.	1. 18/01/2000 2.
4. Submitted by	Name: Peter V. G. Heaslip, MRIAI, Address: Mount Oval Lodge, Ballintogher,		
5. Applicant	Name: Randal & Jenny Gray, Address: 46 Butterfield Park, Dublin 14.		
6. Decision	O.C.M. No. 0509 Date 13/03/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 863 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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Peter V. G. Heaslip, MRIA, I,
Mount Oval Lodge,
Ballintogher,
Summerhill,
Co. Meath.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 863	Date of Final Grant 26/04/2000
Decision Order Number 0509	Date of Decision 13/03/2000
Register Reference S99A/0276	Date 18/01/00

Applicant Randal & Jenny Gray,

Development Erect a two-storey office extension to replace the existing car port.

Location 46 Butterfield Park, Dublin 14.

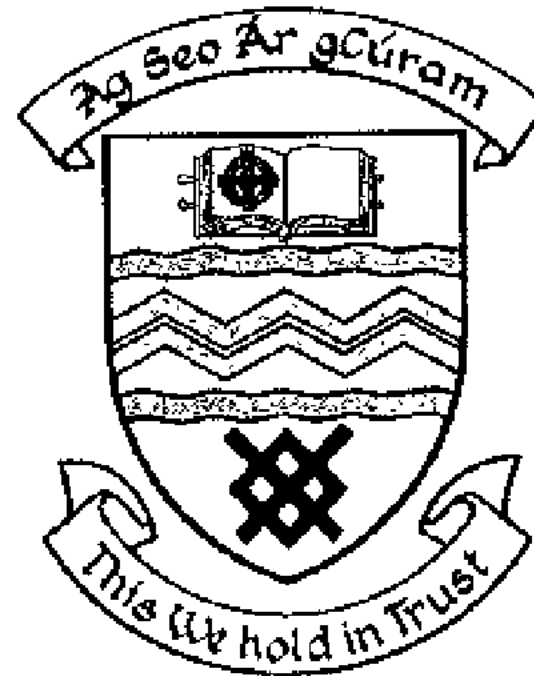
Floor Area 46.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 28/06/1999 /18/01/2000

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

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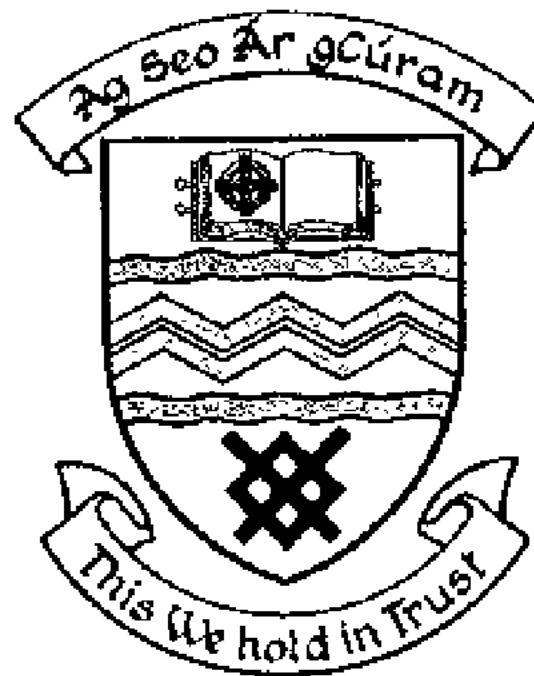
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 Dublin 24

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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 Council on 18 January, 2000 and unsolicited additional information received by the Council on 2 February, 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 no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
 REASON:
 In the interest of the proper planning and development of the area.
- 3 That the office be operated by a resident of the dwelling of which it forms part and that it not be separated from the existing dwelling either by way of sale or letting or otherwise.
 REASON:
 In the interests of the proper planning and development of the area.
- 4 That when the structure is no longer required for use as an office by the applicant, then its use revert to use as part of the existing dwelling house.
 REASON:
 In the interest of the proper planning and development of the area.
- 5 The use of the extension as an office shall cease after five years from the date of final grant unless otherwise granted by An Bord Pleanála or a further application for retention has been granted.
 REASON:
 To ensure the proper planning and development of the area.
- 6 The applicant is to ensure full and complete separation of foul and surface water systems.
 REASON:
 In the interests of public health requirements.
- 7 That all external finishes harmonise in colour and texture with the existing premises.

