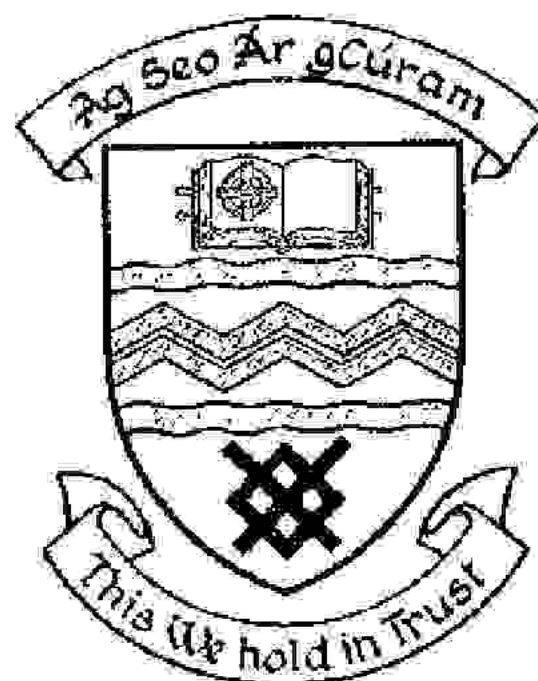


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0802
1. Location	36 Tallaght Road, Tallaght, Dublin 24.	
2. Development	Single storey extension to rear of existing dwelling for use as a bed and breakfast with associated site works and parking.	
3. Date of Application	04/12/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 31/01/2002 1. 20/02/2002 2. 2.
4. Submitted by	Name: ASL Architectural Services, Address: 159 Lower Rathmines Road, Rathmines,	
5. Applicant	Name: Mr James Doran, Address: 36 Tallaght Road, Tallaght, Dublin 24.	
6. Decision	O.C.M. No. 0794 Date 18/04/2002	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 2082 Date 30/05/2002	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.

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ASL Architectural Services,
159 Lower Rathmines Road,
Rathmines,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2082	Date of Final Grant 30/05/2002
Decision Order Number 0794	Date of Decision 18/04/2002
Register Reference S01A/0802	Date 20/02/02

Applicant Mr James Doran,

Development Single storey extension to rear of existing dwelling for use as a bed and breakfast with associated site works and parking.

Location 36 Tallaght Road, Tallaght, Dublin 24.

Floor Area 163.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 31/01/2002 /20/02/2002

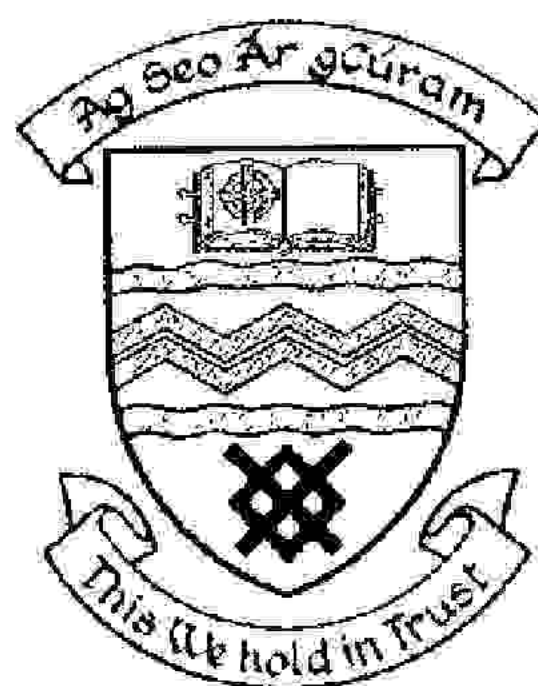
A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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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 received on 20/02/02, 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 That the 'Bed and Breakfast' accommodation be operated only by a permanent resident in the dwelling of which it forms part and that it not be separated from the existing dwelling either by way of sale or letting or otherwise.
REASON:
In the interest of the proper planning and development of the area.
- 4 That when the structure is no longer required for the use as 'Bed and Breakfast' accommodation by the applicant, that its use revert to use as part of the existing dwelling unit.
REASON:
In the interest of proper planning and development.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
 - i) All wastewater from kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
 - ii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - iii) Applicant to ensure full and complete separation of foul and surface water systems.
 - iv) The water supply to the bed and breakfast shall be commercially metered.
 - v) The bed and breakfast shall have its own individual service connection to the public watermain and 24 hour storage.
 - vi) The connection to and tapping of public watermains shall be carried out by South Dublin County Council

