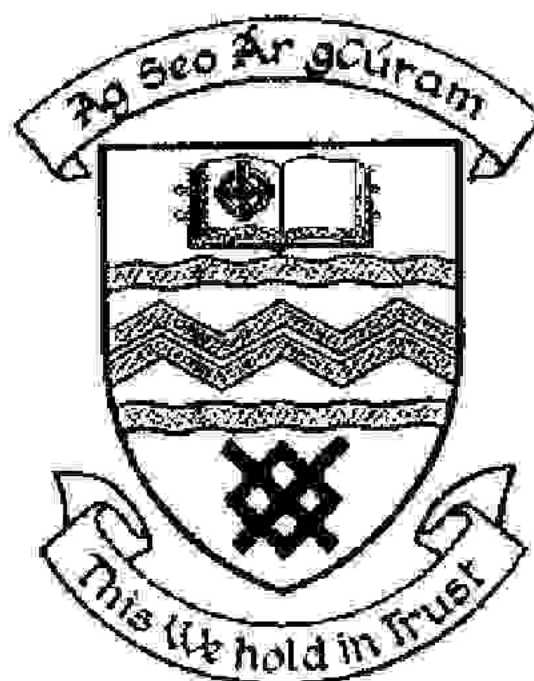


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01B/0487	
1. Location	16 Bancroft Grove, Tallaght, Dublin 24.		
2. Development	Conversion of existing garage to side of house to a self contained granny flat type unit connected to the main house.		
3. Date of Application	12/09/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/11/2001 2.	1. 16/11/2001 2.
4. Submitted by	Name: Ted Ploughman, Address: 16 Bancroft Grove, Tallaght,		
5. Applicant	Name: Ted Ploughman, Address: 16 Bancroft Grove, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0098 Date 14/01/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0494 Date 01/03/2002	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
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
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Ted Ploughman,
16 Bancroft Grove,
Tallaght,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 0494	Date of Final Grant 01/03/2002
Decision Order Number 0098	Date of Decision 14/01/2002
Register Reference S01B/0487	Date 16/11/01

Applicant Ted Ploughman,

Development Conversion of existing garage to side of house to a self contained granny flat type unit connected to the main house.

Location 16 Bancroft Grove, Tallaght, Dublin 24.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/11/2001 /16/11/2001

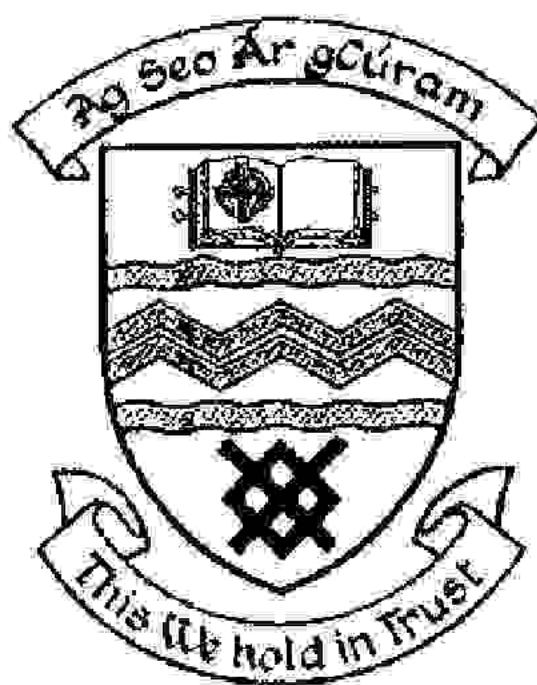
A Permission has been granted for the development described above,
subject to the following (7) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01570474 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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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 16/11/01, 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 The structure shall not be let or sold separate from the existing dwelling.
REASON:
In the interest of the proper planning and development of the area and to prevent the unauthorised sub-division of the site.
- 3 The structure shall be occupied by a member of the applicants' immediate family.
REASON:
In the interest of the proper planning and development of the area.
- 4 That when the structure is no longer required for use as a FAMILY 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.
- 5 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
 - i) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - ii) Applicant to ensure full and complete separation of foul and surface water systems.
 - iii) The property shall have its own individual service connection to the public watermain and 24hour storage.
 - iv) The connection to and tapping of public watermains

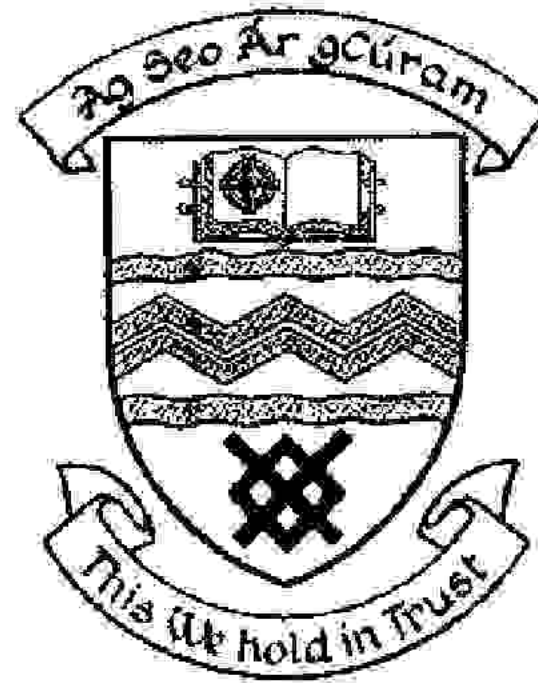
SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S015/0001

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shall be carried out by South Dublin County Council
personnel at the applicant's prior expense.