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REASON:

In the interest of visual amenity.

- 8 That a financial contribution in the sum of £380 (three hundred and eighty pounds) EUR 482 (four hundred and eighty two euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 9 That a financial contribution in the sum of £987 (nine hundred and eighty seven pounds) EUR 1,253 (one thousand two hundred and fifty three euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.

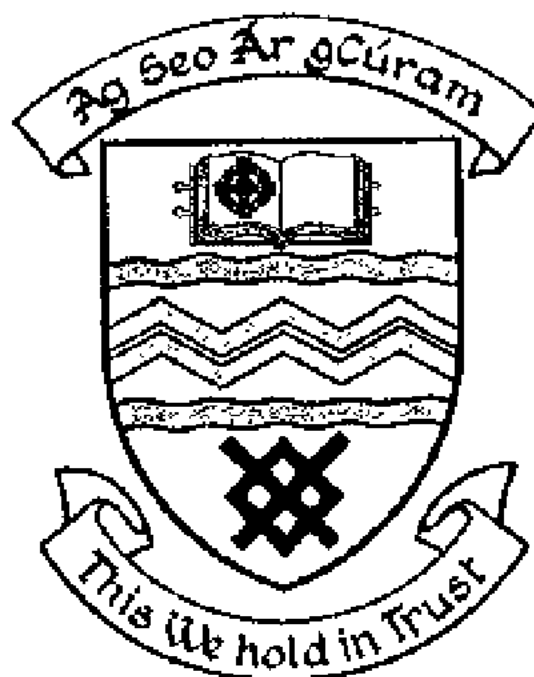
Signed on behalf of South Dublin County Council.

REG REF. S99A/0276

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E. Bowler02/05/00
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 0509	Date of Decision 13/03/2000
Register Reference S99A/0276	Date: 30/04/99

Applicant Randal & Jenny Gray,
Development Erect a two-storey office extension to replace the existing car port.
Location 46 Butterfield Park, Dublin 14.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 28/06/1999 /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 (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

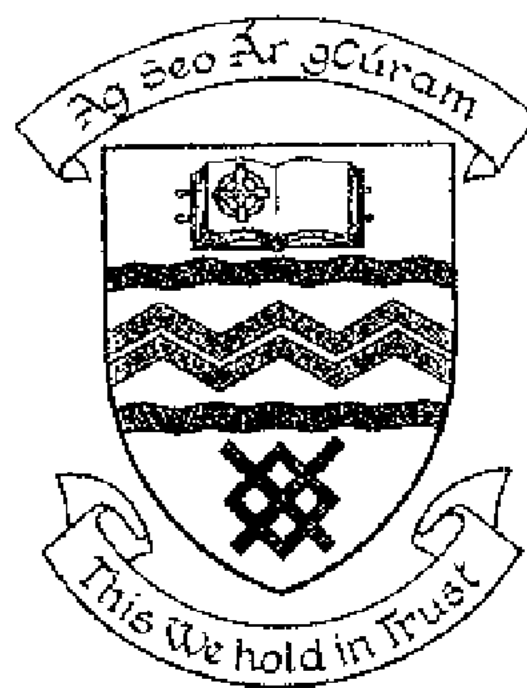
..... 13/03/00
for SENIOR ADMINISTRATIVE OFFICER

Peter V. G. Heaslip, MRIAI,
Mount Oval Lodge,
Ballintogher,
Summerhill,
Co. Meath.

SOUTH DUBLIN COUNTY COUNCIL
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Conditions and Reasons

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REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
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REASON:
In the interest of the proper planning and development of the area.
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REASON:
To ensure the proper planning and development of the area.

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REG. REF. S99A/0276

- 6 The applicant is to ensure full and complete separation of foul and surface water systems.

REASON:

In the interests of public health requirements.