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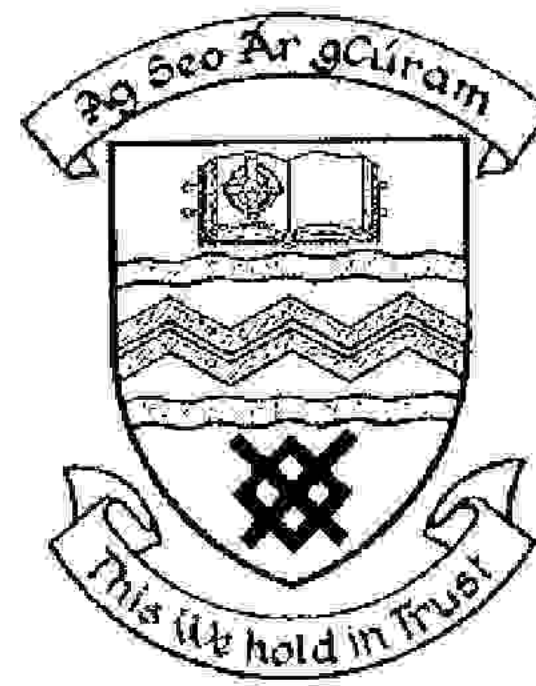
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personnel at the applicant's prior expense.

REASON:

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

- 6 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.

- 7 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 8 The requirements of the Principal Environmental Health Officer be strictly adhered to. In that respect:

- i) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.
- ii) A suitable location for the storage of refuse shall be provided.
- iii) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.
- iv) Full consultation shall take place with the Environmental Health Department prior to the commencement of the development.
- v) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 08:00 hours on weekdays and 09:00 hours on Saturdays nor after 18:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
- vi) Noise due to the normal operation of the proposed development, expressed as Laeq over 1 hour at the facade of a noise sensitive location, shall not exceed the daytime background level by more than 10

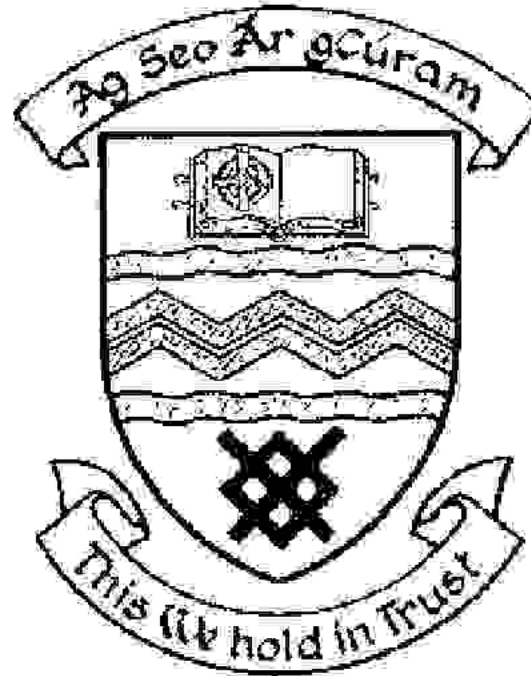
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dB(A).

- vii) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes in a noise sensitive location, shall not exceed the background level for night time.

REASON:

In the interest of public health.

- 9 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 10 The front boundary and the portion of the side boundary which is forward of the front building line of the house shall not exceed 1.2m in height. The proposed concrete block wall and any existing concrete block wall shall be capped and rendered on both sides.

REASON:

In the interest of amenity.

- 11 Existing trees/shrubbery, as shown on drawing No. P-01A shall be retained.

REASON:

In the interest of amenity.

