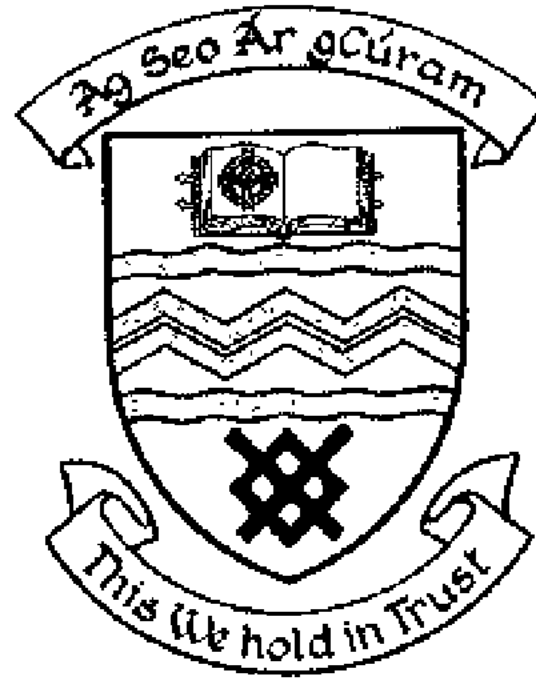


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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

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

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

Dermot McCarthy,
50 Flower Grove,
Dun Laoghaire,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1599	Date of Final Grant 28/07/1999
Decision Order Number 1242	Date of Decision 16/06/1999
Register Reference S98B/0513	Date 19/04/99

Applicant Richard Thornton,

Development Single storey garage and utility room extension to side and rear of existing dwelling.

Location 21 Templeroan Avenue, Knocklyon, Dublin 16.

Floor Area 41.80 Sq Metres

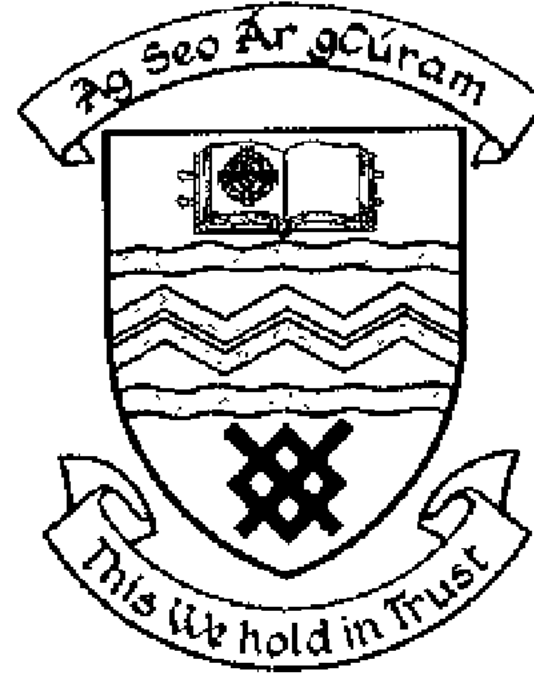
Time extension(s) up to and including

Additional Information Requested/Received 17/11/1998 /19/04/1999

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 and additional information received on 19/04/99, 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 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
 - 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
 - 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard, the foundations of the proposed extension shall be taken down to the invert level of the adjacent watermain.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
 - 5 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.
- (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

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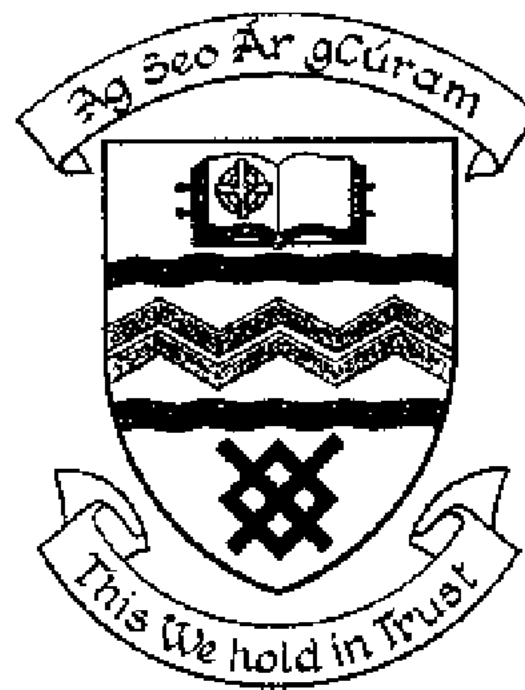
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Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

E. M. W. Boulton 29/07/99
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 1242	Date of Decision 16/06/1999
Register Reference S98B/0513	Date: 26/08/98

Applicant Richard Thornton,
Development Single storey garage and utility room extension to side and rear of existing dwelling.
Location 21 Templeroan Avenue, Knocklyon, Dublin 16.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 17/11/1998 /19/04/1999

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.

..... J.A. 17/06/99
for SENIOR ADMINISTRATIVE OFFICER

Dermot McCarthy,
50 Flower Grove,
Dun Laoghaire,
Co. Dublin.

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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 and additional information received on 19/04/99, 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 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
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- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard, the foundations of the proposed extension shall be taken down to the invert level of the adjacent watermain.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 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.

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

Decision Order Number 2288	Date of Decision 17/11/98
Register Reference S98B/0513	Date 26th August 1998

Applicant Richard Thornton,
Development Single storey garage and utility room extension to side and rear of existing dwelling.

