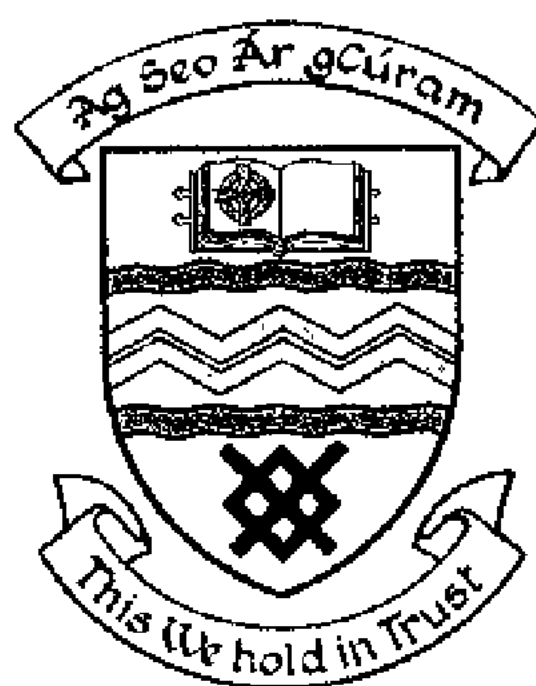


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98B/0029	
1. Location	10 Hillsbrook Crescent, Perrystown, Dublin 12.		
2. Development	A 2 storey and single storey extension to side and rear, granny flat and porch to front.		
3. Date of Application	23/01/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/03/98 2.	1. 05/05/98 2.
4. Submitted by	Name: Mr. Daniel O'Connor, Address: 130 Mount Tallant Avenue, Terenure,		
5. Applicant	Name: Mr. & Mrs. Frank Davis, Address: 10 Hillsbrook Crescent, Perrystown, Dublin 12.		
6. Decision	O.C.M. No. 1304 Date 01/07/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1604 Date 12/08/98	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



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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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Mr. Daniel O'Connor,
130 Mount Tallant Avenue,
Terenure,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1604	Date of Final Grant 12/08/98
Decision Order Number 1304	Date of Decision 01/07/98
Register Reference S98B/0029	Date 5th May 1998

Applicant Mr. & Mrs. Frank Davis,

Development A 2 storey and single storey extension to side and rear,
granny flat and porch to front.

Location 10 Hillsbrook Crescent, Perrystown, Dublin 12.

Floor Area 129.500 Sq Metres

Time extension(s) up to and including

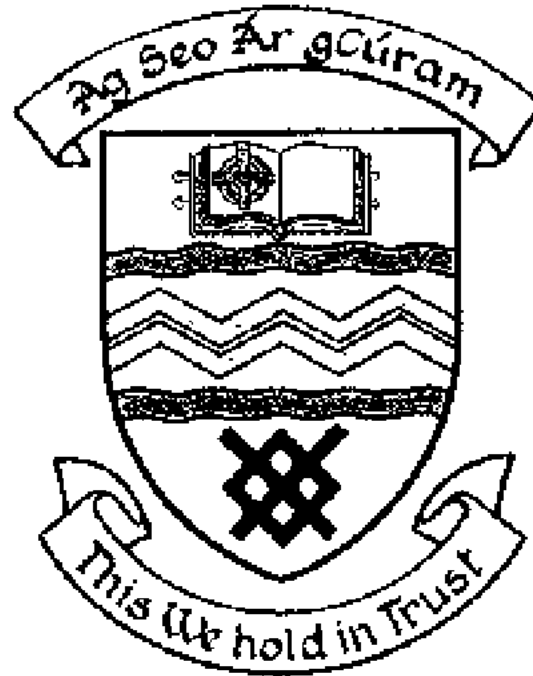
Additional Information Requested/Received 19/03/98 /05/05/98

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 submitted to the Planning Authority on 05/05/98, 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 all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 3 That when the structure is no longer required for use as a GRANNY FLAT by the applicant, that its use revert to use as part of the existing dwelling unit. In this regard internal connection between the existing and proposed development to be maintained.

REASON:

In the interest of the proper planning and development of the area.

- 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.

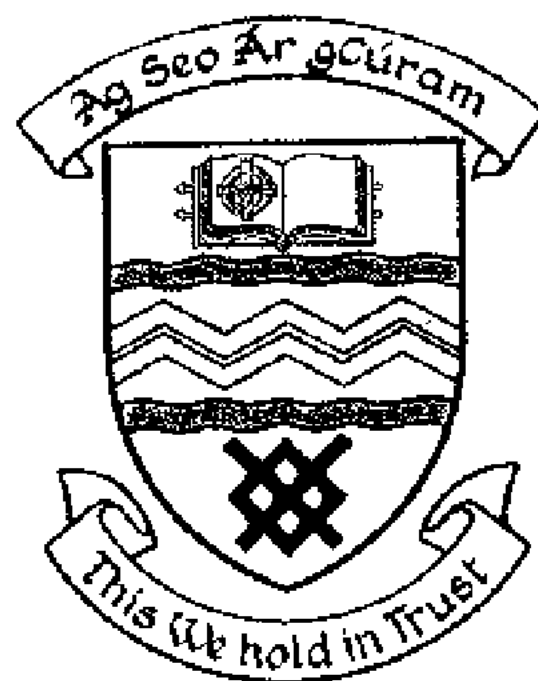
NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

- (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.

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-
- (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.


.....August 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 0469	Date of Decision 19/03/98
Register Reference S98B/0029	Date 23rd January 1998

Applicant Mr. & Mrs. Frank Davis,
Development A 2 storey and single storey extension to side and rear and porch to front.

Location 10 Hillsbrook Crescent, Perrystown, Dublin 12.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 23/01/98 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 is noted that the proposed development would provide for a self contained living unit within the curtilage of the dwelling house. The applicant is requested to clarify the proposed use of the extension and to readvertise with revised site notice and newspaper advertisement if the proposed use is for a granny flat/family flat.

NB The definition of family flat in Draft Development Plan is as follows:-
"A 'family' flat refers to a sub-division or extension of a single dwelling unit to accommodate a member of the immediate family for a temporary period (eg elderly parent). The proposed unit shall be linked directly to the main dwelling via an internal access door. It shall be subordinate to the dwelling..."

The council will favourably consider such
development provided the proposal does not otherwise

Mr. Daniel O'Connor,
130 Mount Tallant Avenue,
Terenure,
Dublin 6W.

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~~REG REF. S98B/0029~~

detract from the residential amenity of the area
....."

- 2 It is considered that the proposed two-storey extension to the rear of house would tend to overshadow the adjoining property. The applicant is requested to clarify whether or not he is willing to scale back the first floor rear extension so as to minimise the impact on the amenities of the adjoining neighbours. If so the applicant is requested to submit revised drawings.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

19/03/98