

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96B/0071	
1. Location	52 Beechwood Lawns, Rathcoole.		
2. Development	Retention of conversion of part of house to granny flat.		
3. Date of Application	06/03/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 02/05/96 2.	1. 03/09/97 2.
4. Submitted by	Name: H.K. O'Daly & Associates, Address: Kingswood, Naas Road,		
5. Applicant	Name: Mr. & Mrs. A. Burke, Address: 52 Beechwood Lawns, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 3022 Date 28/10/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4270 Date 15/12/97	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



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

H.K. O'Daly & Associates,
Kingswood,
Naas Road,
Clondalkin,
Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 4270	Date of Final Grant 15/12/97
Decision Order Number 3022	Date of Decision 28/10/97
Register Reference S96B/0071	Date 3rd September 1997

Applicant Mr. & Mrs. A. Burke,

Development Retention of conversion of part of house to granny flat.

Location 52 Beechwood Lawns, Rathcoole.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 02/05/96 /03/09/97

A Permission has been granted for the development described above,
subject to the following (3) Conditions.

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Conditions and Reasons

- 1 The development to be carried out and retained 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 03/09/97, 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 All foul waste shall be discharged to the public foul sewer. All surface water shall be discharged to the public surface water sewer.
REASON:
In the interest of public health.
 - 3 The granny flat shall be for use solely by a family member of the family residing in the main portion of this house. The granny flat shall not be sold, let or otherwise transferred or conveyed save as part of a single dwelling unit with the main house. When no longer required for use by a family member, the granny flat shall be reincorporated into the main dwelling house.
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

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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.


..... 15th December 1997
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0788	Date of Decision 02/05/96
Register Reference S96B/0071	Date 6th March 1996

Applicant Mr. & Mrs. A. Burke,
Development Retention of conversion of part of house to granny flat.

Location 52 Beechwood Lawns, Rathcoole.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 06/03/96 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 applicants are requested to submit a revised ground floor plan to show an inter-connecting door between the two parts of this house.
- 2 The applicants are requested to indicate whether the granny flat is at present occupied, and if so, by whom. The applicants are further requested to indicate when Mrs. Burkes mother proposes to move into the flat.

NOTE: The applicants should contact South Dublin County Council, Planning Department, at 4620001 - 2322 with a view to arranging an inspection of the premises prior to the submission of the above details.

Signed on behalf of South Dublin County Council
H.K. O'Daly & Associates,
Kingswood,
Naas Road,
Clondalkin,
Dublin 22.

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.....
for Senior Administrative Officer

02/05/96