REASON:

In order to comply with the Sanitary Services Acts, 1878-
1964.

- 7 That all necessary measures be taken by the contractor to
prevent the spillage or deposit of clay, rubble or other
debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.

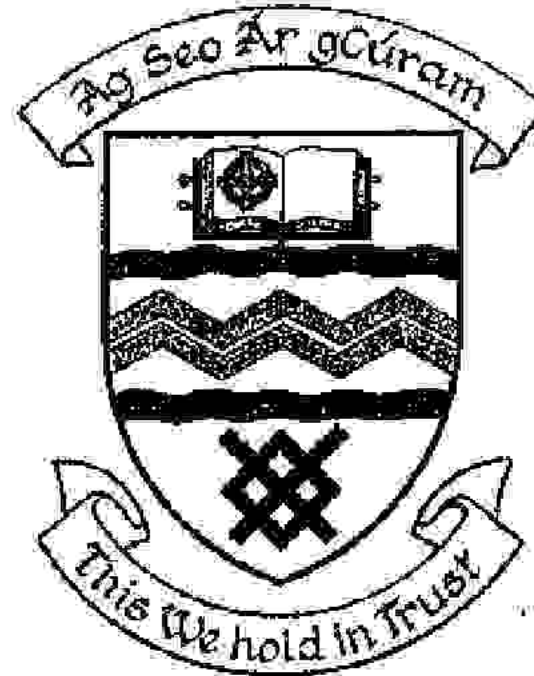

.....01/03/02
for SENIOR ADMINISTRATIVE OFFICER

C

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3517	Date of Decision 29/11/2001
Register Reference S01A/0487	Date 25/07/01

Applicant Gerard Quirke

Development Two dormer bungalows and treatment units.

Location Glenaraneen, Brittas, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including


Additional Information Requested/Received 23/08/2001 /10/10/2001

Clarification of Additional Information Requested/Received /

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 **REFUSE PERMISSION** in respect of the above proposal.

for the (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council


..... 30/11/01
for SENIOR ADMINISTRATIVE OFFICER

Colm McLoughlin, Architect
Unit 3 Main Street,
Newcastle,
Co. Dublin.

**SOUTH DUBLIN COUNTY COUNCIL
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Reasons

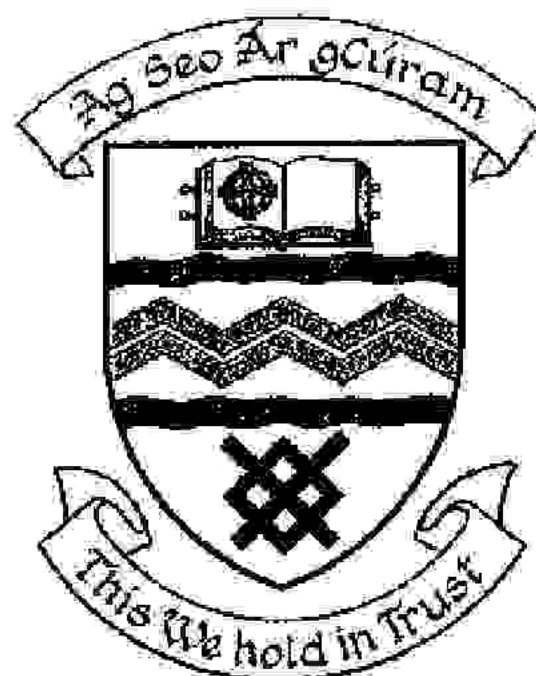
- 1 Section 2.3.1.iii of the South Dublin Co. Council Development Plan 1998 states the following. 'Within areas designated zoning Objective 'H' ('to protect and enhance the outstanding natural character of the Dublin Mountain Area') dwellings will only be permitted where
 - The applicant is a native of the area and,
 - The applicant can demonstrate a genuine need for housing in that particular area and,
 - The development is related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming and,
 - The development will not prejudice the environmental capacity of the area, and that it be in keeping with the character of the mountain area.

It is the opinion of the Planning Authority that the applicant has not demonstrated that the proposal would satisfy the criteria outlined above. The proposal would therefore contravene materially the Development Plan zoning objective for the area.
- 2 The proposed development would result in the generation of additional traffic turning movement at a location where vision splays are substandard and would therefore endanger public safety by reason of a traffic hazard.
- 3 Taken in conjunction with existing development in the vicinity, it is considered that the proposed development would constitute undesirable ribbon development along a substandard rural road network, which would lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments in the area.
- 4 The 2 no. proposed dwellings would be connected to 1 no. combined waste water system which is not acceptable.. Insufficient detail was submitted in respect of the proposed treatment units. The proposed development would therefore be prejudicial to public health.

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REG. REF. S01A/0487

- 5 The applicant has not provided proof that the proposed dwellings would be permitted to connect to the Glenanareen Group Water Scheme as proposed. The said water scheme would appear to be over subscribed and unable to accommodate the proposed dwellings. The proposed development is therefore unacceptable due to the existing deficiency in the provision of water supplies locally.
- 6 The proposed development of 2 no. dormer dwellings would be located on an elevated site within an area zoned 'H', "to protect and enhance the outstanding natural character of the Dublin Mountain Area" in the South Dublin County Development Plan, 1998. The proposed suburban-type development does not adequately take account of Appendix "D" of the Development Plan "Guidelines on the siting and design of Rural Dwellings" and does not provide adequate road frontage. The proposed development would therefore interfere with the outstanding natural character of the landscape, which it is necessary to protect and enhance and would therefore materially contravene the Development Plan zoning objective for the area.