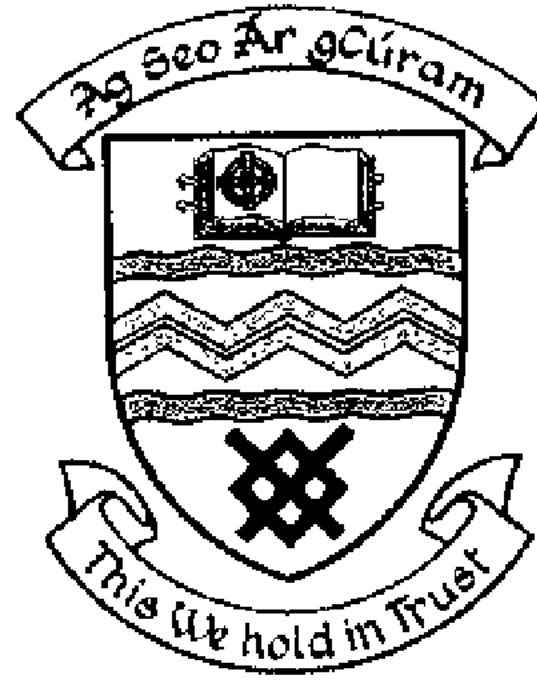


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98B/0695	
1. Location	17 Palmerstown Drive, Palmerstown, Dublin 20.		
2. Development	Proposed single storey extension at rear.		
3. Date of Application	09/12/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 05/02/1999 2.	1. 02/07/1999 2.
4. Submitted by	Name: W.D.C. White & Associates F.I. Arch.S. Address: 8 Grove Park Avenue, Glasnevin,		
5. Applicant	Name: Noel Soden Address: 17 Palmerstown Drive, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 1862  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**



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Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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**PLANNING DEPARTMENT**  
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Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
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W.D.C. White & Associates F.I. Arch.S.  
8 Grove Park Avenue,  
Glasnevin,  
Dublin 11.

**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 1862	Date of Decision 30/08/1999
Register Reference S98B/0695	Date 02/07/99

Applicant Noel Soden

Development Proposed single storey extension at rear.

Location 17 Palmerstown Drive, Palmerstown, Dublin 20.

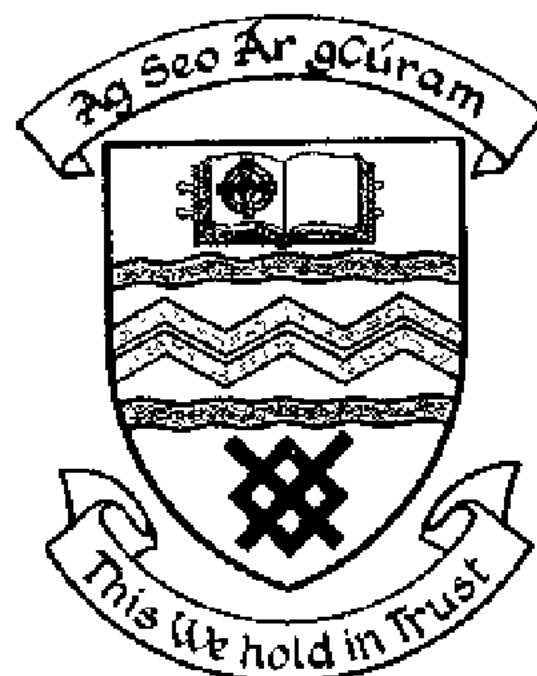
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 05/02/1999 /02/07/1999

A Permission has been granted for the development described above,  
subject to the following (5) Conditions.

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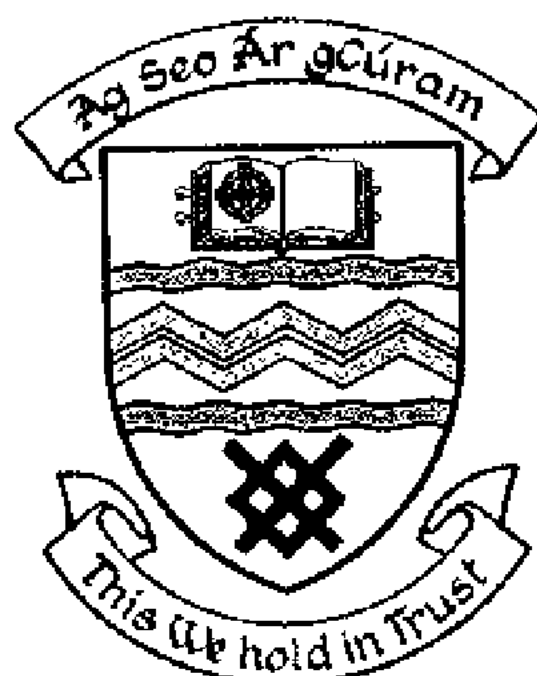
**Conditions and Reasons**

- 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 way of solicited additional information received on 02/07/99, 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 Prior to the commencement of development, the existing main building shall revert to a single residential unit and both the main house and extension shall be used as a single dwelling unit only.  
**REASON:**  
To ensure that the development will not be out of character with existing residential development in the area.
- 3 The section of roof of the proposed rear extension which would extend beyond the main west facing building line shall be replaced with a flat roof.  
**REASON:**  
In the interests of visual amenity.
- 4 That all external finishes harmonise in colour and texture with the existing premises.  
**REASON:**  
In the interest of visual amenity.
- 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.

