

		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S98B/0721	
1. Location		Clifton, Waterstown Avenue, Palmerstown, Dublin 20.			
2. Development		Convert existing garage to play room and for detached garage at side.			
3. Date of Application		21/12/1998		Date Further Particulars (a) Requested (b) Received	
3a. Type of Application		Permission		1.	1.
				2.	2.
4. Submitted by		Name: John F. O'Connor Architects, Address: 11a Greenmount House, Harolds Cross Road,			
5. Applicant		Name: D. Kennedy, Address: Clifton, Waterstown Avenue, Palmerstown, Dublin 20.			
6. Decision		O.C.M. No. 0285 Date 11/02/1999		Effect AP GRANT PERMISSION	
7. Grant		O.C.M. No. 0606 Date 26/03/1999		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



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Dublin 24

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John F. O'Connor Architects,
11a Greenmount House,
Harolds Cross Road,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0606	Date of Final Grant 26/03/1999
Decision Order Number 0285	Date of Decision 11/02/1999
Register Reference S98B/0721	Date 21st December 1998

Applicant D. Kennedy,

Development Convert existing garage to play room and for detached garage at side.

Location Clifton, Waterstown Avenue, Palmerstown, Dublin 20.

Floor Area 43.00 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 (4) Conditions.

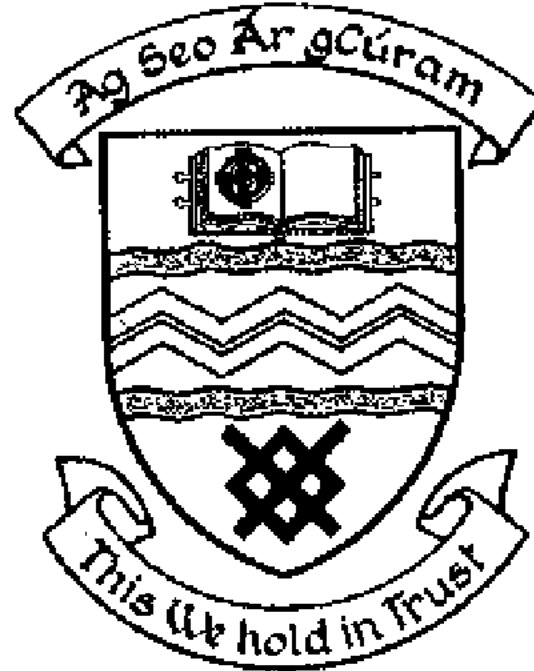
SOUTH DUBLIN COUNTY COUNCIL

REG REF. S98B/0721

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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 the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.
REASON:
To prevent unauthorised development.
- 4 That all external finishes harmonise in colour and texture with the existing premises.
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.

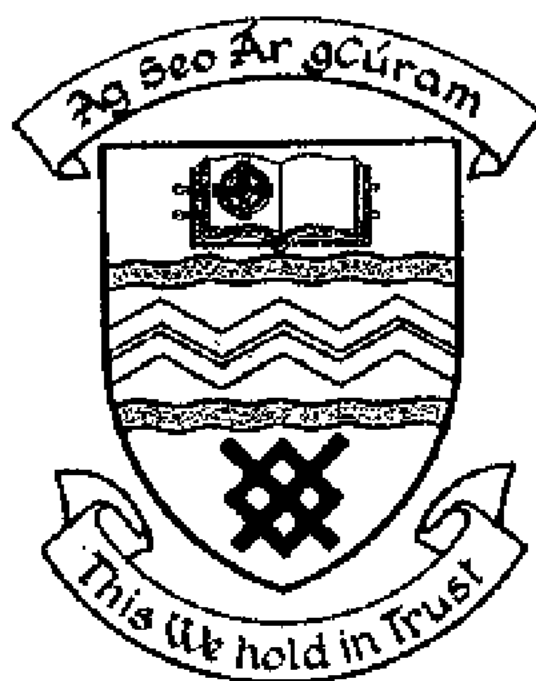
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control 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.

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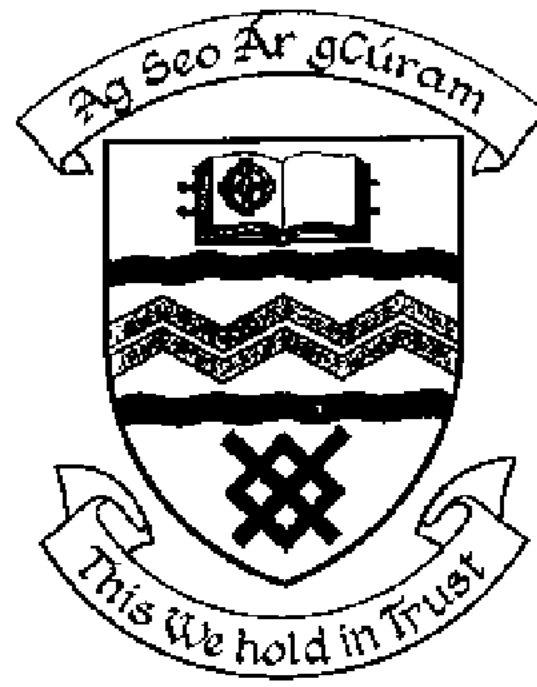
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Signed on behalf of South Dublin County Council.

E. O'Connell *21st* March 1999
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 0285	Date of Decision 11/02/1999
Register Reference S98B/0721	Date: 21/12/1998

Applicant D. Kennedy,
Development Convert existing garage to play room and for detached garage at side.
Location Clifton, Waterstown Avenue, Palmerstown, 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 (4) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

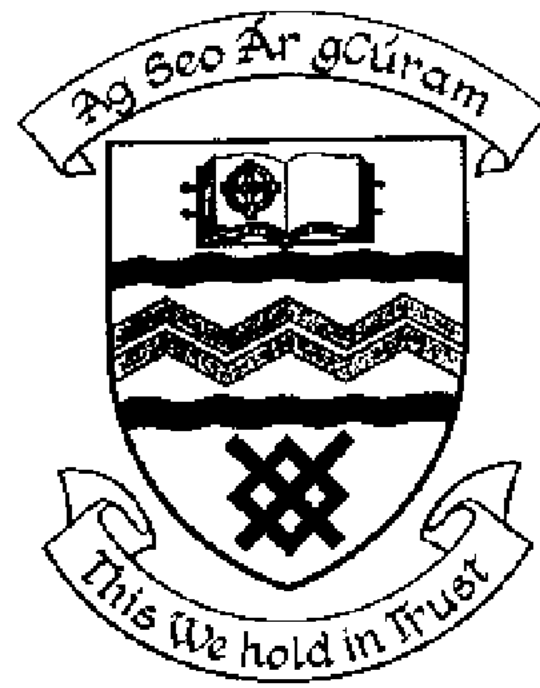
..... 12/02/1999
for SENIOR ADMINISTRATIVE OFFICER

John F. O'Connor Architects,
11a Greenmount House,
Harolds Cross Road,
Dublin 6W.

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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.

- 2 That the entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.

REASON:

To prevent unauthorised development.

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

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.