

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96B/0366	
1. Location	1 Old Bawn Drive, Tallaght.		
2. Development	First floor extension, two storey granny flat and Dormer windows.		
3. Date of Application	05/09/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 01/11/96 2.	1. 03/06/97 2.
4. Submitted by	Name: Francis McGrory, Address: 1 Old Bawn Drive, Tallaght,		
5. Applicant	Name: Francis McGrory, Address: 1, Old Bawn Drive, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1530 Date 29/07/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1840 Date 12/09/97	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.	

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



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Francis McGrory,
1 Old Bawn Drive,
Tallaght,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1840	Date of Final Grant 12/09/97
Decision Order Number 1530	Date of Decision 29/07/97
Register Reference S96B/0366	Date 3rd June 1997

Applicant Francis McGrory,

Development First floor extension, two storey granny flat and Dormer windows.

Location 1 Old Bawn Drive, Tallaght.

Floor Area 85.580 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 01/11/96 /03/06/97

A Permission has been granted for the development described above,
subject to the following (8) Conditions.

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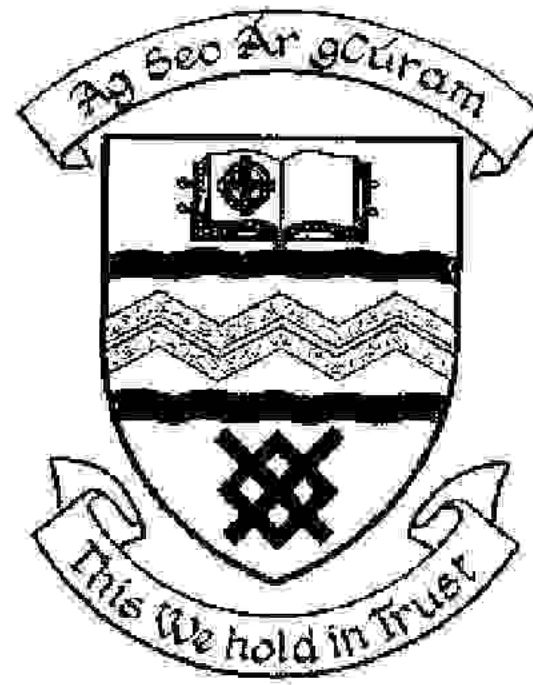
Conditions and Reasons

- 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 received by the Planning Authority on 3/6/97, 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 No part of the proposed extension shall be within 1.0m of the side boundary wall. The foundations of the proposed extension where they are within 2.0m of the side boundary wall shall be taken down a minimum 2.0m below ground level.
REASON:
In the interest of the proper planning and development of the area.
- 3 The footpath and kerb at the new vehicular access in the side boundary wall shall be dished to the requirements of the Area Engineer, Roads Maintenance Division, South Dublin County Council at the applicant's expense.
REASON:
In the interest of the proper planning and development of the area.
- 4 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 5 The first floor gable elevation windows shall be in obscure glazing.
REASON:
To preserve the residential amenities of adjoining properties.

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- 6 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.

- 7 At least two on-site parking spaces shall be provided in the front garden area of the dwellinghouse.

REASON:

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

- 8 The existing dwelling house on site together with the extension to it shall be used as a single dwelling unit. The proposed granny flat shall be used solely by a family member. An interconnecting door between the two units shall be constructed. The granny flat shall not be sold, let or otherwise transferred or conveyed save as part of a single dwelling unit with the existing house. When no longer required, the granny flat shall be incorporated into the existing dwelling house.

