

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97B/0263	
1. Location	21 Wellington Road, Templeogue, Dublin 6W.		
2. Development	Two storey granny flat.		
3. Date of Application	14/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 10/07/97 2.	1. 07/08/97 2.
4. Submitted by	Name: P. Clifford, Address: 7 Mayfield Road, Terenure, Dublin 6W.		
5. Applicant	Name: Eileen Clifford, Address: 21 Wellington Road, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 1986 Date 02/10/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	21/10/97	Written Representations	
9. Appeal Decision	20/02/98	Grant Permission	
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
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12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S97B/0263

APPEAL by Tom Murray care of Barry and Associates of 13 Ballinteer Road, Dundrum, Dublin against the decision made on the 2nd day of October, 1997 by the Council of the County of South Dublin to grant subject to conditions a permission to Eileen Clifford care of P. Clifford of 7 Mayfield Road, Terenure, Dublin for the erection of a two-storey granny flat to side of 21 Wellington Road, Templeogue, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the erection of the said two-storey granny flat in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the scale, location and nature of the proposed extension as a granny flat and having regard to the development plan policy for the area, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of property in the vicinity and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

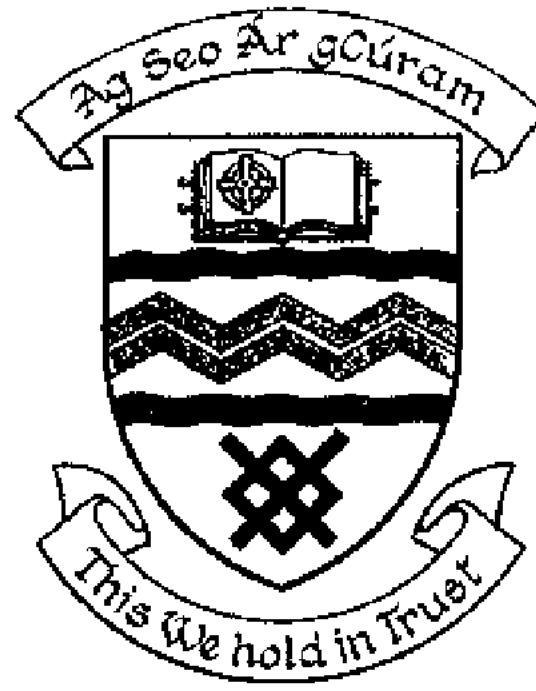
1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received on the 7th day of August, 1997, except as may otherwise be required in order to comply with the following conditions.

Reason: To clarify the nature and extent of the permission granted.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1986	Date of Decision 02/10/97
Register Reference S97B/0263	Date 14th May 1997

Applicant Eileen Clifford,
Development Two storey granny flat.
Location 21 Wellington Road, Templeogue, Dublin 6W.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 10/07/97 /07/08/97

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 (6) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

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for SENIOR ADMINISTRATIVE OFFICER

02/10/97

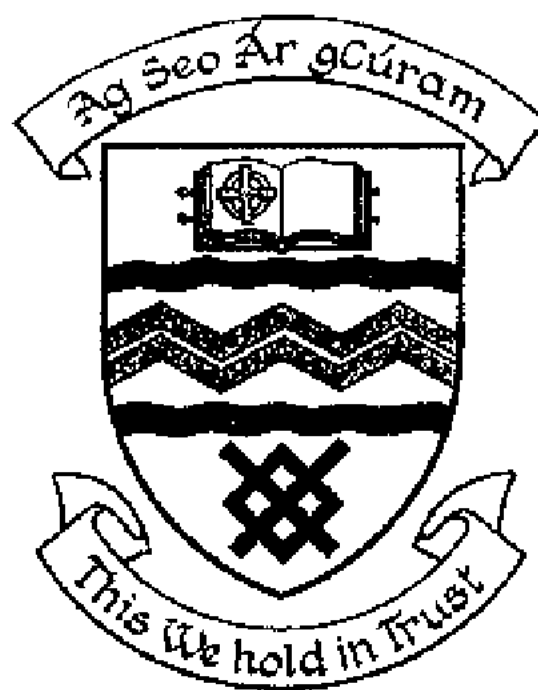
P. Clifford,
7 Mayfield Road,
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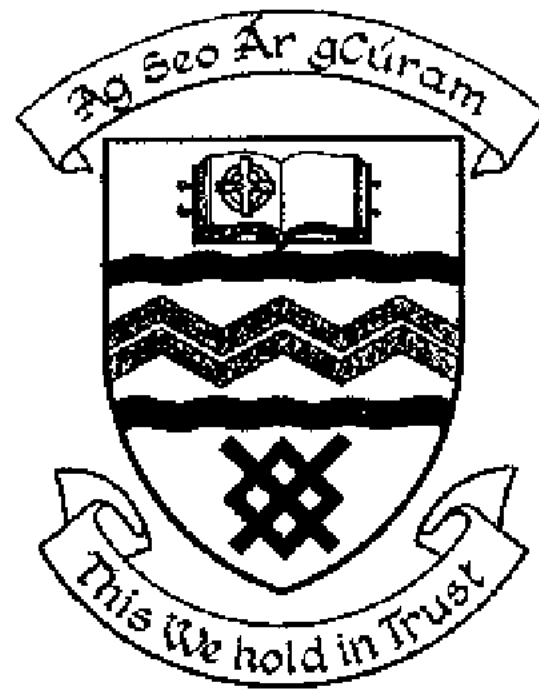
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Conditions and Reasons