- 7 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 8 That a financial contribution in the sum of £380 (three hundred and eighty pounds) EUR 482 (four hundred and eighty two euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

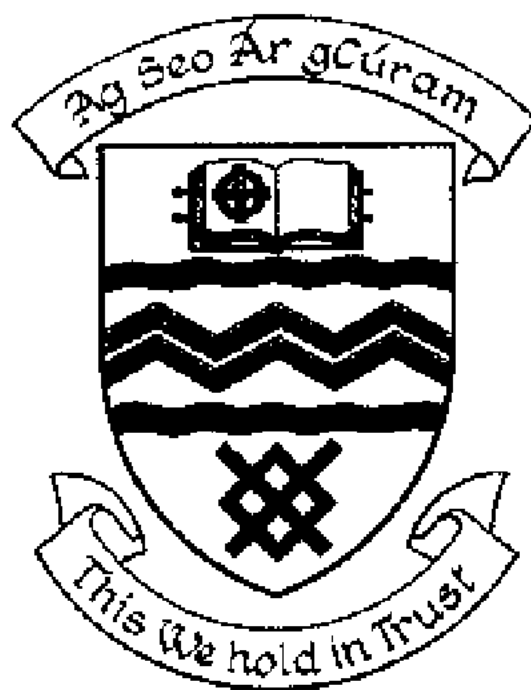
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 9 That a financial contribution in the sum of £987 (nine hundred and eighty seven pounds) EUR 1,253 (one thousand two hundred and fifty three euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

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

Decision Order Number 1341	Date of Decision 28/06/1999
Register Reference S99A/0276	Date: 30/04/99

Applicant Randal & Jenny Gray,
Development Erect a two-storey office extension to replace the existing car port.

Location 46 Butterfield Park, Dublin 14.

App. Type Permission

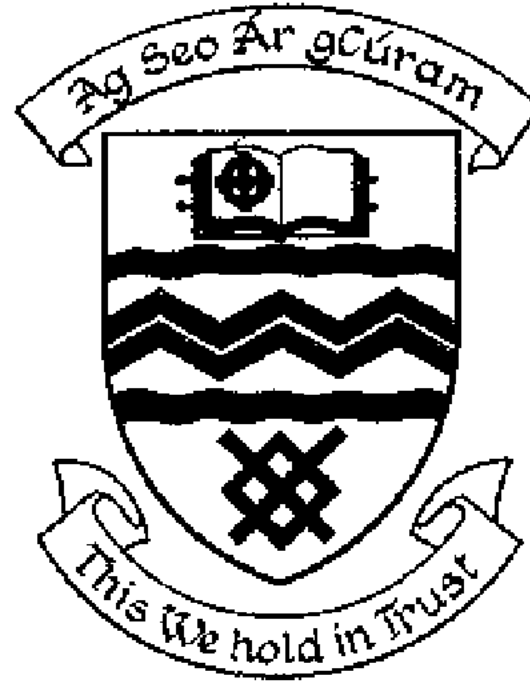
Dear Sir/Madam,

With reference to your planning application, received on 30/04/99 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 It would appear from the submitted drawings that there is a discrepancy arising with regard to the exact location of the boundary between the subject site and the adjacent site to the south, as indicated on the submitted site location map and site layout plan. The proposed extension as shown on the site layout plan would appear to encroach on the adjoining property. The applicant is requested to submit a new plan of a scale no less than 1:250 which clearly indicates the correct legal boundary between the subject site and the adjacent site to the south.
- 2 The applicant is requested to clarify the relationship between the subject site and the site to the south, having regard to the absence of physical boundaries between the two sites. In this regard, the applicant is requested to indicate whether access/egress arrangements are shared by both properties and to clearly indicate the proposed arrangements.

Peter V. G. Heaslip, MRIA,
Mount Oval Lodge,
Ballintogher,
Summerhill,
Co. Meath.

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REG REF. S99A/0276

- 3 Having regard to the location of the proposed extension in such close proximity to the adjacent dwelling to the south, the applicant is requested to submit new drawings which clearly illustrate the relationship between the proposed extension and the adjacent dwelling. In this regard, the applicant is requested to clarify whether the proposed extension will result in the loss of a side passage from the adjacent property. The applicant is advised that the Planning Authority normally requires a minimum separation of 2.3 metres between the flank walls of adjacent houses.
- 4 The applicant is requested to indicate, by means of a block plan of scale 1:250, proposals for off-street car parking for the subject and adjacent dwellings, having regard to the loss of two spaces which will result from the conversion of the existing car port. The applicant is advised that a minimum of two off street car parking spaces are required per dwelling, independent of the proposed offices, and that a further two spaces should be provided for the use of the offices.

Signed on behalf of South Dublin County Council

LA
.....
for Senior Administrative Officer

28/06/99