

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98B/0356	
1. Location	Raheen, Brittas, Co. Dublin.		
2. Development	Retention of non habitable attic rooms, rear conservatory and altered site boundaries.		
3. Date of Application	11/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: David Pym & Associates, Address: Ellensborough Hosue, Dublin Road,		
5. Applicant	Name: Mr. Dermot Fox, Address: Raheen, Brittas, Co. Dublin.		
6. Decision	O.C.M. No. 1549  Date 07/08/98	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
7. Grant	O.C.M. No. 1929  Date 24/09/98	Effect AG GRANT PERMISSION & REFUSE 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**



Bosca 4122  
 Lár an Bhaile, Tamhlacht  
 Baile Átha Cliath 24

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**PLANNING  
 DEPARTMENT**

P.O. Box 4122  
 Town Centre, Tallaght  
 Dublin 24

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David Pym & Associates,  
 Ellensborough Hosue,  
 Dublin Road,  
 Naas,  
 Co. Kildare.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 1929	<b>Date of Final Grant</b> 24/09/98
<b>Decision Order Number</b> 1549	<b>Date of Decision</b> 07/08/98
<b>Register Reference</b> S98B/0356	<b>Date</b> 11th June 1998

**Applicant** Mr. Dermot Fox,

**Development** Retention of non habitable attic rooms, rear conservatory  
 and altered site boundaries.

**Location** Raheen, Brittas, Co. Dublin.

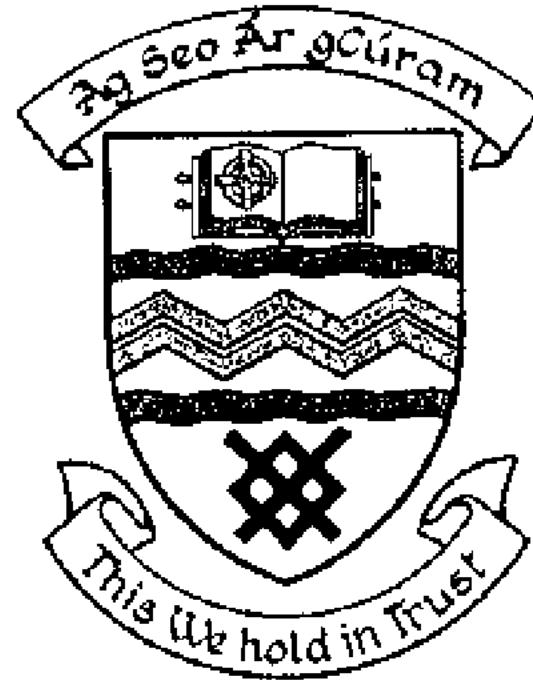
**Floor Area** 71.000 Sq Metres

**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 (5) conditions.

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**Conditions and Reasons**

1. The development in its entirety to be 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 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.  
Reason:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
5. Attic space shall be used for storage purposes only and shall not be used as habitable rooms.  
Reason:  
in the interest of proper planning and development of the area.

NOTE: This permission does not imply any consent or approval for the structural stability and/or habitability of the works carried out and does not imply that the structure complies with the Building Regulations.

A decision to **REFUSE PERMISSION** for retention of altered boundaries for 2 reasons specified.

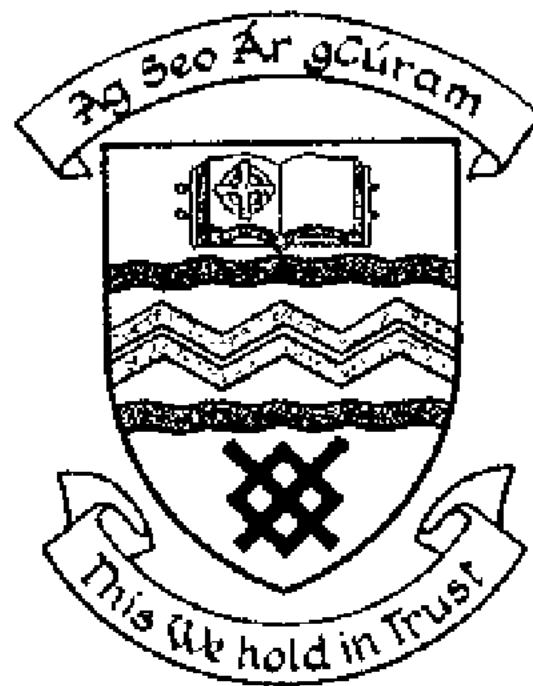
**Reasons**

1. the alterations to the site boundaries would result in the subdivision of the existing site into two separate sites, where the permitted percolation area for the existing septic tank would be separated from the existing bungalow and septic tank. The proposed development would therefore be prejudicial to public health.
2. The alterations to the site boundaries would reduce the road frontage of the existing bungalow to approx. 24m which is substantially less than the minimum frontage of 60m per dwelling house which is recommended at Section 3.3.15 of the current Development Plan. The proposed development would therefore be contrary to the proper planning and development of the area.

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- (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 I.S. 325: Code of Practice for the 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.

for Senior Administrative Officer

30 September 1998

SOUTH DUBLIN COUNTY COUNCIL  
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30/09/1998

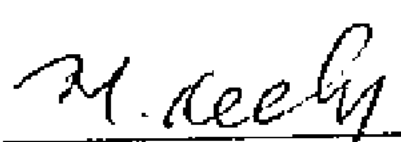
Dear Sirs,

I refer to a Notification of Grant of Permission in respect of application for planning permission for the retention of non-habitable attic rooms, rear conservatory and altered site boundaries which was issued to you on 25/09/1998. As you are aware the Decision in this case was to **Grant and Refuse Permission** as notified to you on 7/08/1998.

The Notification of Grant of Permission of 25/09/1998 was incomplete. I enclose herewith a new Notification of Grant of Permission.

I apologise for any inconvenience this may have caused.

Yours faithfully,

  
for Senior Administrative Officer.