- 12 That a financial contribution in the sum of EUR 1,685 (one thousand six hundred and eighty five euro) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 13 That a financial contribution in the sum of EUR 4,383 (four thousand three hundred and eighty three euro) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

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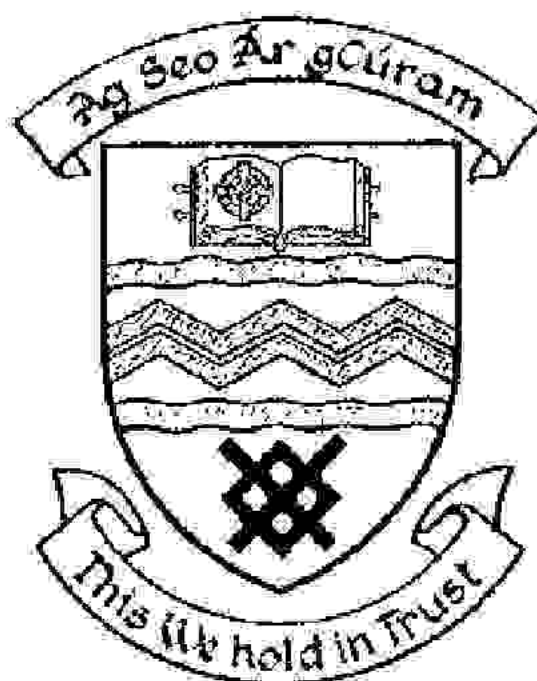
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It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 14 That a financial contribution in the sum of EUR 1,670 (one thousand six hundred and seventy euro) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- (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.

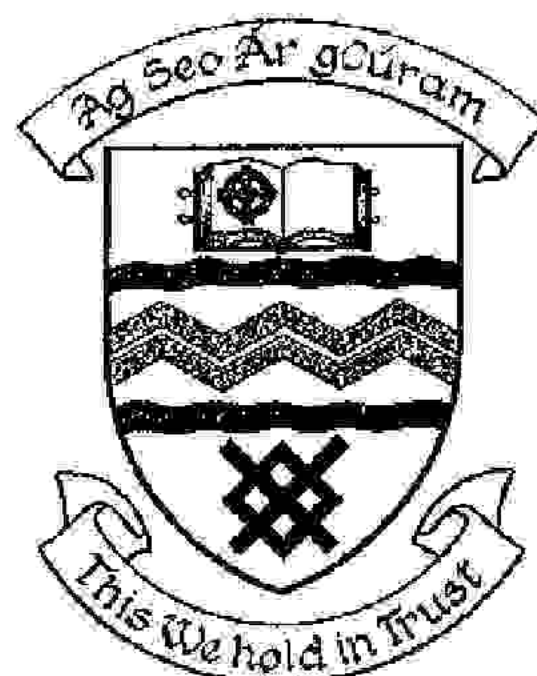
.....31/05/02
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0241	Date of Decision 31/01/2002
Register Reference S01A/0802	Date: 04/12/01

Applicant Mr James Doran,
Development Single storey extension to rear of existing dwelling for use as a bed and breakfast with associated site works and parking.

Location 36 Tallaght Road, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 04/12/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to state whether the person proposed to run the Bed and Breakfast enterprise would be a permanent resident in the existing dwelling.
- 2 The applicant is requested to submit a revised floor plan for the proposed development outlining in red that area of the proposed extension and existing dwelling to be used in conjunction with the B&B enterprise and clarify whether the balance of the structure would be used as a private domestic dwelling.
- 3 Having a view to Council policy in respect of Home Based Economic Activities (paragraph 2.2.8, Policy R8, South Dublin County Development Plan, 1998) and the zoning objective for the area (to protect and improve residential amenity) the proposed extension incorporating a B&B would be excessive in scale and would be seriously injurious to local

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REG REF. S01A/0802

residential amenity. The applicant is therefore requested to submit revised drawings of the proposed extension, omitting bedroom no.s 1-4 (inclusive) as numbered on the floor plans (drawing no. P-02).

- 4 Having regard to the reduction in scale of the proposed B&B, the applicant is requested to submit a revised site layout plan reducing the number of car parking spaces, as appropriate, and showing, in detail, that area to the front of the dwelling suitably landscaped.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

31/01/02