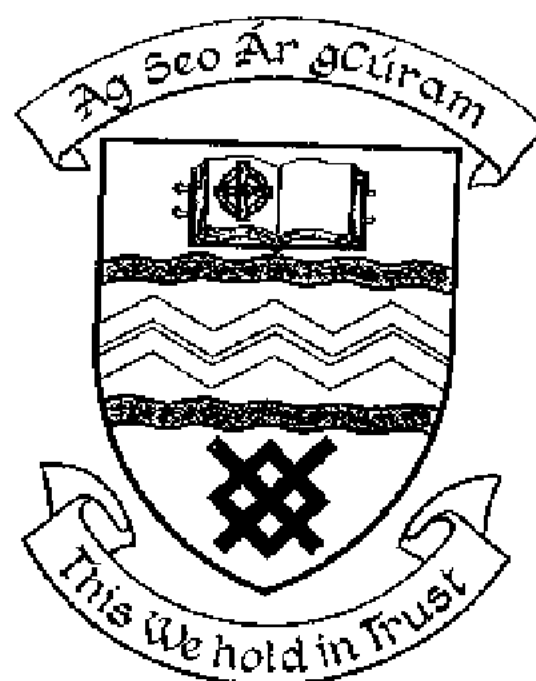


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97B/0203	
1. Location	34 Kingswood Castle, Ballymount, Tallaght, Dublin 24.		
2. Development	First floor granny flat extension to side.		
3. Date of Application	24/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Charles Hulgraine, Address: Architects Planning Consultants, 6 Orchard Avenue, Clonsilla,		
5. Applicant	Name: Donal O'Leary, Address: 34 Kingswood Castle, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1216 Date 20/06/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1538 Date 30/07/97	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/0203 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
Facs: 01-462 0104



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

Telephone: 01-462 0000
Fax: 01-462 0104

Charles Hulgraine,
Architects Planning Consultants,
6 Orchard Avenue,
Clonsilla,
Dublin 15.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1538	Date of Final Grant 30/07/97
Decision Order Number 1216	Date of Decision 20/06/97
Register Reference S97B/0203	Date 24th April 1997

Applicant Donal O'Leary,

Development First floor granny flat extension to side.

Location 34 Kingswood Castle, Ballymount, Tallaght, Dublin 24.

Floor Area 44.000 Sq Metres

Time extension(s) up to and including

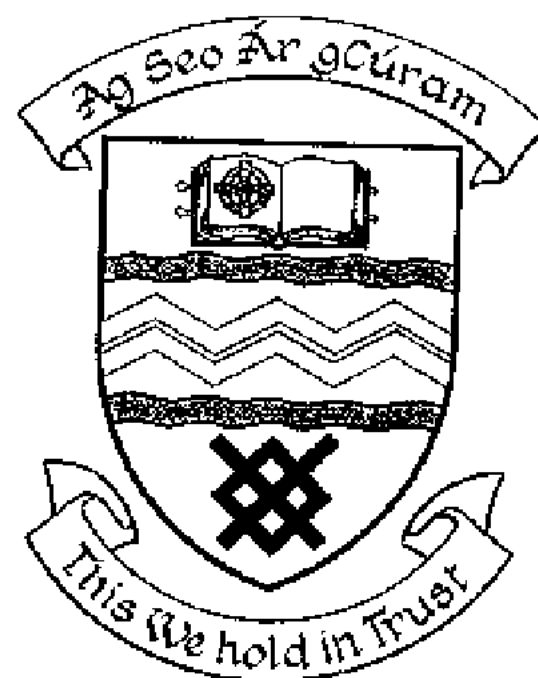
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (6) Conditions.

REG REF. S97B/0203 SOUTH DUBLIN COUNTY COUNCIL
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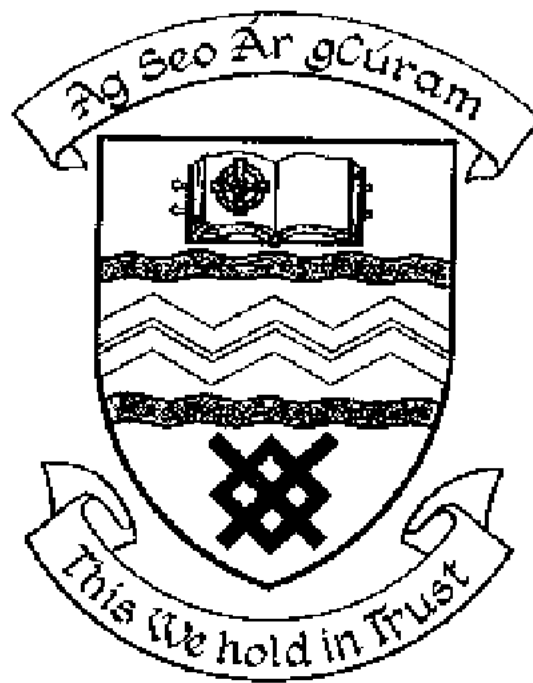
Conditions and Reasons

- 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 the public surface water sewer. All foul waste shall be discharged to the public foul sewer.
REASON:
In the interest of public health.
- 4 All first floor gable elevation windows of the proposed extension shall be in obscure glazing.
REASON:
To preserve the residential amenities of neighbouring property in the interest of the proper planning and development of the area.
- 5 The proposed granny flat shall be for use of a member of the family only and shall not be sold, let or otherwise transferred save as part of a single dwelling unit. When the granny flat is no longer required it shall be incorporated as part of the existing house.
REASON:
In the interest of the proper planning and development of the area.
- 6 Prior to commencement of development on site the applicant shall indemnify South Dublin County Council or its agents against any damage which might arise to the extension consequent on works being carried out in the pavement adjacent to the extension given that the extension is located so close to the site boundary.

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REASON:

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

- (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.

 31 July 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/0203	
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