REASON:

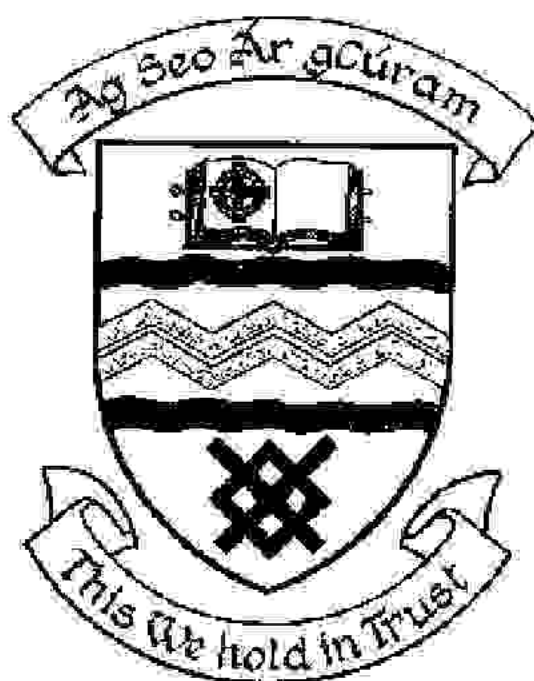
In the interest of the proper planning and development of the area and residential amenity.

- (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.

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Signed on behalf of South Dublin County Council.

 15 September 1997
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1530	Date of Decision 29/07/97
Register Reference S96B/0366	Date 5th September 1996

Applicant Francis McGrory,
Development First floor extension, two storey granny flat and Dormer windows.
Location 1 Old Bawn Drive, Tallaght.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 01/11/96 /03/06/97

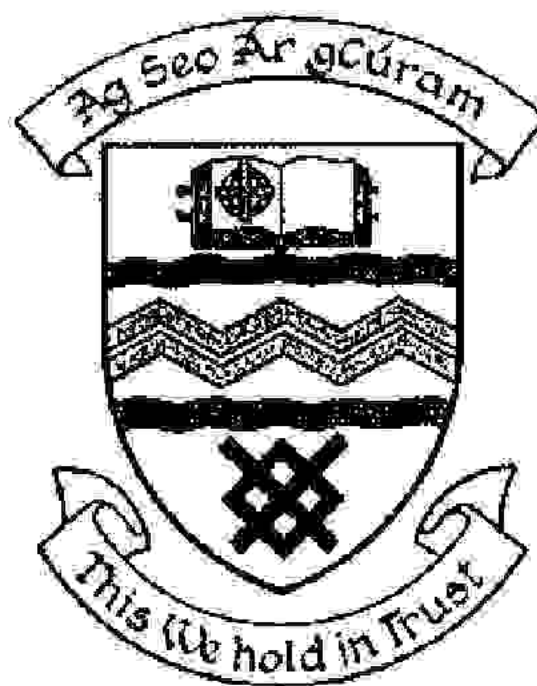
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (8) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER 30/07/97

D.J. Halpin,
15, Carriglea Drive,
Firhouse,
Dublin 24.

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

Decision Order Number 2109	Date of Decision 01/11/96
Register Reference S96B/0366	Date 5th September 1996

Applicant Francis McGrory,
Development First floor extension, two storey granny flat and Dormer windows.

Location 1 Old Bawn Drive, Tallaght.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 05/09/96 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 applicant is requested to submit a revised site layout plan to scale 1:500 to indicate all public foul and surface water sewers adjacent to the property. The applicant should note that there is a 5.0m wayleave on either side of all such sewers and watermains.
 - 2 There is a requirement for new development to be set-back 2.0m from the site boundary where adjacent to roads or footpaths. Clarification is required as to how this can be achieved.
 - 3 The applicant is requested to indicate what permission, if any, exists for the vehicular entrance gates in the side
- D.J. Halpin,
15, Carriglea Drive,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

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Register Reference S96B/0366	Date 5th September 1996

Applicant Francis McGrory,
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Location 1 Old Bawn Drive, Tallaght.

App. Type Permission

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- 1 The applicant is requested to submit a revised site layout plan to scale 1:500 to indicate all public foul and surface water sewers adjacent to the property. The applicant should note that there is a 5.0m wayleave on either side of all such sewers and watermains.
- 2 There is a requirement for new development to be set-back 2.0m from the site boundary where adjacent to roads or footpaths. Clarification is required as to how this can be achieved.
- 3 The applicant is requested to indicate what permission, if any, exists for the vehicular entrance gates in the side
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REG REF. S96B/0366

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boundary wall leading onto Old Bawn Park. If no permission exists, then planning permission for retention should be sought from South Dublin County Council.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

01/11/96