- 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 received 7th August 1997, 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 proposed bathroom and kitchen windows in the proposed gable elevation shall be omitted from the development. Alternatively the adjoining party wall shall be of sufficient height and structural durability to provide screening of these windows to the satisfaction of the owner of No. 2 Greentrees Road.
REASON:
In the interest of residential amenity.
- 3 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 5 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.
- 6 That when the structure is no longer required for use as GRANNY FLAT by the applicant, that its use revert to use as

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part of the existing dwelling unit.

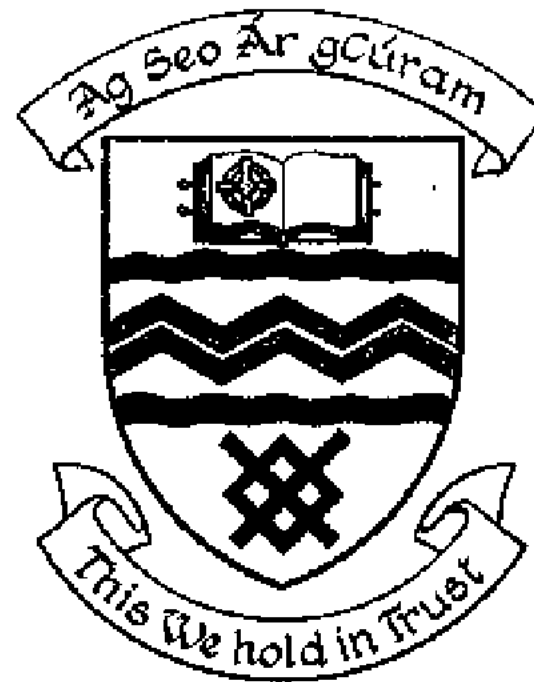
REASON:

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

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

Decision Order Number 1368	Date of Decision 10/07/97
Register Reference S97B/0263	Date 14th May 1997

Applicant Eileen Clifford,
Development Two storey granny flat.

Location 21 Wellington Road, Templeogue, Dublin 6W.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 14/05/97 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 The extension is considered to be potentially intrusive on the amenities of the adjoining property at no. 2 Greentrees Road. The applicant is requested to clarify whether or not the proposed extension can be set back from the boundary wall with the adjacent property so as to allow for construction within the site and which will be less intrusive on adjacent property and to submit revised plans accordingly.
- 2 The applicant is requested to submit revised drawings showing hipped roof over the proposed extension which accord with existing profile of the roof.

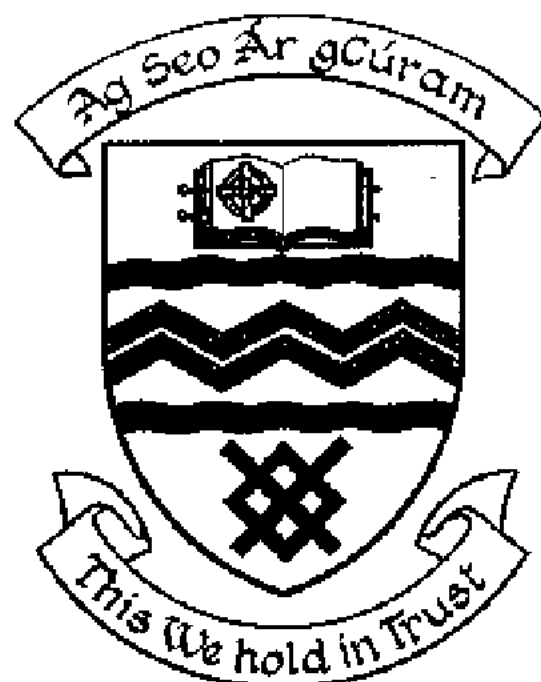
P. Clifford,
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- 3 The applicant is requested to clarify the exact use of the granny flat including the use of the additional two bedrooms at first floor level.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

10/07/97

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