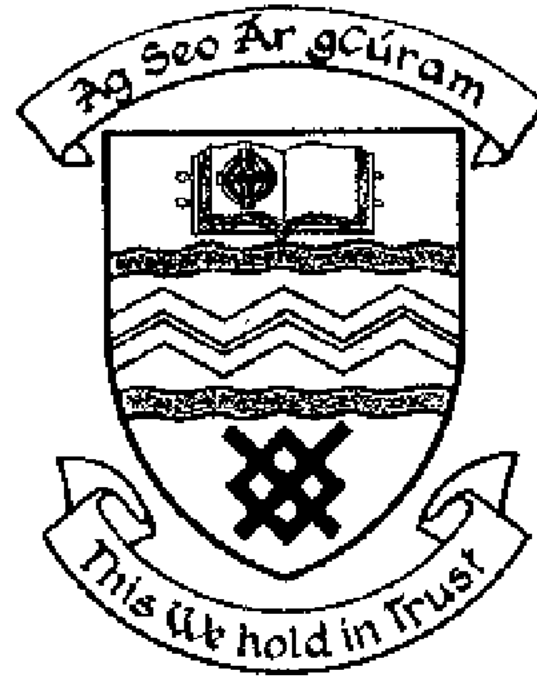


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98B/0455	
1. Location	11 Millgate Drive, (off Greentrees Road) Dublin 12.		
2. Development	Alterations, new roof to garage and a single storey rear extension.		
3. Date of Application	28/07/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 30/09/98 2.
4. Submitted by	Name: K. M. Mellon & Associate Architects, Address: 57 Belgrove Lawn, Chapelizod,		
5. Applicant	Name: Mr. Sean Ryan, Address: 11 Millgate Drive, (off Greentrees Road), Dublin 12.		
6. Decision	O.C.M. No. 2374 Date 25/11/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0065 Date 14/01/99	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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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PLANNING DEPARTMENT
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 Dublin 24

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K. M. Mellon & Associate Architects,
 57 Belgrove Lawn,
 Chapelizod,
 Dublin 20.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0065	Date of Final Grant 12/01/99
Decision Order Number 2374	Date of Decision 25/11/98
Register Reference S98B/0455	Date 30th September 1998

Applicant Mr. Sean Ryan,

Development Alterations, new roof to garage and a single storey rear extension.

Location 11 Millgate Drive, (off Greentrees Road) Dublin 12.

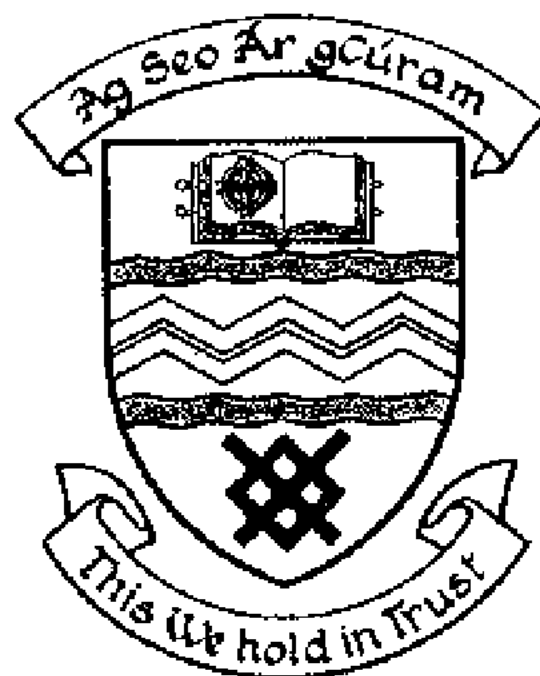
Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /30/09/98

A Permission has been granted for the development described above,
 subject to the following (4) 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 the additional information received by the Planning Authority on 30.09.1998, 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 all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

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

REASON:

To prevent unauthorised development.

- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

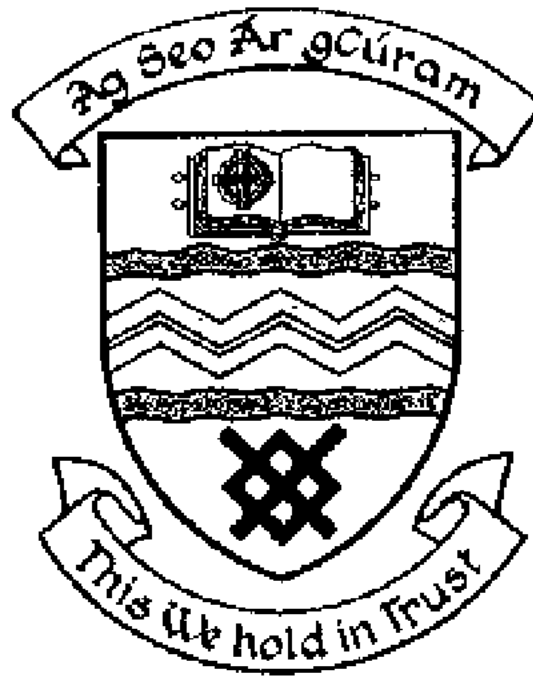
REASON:

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 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.

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- (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.

