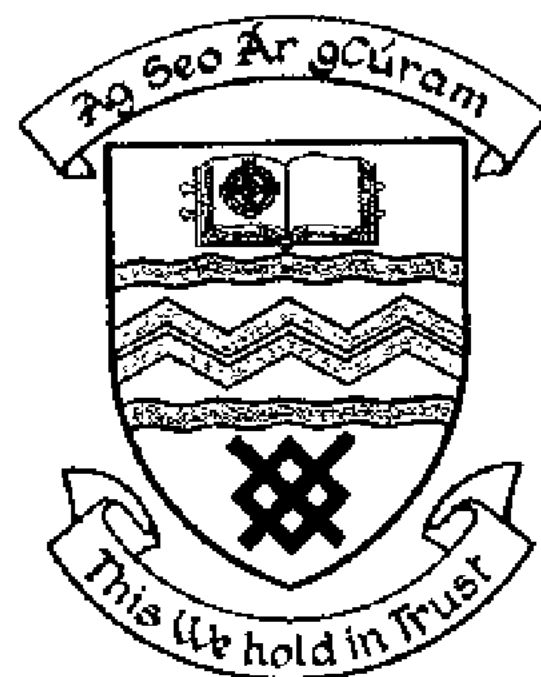


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98B/0488	
1. Location	97 Culmore Road, Palmerstown, Dublin 20.		
2. Development	Bedroom en-suite extension and retention for diningroom, kitchen and porch extension.		
3. Date of Application	10/08/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/10/1998 2.	1. 21/06/1999 2.
4. Submitted by	Name: Graham Kavanagh, Address: 18a Culmore Road, Palmerstown,		
5. Applicant	Name: Graham Kavanagh, Address: 18a Culmore Road, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 1780 Date 19/08/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2149 Date 30/09/1999	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.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Baile Átha Cliath 24

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Dublin 24

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Graham Kavanagh,
18a Culmore Road,
Palmerstown,
Dublin 20.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2149	Date of Final Grant 30/09/1999
Decision Order Number 1780	Date of Decision 19/08/1999
Register Reference S98B/0488	Date 21/06/99

Applicant Graham Kavanagh,

Development Bedroom en-suite extension and retention for diningroom,
kitchen and porch extension.

Location 97 Culmore Road, Palmerstown, Dublin 20.

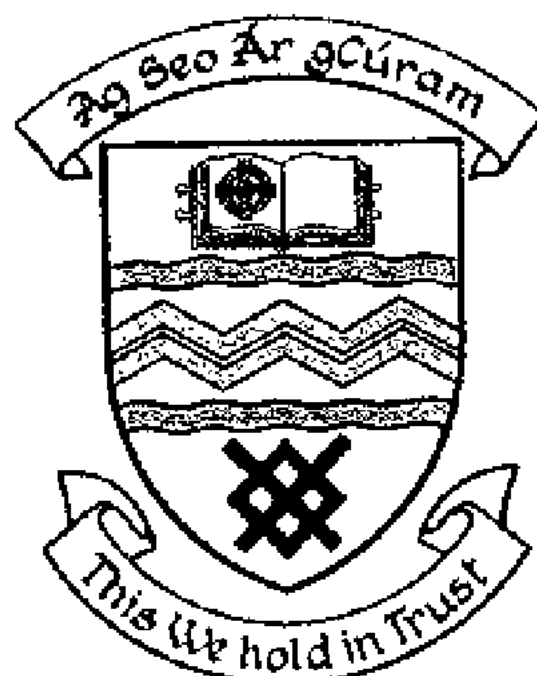
Floor Area 56.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 22/10/1998 /21/06/1999

A Permission has been granted for the development described above,
subject to the following (6) Conditions.

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Conditions and Reasons

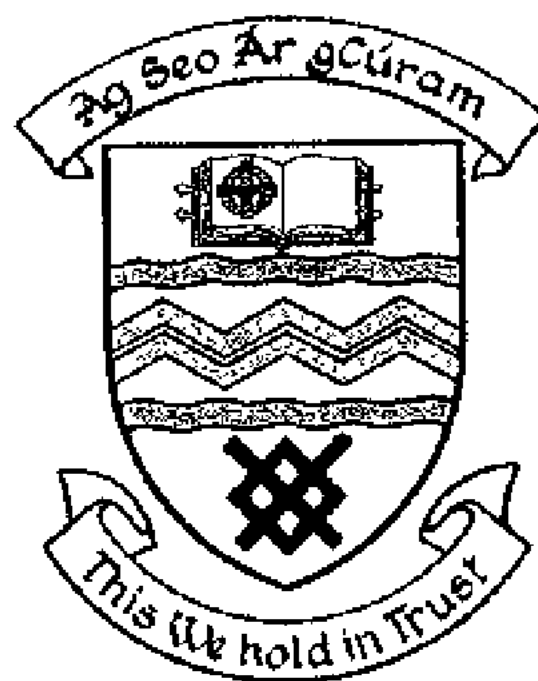
- 1 The development shall be retained and carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information lodged on 21/06/99, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The house and extension shall be used as a single dwelling unit only.
REASON:
In the interest of the proper planning and development of the area.
- 3 The roof of the proposed first floor rear extension shall be revised to provide for a mono-pitch roof and the proposed rear dormer window shall be omitted from the development. Prior to the commencement of development, full details of this revision shall be submitted for the written agreement of the Planning Authority.
REASON:
In the interests of residential amenity.
- 4 The existing wood panelling on the front of the existing extension at ground floor level shall be replaced with a finish that shall match that of the external walls of the existing building in respect of colour and texture.
REASON:
In the interest of the proper planning and development of the area.
- 5 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 6 The water supply and drainage arrangements, including the disposal of surface water, shall 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

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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.
- (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.

