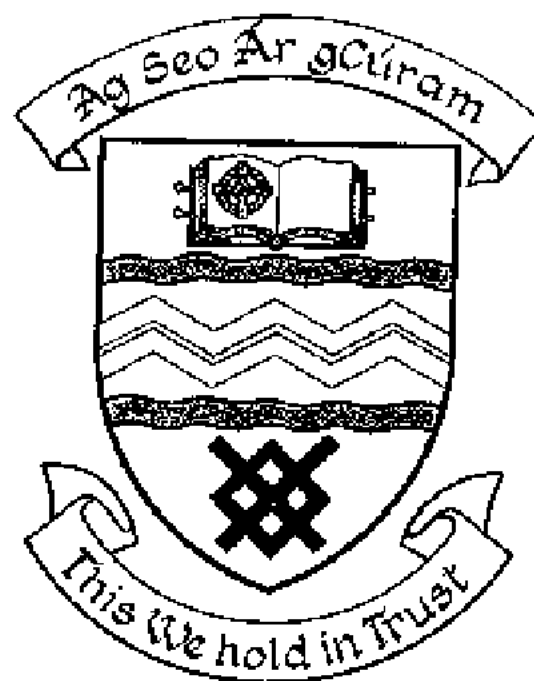


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97B/0216	
1. Location	Glenaraneen, Brittas, Co. Dublin.		
2. Development	Replace conservatory with living room, to convert garage to kitchen/dining area and to construct bedroom, bathroom and utility room at rear of dwelling.		
3. Date of Application	29/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: D. McCarthy & Co., Address: Consulting Engineers, Lynwood House, Ballinteer Road,		
5. Applicant	Name: J. & N. Broderick, Address: Glenaraneen, Brittas, Co. Dublin.		
6. Decision	O.C.M. No. 1229 Date 23/06/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1577 Date 06/08/97	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.	

REG REF. S97B/0216 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
Fax: 01-462 0104

D. McCarthy & Co.,
Consulting Engineers,
Lynwood House,
Ballinteer Road,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1577	Date of Final Grant 06/08/97
Decision Order Number 1229	Date of Decision 23/06/97
Register Reference S97B/0216	Date 29th April 1997

Applicant J. & N. Broderick,

Development Replace conservatory with living room, to convert garage to kitchen/dining area and to construct bedroom, bathroom and utility room at rear of dwelling.

Location Glenaraneen, Brittas, Co. Dublin.

Floor Area 292.000 Sq Metres

Time extension(s) up to and including

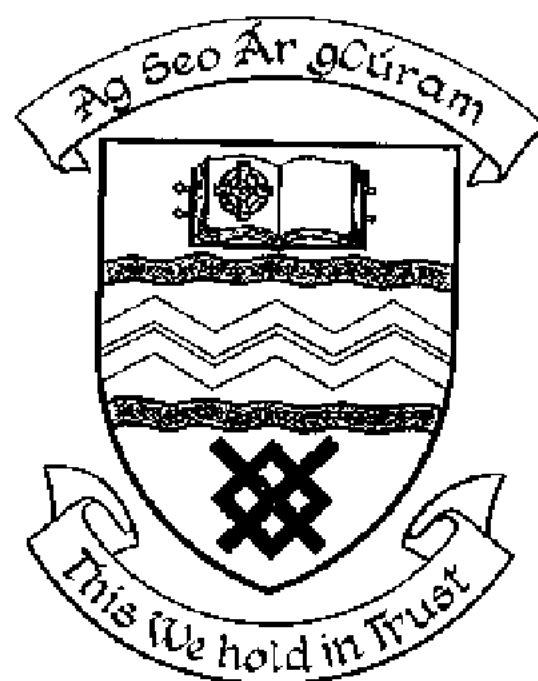
Additional Information Requested/Received /

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

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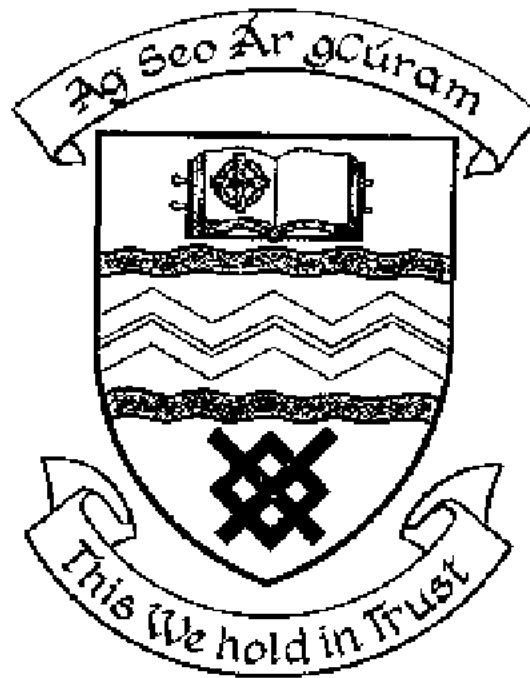
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 Only clean uncontaminated surface water shall be discharged to soakpits. All foul waste shall be discharged to the existing septic tank which, if required, shall be upsized and upgraded to the standards of SR6:1991 published by Eolas.
REASON:
In the interest of public health.
- 4 The height of the bedroom block structure of this development shall be reduced by 1.5m minimum.
REASON:
To reduce the visual impact of this development on an elevated and prominent site in the interest of visual amenity.
- 5 The proposed development and the existing house shall be used as a single dwelling unit and the extension shall not be sold, let, transferred or conveyed save as part of a single dwelling unit.
REASON:
In the interest of the proper planning and development of the area.
- 6 In the event that permission is granted by An Bord Pleanála for application Ref. S96A/0673 and if the applicants intend to proceed with that development, then the development the

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subject of this application shall not be carried out.

REASON:

To meet the stated housing needs of this family and to prevent excessive development on this site in the interest of the proper planning and development of the area.


- 7 No further development other than development for agriculture shall be carried out within the site as outlined in red on site location map to scale 1:2500 submitted with this application.

REASON:

To meet the applicants stated housing need and to preserve and protect this high amenity area from further non-agricultural development.

- (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.


.....7.....August 1997
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97B/0216	
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