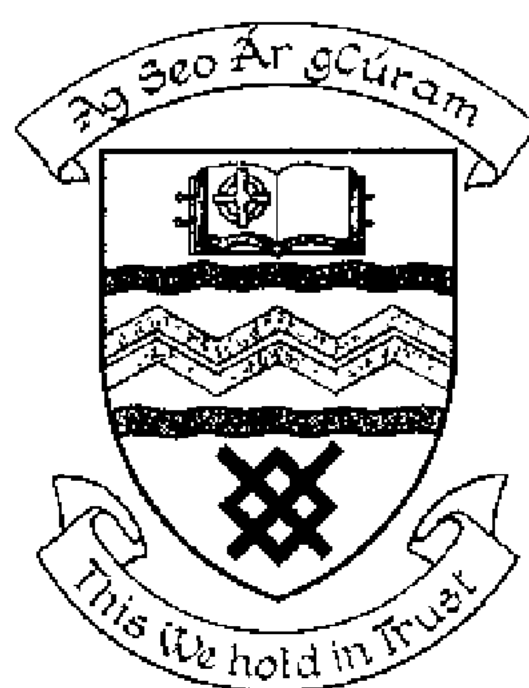
Signed on behalf of South Dublin County Council.

 18 January 1999
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 2374	Date of Decision 25/11/98
Register Reference S98B/0455	Date 28th July 1998

Applicant Mr. Sean Ryan,

Development Alterations, new roof to garage and a single storey rear extension.

Location 11 Millgate Drive, (off Greentrees Road) Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /30/09/98

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.

..... 25/11/98
for SENIOR ADMINISTRATIVE OFFICER

K. M. Mellon & Associate Architects,
57 Belgrove Lawn,
Chapelizod,
Dublin 20.

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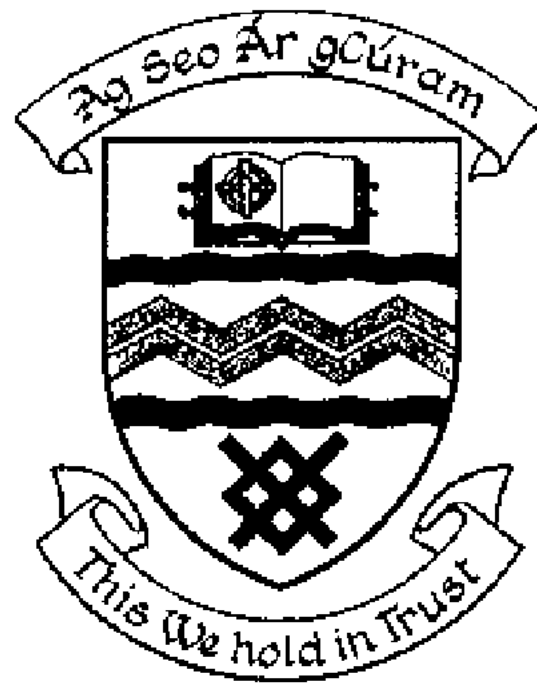
REG REF. S98B/0455

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 the additional information received by the Planning Authority on 30.09.1998, 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 all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 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 1916	Date of Decision 24/09/98
Register Reference S98B/0455	Date 28th July 1998

Applicant Mr. Sean Ryan,
Development Alterations, new roof to garage and a single storey rear extension.

Location 11 Millgate Drive, (off Greentrees Road) Dublin 12.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 28/07/98 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 It would appear that the development cannot be properly carried out without the consent of adjoining property owners. The applicant is asked to clarify whether or not he can obtain the consent of adjoining property owners relative to any necessary encroachment or alternatively amend the layout to avoid encroachment.
- 2 It would appear from the submitted drawings that there is an inconsistency in the overall height of the proposed garage/utility room as indicated on the rear, front and gable elevational section, which requires clarification.

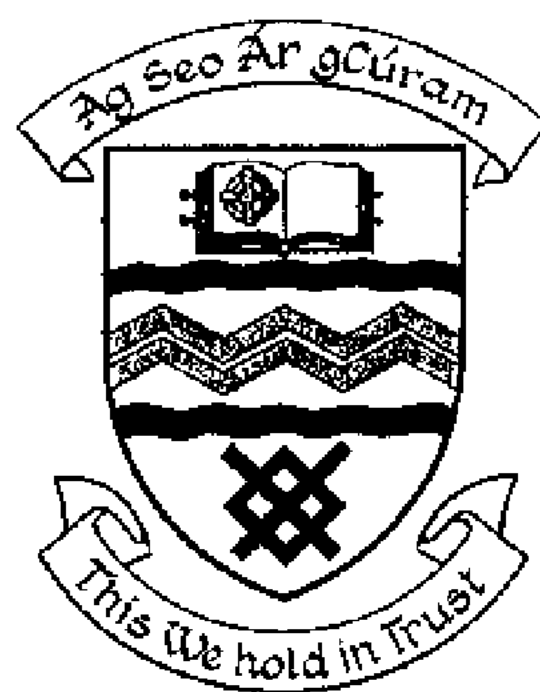
NOTE: The height of the proposed kitchen extension would appear to be excessive for a single storey flat roofed extension. The applicant is advised to consider reducing the overall height of this section of this extension.

K. M. Mellon & Associate Architects,
57 Belgrove Lawn,
Chapelizod,
Dublin 20.

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REG REF. S98B/0455

Signed on behalf of South Dublin County Council

LAH
.....
for Senior Administrative Officer

24/09/98