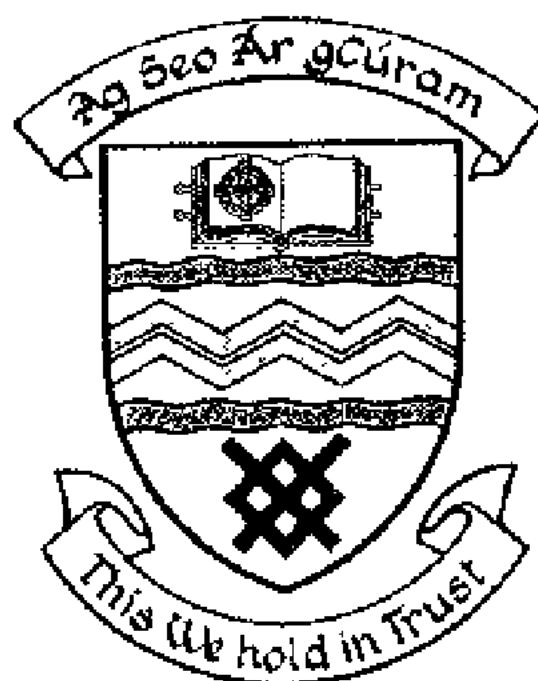


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98B/0042	
1. Location	7 Ballynakelly Cottages, Newcastle, Co. Dublin.		
2. Development	Retention of garage conversion to living area with new roof, extension to kitchen area and new single storey extension to rear.		
3. Date of Application	30/01/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/03/98 2.	1. 03/04/98 2.
4. Submitted by	Name: Kevin Brennan, Address: 40 The Park, Millbrook Lawns,		
5. Applicant	Name: John & Esther Crowley, Address: 7 Ballynakelly Cottages, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 0914 Date 14/05/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1238 Date 24/06/98	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



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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**PLANNING
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Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
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Kevin Brennan,
40 The Park,
Millbrook Lawns,
Tallaght,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1238	Date of Final Grant 24/06/98
Decision Order Number 0914	Date of Decision 14/05/98
Register Reference S98B/0042	Date 3rd April 1998

Applicant John & Esther Crowley,

Development Retention of garage conversion to living area with new roof, extension to kitchen area and new single storey extension to rear.

Location 7 Ballynakelly Cottages, Newcastle, Co. Dublin.

Floor Area 52.200 Sq Metres

Time extension(s) up to and including

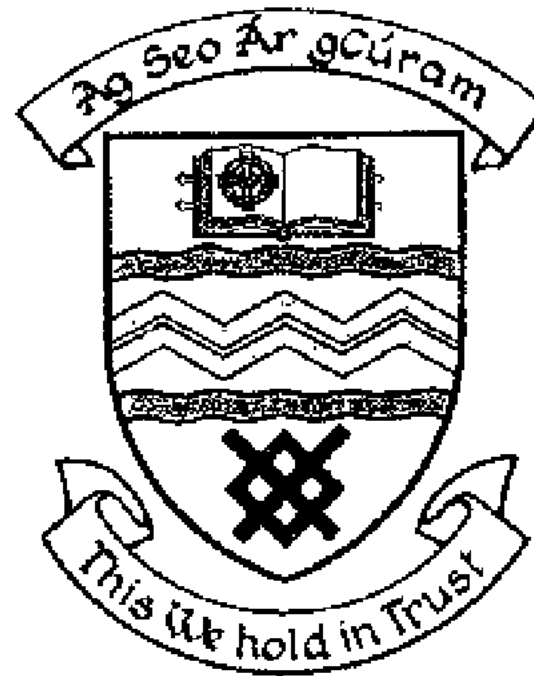
Additional Information Requested/Received 23/03/98 /03/04/98

A Permission has been granted for the development described above,
subject to the following (7) Conditions.

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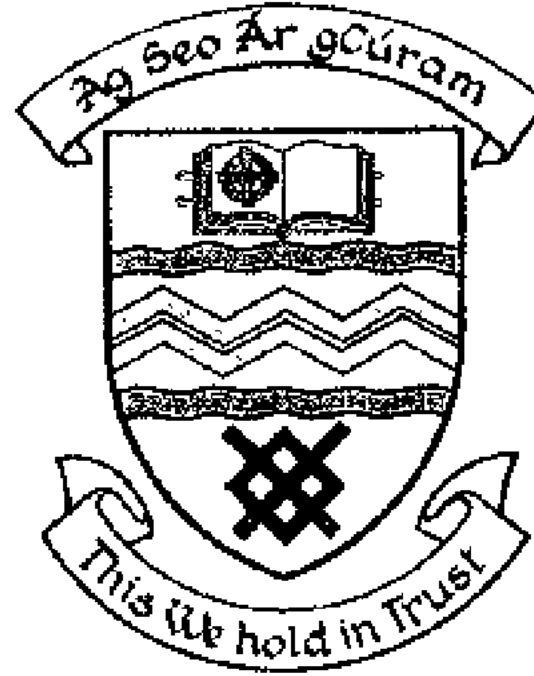
Conditions and Reasons

- 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 additional information lodged on 03/04/98, 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 when the structure is no longer required for use as GRANNY FLAT by the applicant, that its use revert to use as part of the existing dwelling unit.
REASON:
In the interest of the proper planning and development of the area.
- 5 That the 'granny flat' shall not be separated from the main dwelling by way of sale, letting or otherwise.
REASON:
To prevent unauthorised development.
- 6 That the development shall be in accordance with 'Option A' shown on Drawing No. 1 lodged with the Planning Authority as Additional Information on 3rd April 1998.
REASON:
In the interest of the proper planning and development of the area.
- 7 An internal interconnecting doorway between the 'granny-flat' and the existing dwelling shall be provided for in the development.
REASON:

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So that the granny-flat may be returned to use as part of
the main dwelling when no longer 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.
- (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.

.....*BK*.....*24* June 1998
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0494	Date of Decision 23/03/98
Register Reference S98B/0042	Date 30th January 1998

Applicant John & Esther Crowley,
Development Retention of garage conversion to living area with new roof,
extension to kitchen area and new single storey extension to
rear.

Location 7 Ballynakelly Cottages, Newcastle, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 30/01/98 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 appears from the submitted drawings that the proposed extension and existing converted garage constitute a self contained dwelling unit, which is independent of the main house, having a separate entrance and no internal connection with the main dwelling. The applicant is requested to clarify whether or not it is proposed to use this area for the purposes of a granny flat and in the event of such, is requested to submit revised newspaper and site notices indicating same.
- 2 In the event of the proposed use of the development for the purposes of a granny flat, the applicant is requested to clarify whether or not it is feasible to submit revised proposals showing the provision of a permanent internal connection between the main house and the proposed development.

Kevin Brennan,
40 The Park,
Millbrook Lawns,
Tallaght,
Dublin 24.

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REG REF. S98B/0042



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Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

24/03/98