Location 21 Templeroan Avenue, Knocklyon, Dublin 16.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 26/08/98 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:

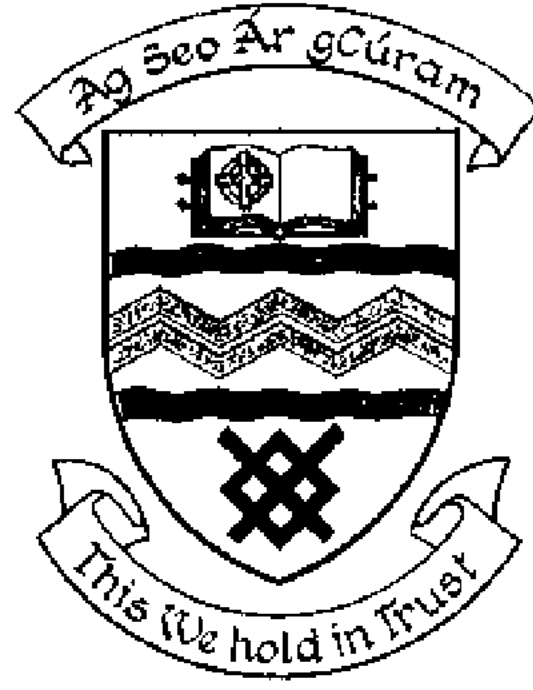
- 1 The Council's records appear to conflict with the submitted drawings with regard to the location of the 300mm watermain running adjacent to the western boundary of the site. In this regard the proposed extension would appear to come within 3m of the watermain, whereas a set back of 8m is normally required. The applicant is requested to submit an engineer's report clarifying the exact location of the 300mm watermain in relation to the proposed development.

NOTE: The applicant is advised to consult with the Environmental Services Department, South Dublin County Council prior to submitting further information.

Signed on behalf of South Dublin County Council

Dermot McCarthy,
50 Flower Grove,
Dun Laoghaire,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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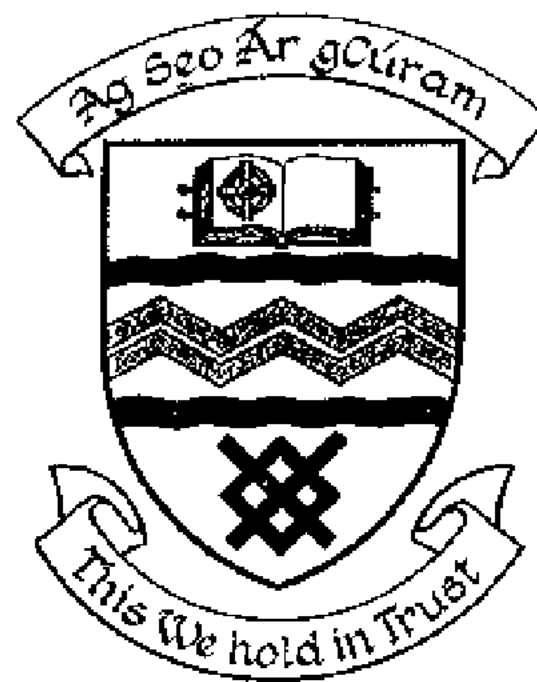
LMA
.....
for Senior Administrative Officer

17/11/98

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 1777	Date of Order 03/09/98
Register Reference S98B/0513	Date 26th August 1998

Applicant Richard Thornton,
Development Single storey garage and utility room extension to side and rear of existing dwelling.
Location 21 Templeroan Avenue, Knocklyon, Dublin 16.

Dear Sir/Madam,

An inspection carried out on 01.09.1998 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning & Development) Regulations, 1994 as the site notice in the front porch is not legible from the public footpath. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

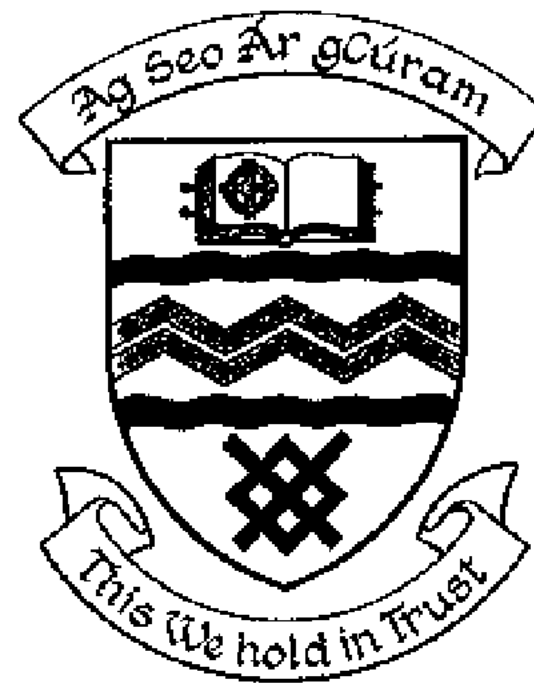
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Dermot McCarthy,
50 Flower Grove,
Dun Laoghaire,
Co. Dublin.

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- (a) Applicant's name
- (b) whether application is for **Permission, Outline Permission, or Approval.**
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

LA
.....
for Senior Administrative Officer.

04/09/98