Edward Bowker
.....01/10/99
for SENIOR ADMINISTRATIVE OFFICER

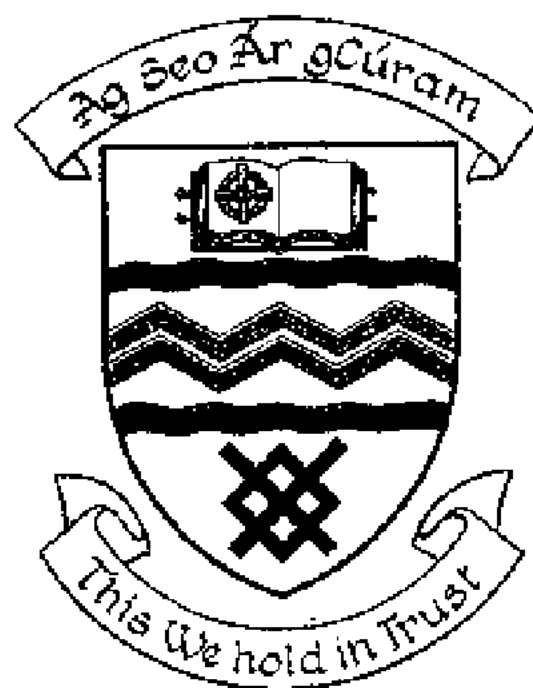
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Decision Order Number 1780	Date of Decision 19/08/1999
Register Reference S98B/0488	Date: 10/08/98

S. Mc Cormack 19/08/99
for SENIOR ADMINISTRATIVE OFFICER

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Conditions and Reasons

- 1 The development shall be retained and carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information lodged on 21/06/99, 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.
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REASON:
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- 4 The existing wood panelling on the front of the existing extension at ground floor level shall be replaced with a finish that shall match that of the external walls of the existing building in respect of colour and texture.
REASON:
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- 5 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 6 The water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the County Council.

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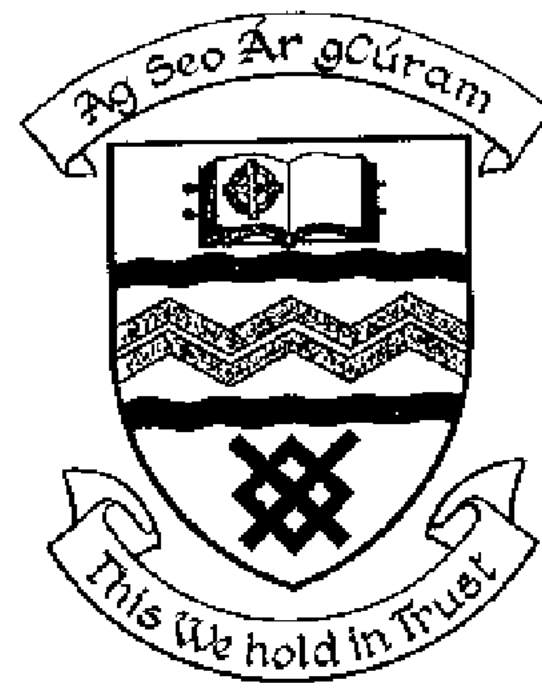
REG. REF. S98B/0488

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 2162	Date of Decision 22/10/98
Register Reference S98B/0488	Date 10th August 1998

Applicant Graham Kavanagh,
Development Bedroom en-suite extension and retention for diningroom,
 kitchen and porch extension.

Location 97 Culmore Road, Palmerstown, Dublin 20.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 10/08/98 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:

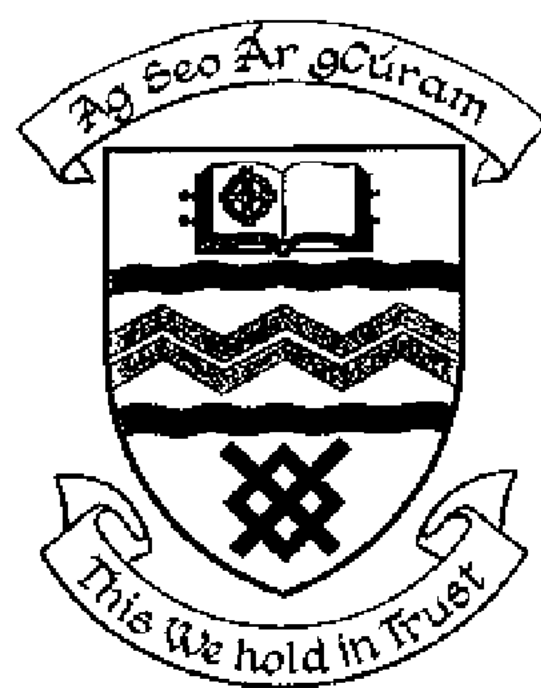
- 1 (a) Submit revised floor plans and front, rear and side elevation drawings (to a scale of not less than 1:100) which show the main features of the adjoining dwelling which are contiguous to the existing dwelling and proposed extension.
 (b) Details of the opening lights serving the bedroom and ensuite to be clearly delineated on the above plans and drawings.

2 Applicant is requested to submit either:-

- (a) Evidence that the extension for which retention permission has been sought has not been constructed on the property line with No. 95 Culmore Road and does not infringe same in any way.

Graham Kavanagh,
18a Culmore Road,
Palmerstown,
Dublin 20.

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or

- (b) Letter of no objection from the owners of No. 95
Culmore Road to the construction of the extension on
the property line with his property and further
extension of same.

signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

22/10/98