

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S96B/0316	
1. Location	No. 30 Willington Drive, Templeogue, Dublin 6W.			
2. Development	Granny flat extension at first floor level and garage extension under at side.			
3. Date of Application	24/07/96	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 18/09/96	1. 16/10/96	
		2.	2.	
4. Submitted by	Name: B.G.D.A. Architects, Address: "Amberwood", Washington Lane,			
5. Applicant	Name: J. Smith, Address: 30 Willington Drive, Dublin 6W.			
6. Decision	O.C.M. No. 2423	Effect		
	Date 16/12/96	AP GRANT PERMISSION		
7. Grant	O.C.M. No. 0204	Effect		
	Date 30/01/97	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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B.G.D.A. Architects,  
"Amberwood",  
Washington Lane,  
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0204	Date of Final Grant 30/01/97
Decision Order Number 2423	Date of Decision 16/12/96
Register Reference S96B/0316	Date 24th July 1996

Applicant J. Smith,

Development Granny flat extension at first floor level and garage extension under at side.

Location No. 30 Willington Drive, Templeogue, Dublin 6W.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

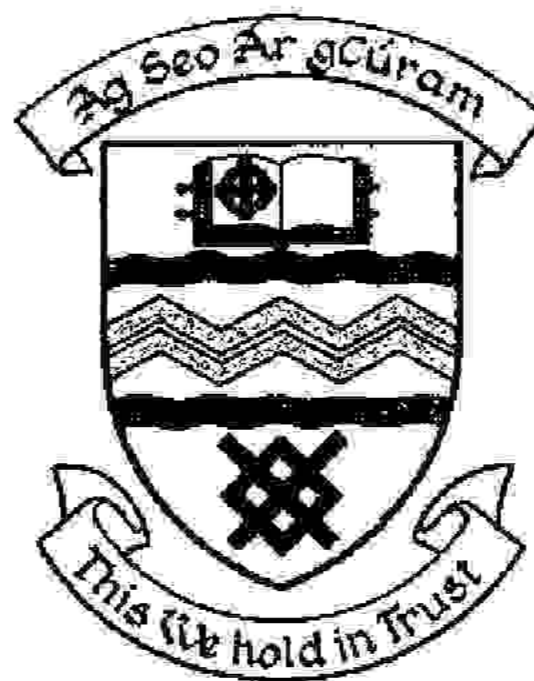
Additional Information Requested/Received 18/09/96 /16/10/96

A Permission has been granted for the development described above,  
subject to the following (5) 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 when the structure is no longer required for use as GRANNY FLAT by the applicant, that its use revert to use as part of the existing dwelling unit.  
**REASON:**  
 In the interest of the proper planning and development of the area.
  
- 3 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.
  
- 4 That the scale of the structure be reduced to provide for a minimum building line set back of 2 metres from adjoining boundary. Details to be agreed prior to commencement of development.  
**REASON:**  
 In the interest of the proper planning and the development of the area
  
- 5 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.  
**REASON:**  
 To prevent unauthorised development.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than

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exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

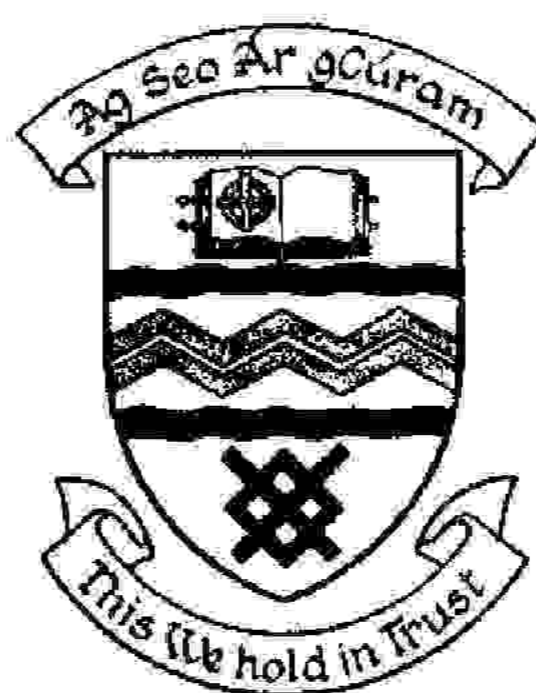
A handwritten signature in dark ink, appearing to be a stylized 'S' followed by some illegible characters.

.....February 1997  
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1841	Date of Decision 18/09/96
Register Reference S96B/0316	Date 24th July 1996

**Applicant** J. Smith,  
**Development** Granny flat extension at first floor level and garage extension under at side.

**Location** No. 30 Willington Drive, Templeogue, Dublin 6W.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 24/07/96 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 advised that the Dublin County Development Plan 1993 refers to a 'granny' flat as a subdivision of a single dwelling unit for the purpose of accommodating a member of the immediate family for a temporary period. It is not considered as a permanent use. The Planning Authority will favourably consider such sub-division where satisfied that there is a valid case, provided the proposal does not detract from the residential amenity of the area. The applicant is advised that a grant of permission is likely to be subject to the condition that the premises be returned to a single unit at the end of the granny occupation. In this regard the applicant is requested to clarify the intended use of the granny flat and to illustrate by way of drawings how the reversion to a single dwelling unit can be accommodated. Drawings to include first floor plan of existing use.

B.G.D.A. Architects,  
"Amberwood",  
Washington Lane,  
Dublin 14.

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REG REF. S96B/0316

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Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

18/09/96

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No.  S96B/0316	
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