**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 1997.

SOUTH DUBLIN COUNTY COUNCIL  
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- 
- (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 1862	Date of Decision 30/08/1999
Register Reference S98B/0695	Date: 09/12/98

Applicant Noel Soden

Development Proposed single storey extension at rear.

Location 17 Palmerstown Drive, Palmerstown, Dublin 20.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 05/02/1999 /02/07/1999

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

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

W.D.C. White & Associates F.I. Arch.S.  
8 Grove Park Avenue,  
Glasnevin,  
Dublin 11.

SOUTH DUBLIN COUNTY COUNCIL  
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Conditions and Reasons

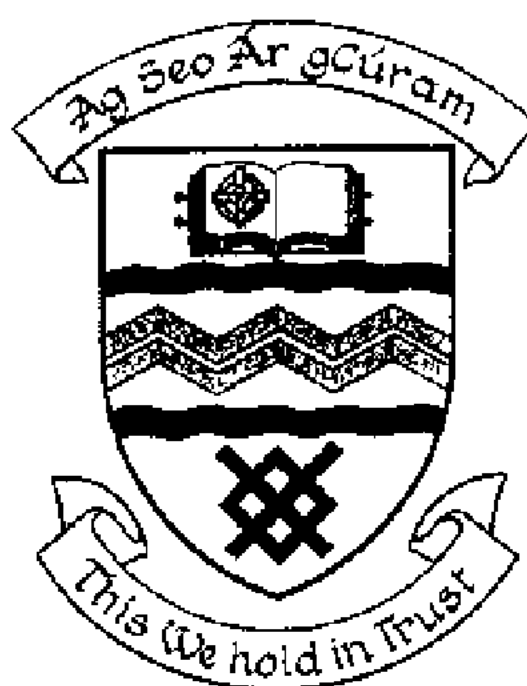
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by way of solicited additional information received on 02/07/99, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 Prior to the commencement of development, the existing main building shall revert to a single residential unit and both the main house and extension shall be used as a single dwelling unit only.  
REASON:  
To ensure that the development will not be out of character with existing residential development in the area.
- 3 The section of roof of the proposed rear extension which would extend beyond the main west facing building line shall be replaced with a flat roof.  
REASON:  
In the interests of visual amenity.
- 4 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 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.

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.

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

Decision Order Number 0222	Date of Decision 05/02/1999
Register Reference S98B/0695	Date: 09/12/1998

Applicant                    Noel Soden  
Development                Proposed single storey extension at rear.  
  
Location                    17 Palmerstown Drive, Palmerstown, Dublin 20.  
  
App. Type                    Permission

Dear Sir/Madam,

With reference to your planning application, received on 09/12/1998 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 advised that following inspection of the premises it appears that the existing dwelling is presently sub-divided into at least two self-contained flats. No permission seems to have been sought for same. The floor plans submitted do not show this sub-division. The applicant is requested to submit details as to whether the use of the dwelling for flat accommodation is to be continued and whether the number of units is to be increased. If it is proposed to continue the use then permission to retain same is required. Revised public notices giving the full nature and extent of the development in addition to the outstanding planning fee will be required.  
Accurate plans and drawings showing this sub-division and how the proposed extension will relate to same will also be required.

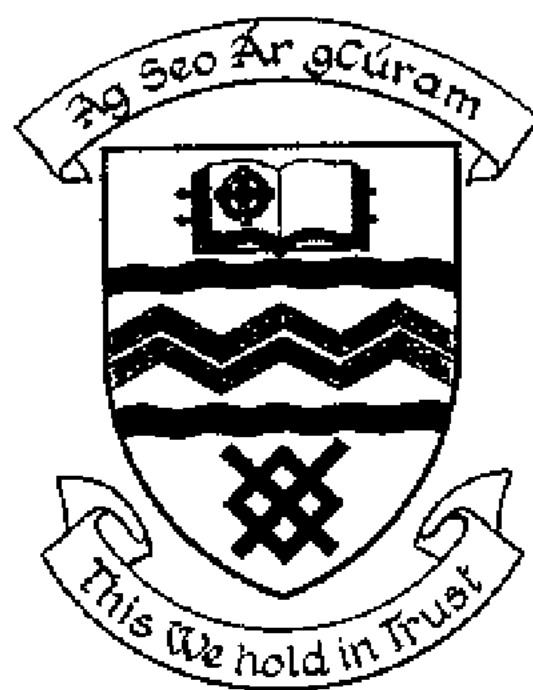
The applicant is advised that "the sub-division of existing dwellings into apartments or bed sitters will not normally be acceptable in suburban estates of two-storey houses suitable for or occupied as single family accommodation

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"(Paragraph 3.4.8 1998 South Dublin County Development  
Plan) .

In the event that the sub-division is required to facilitate  
the provision of a "family flat" the requirements detailed  
at Section 3.4.10 of the South Dublin County Development  
Plan must be complied with.

Signed on behalf of South Dublin County Council

*1/H*  
.....  
for Senior Administrative Officer

05/02/1999