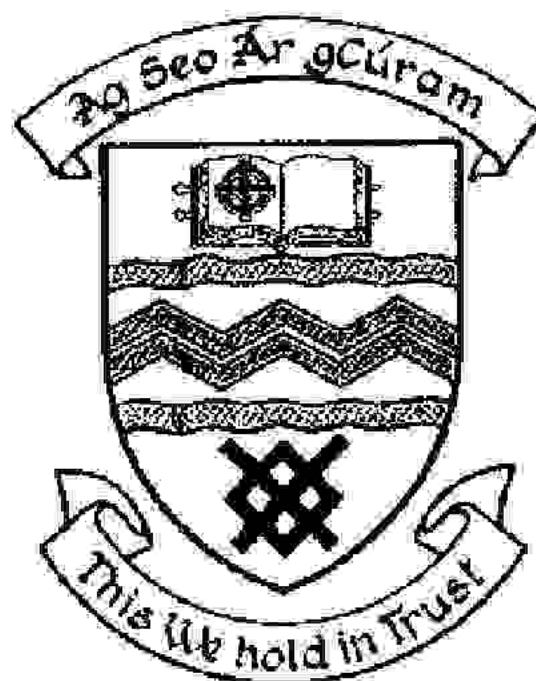


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0574	
1. Location	8 Brookmount Lawn, Tallaght, Dublin 24.		
2. Development	Two-storey granny flat to side of existing house, with sun room to side and front porch.		
3. Date of Application	30/08/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 25/10/2001 2.	1. 07/02/2002 2.
4. Submitted by	Name: D.J. Halpin Address: 15 Carriglea Drive, Firhouse,		
5. Applicant	Name: Ann Byrne Address: 8 Brookmount Lawn, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0698 Date 04/04/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1011 Date 15/05/2002	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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230
Fax: 01-414 9104

E-Mail: planning.dept@sdblincoco.ie

D.J. Halpin
15 Carriglea Drive,
Firhouse,
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 1011	Date of Final Grant 15/05/2002
Decision Order Number 0698	Date of Decision 04/04/2002
Register Reference S01A/0574	Date 07/02/02

Applicant Ann Byrne

Development Two-storey granny flat to side of existing house, with sun room to side and front porch.

Location 8 Brookmount Lawn, Tallaght, Dublin 24.

Floor Area 198.60 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 25/10/2001 /07/02/2002

A Permission has been granted for the development described above,
subject to the following (6) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

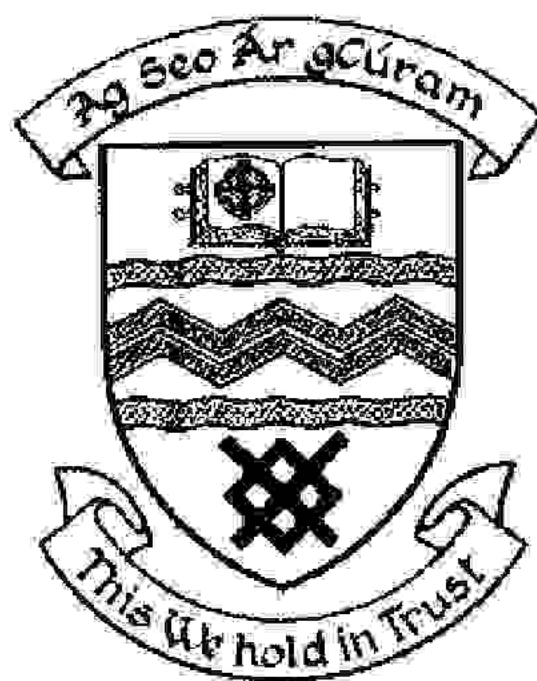
REG REF. S01A/0001

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230

Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230

Fax: 01-414 9104

E-Mail: planning.dept@sdublincoco.ie

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 07/02/02, 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 water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular:

- No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- Applicant to ensure full and complete separation of foul and surface water systems.
- The property shall have its own individual service connection to the public watermain and 24 hour storage.
- The connection to and tapping of public watermains 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.

- 4 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.

- 5 That the entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 6 That when the structure is no longer required for use as GRANNY FLAT by the applicant, that its use revert to use as

SOUTH DUBLIN COUNTY COUNCIL

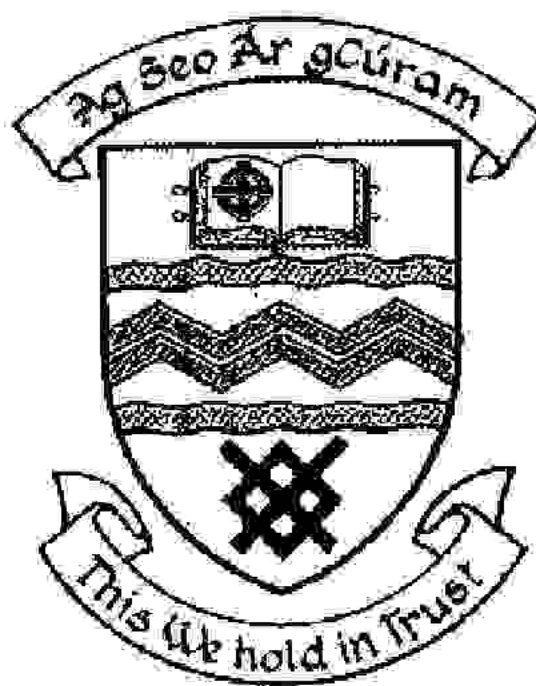
REG. REF. S01A0004

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230

Facs: 01-414 9104



PLANNING DEPARTMENT

County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230

Fax: 01-414 9104

E-Mail: planning.dept@sdublincoco.ie

part of the existing dwelling unit.

REASON:

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

NOTE: Applicant is advised that in the event of
encroachment or oversailing of the adjoining
property, the consent of the adjoining property
owner is required.

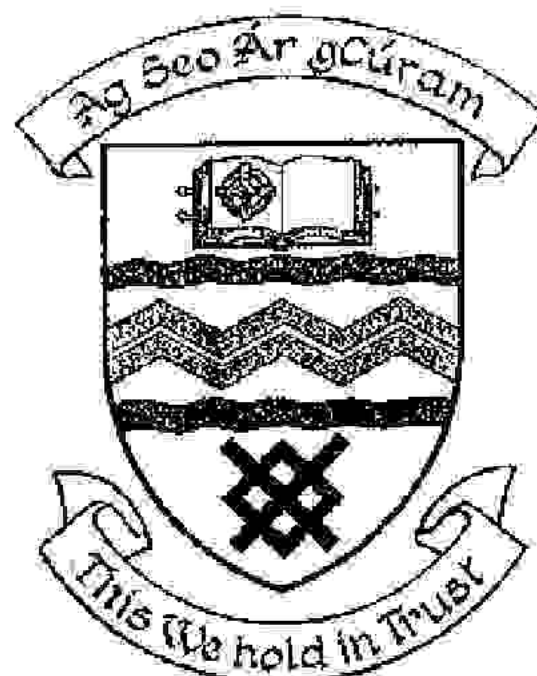
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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.

.....16/05/02
for SENIOR ADMINISTRATIVE OFFICER

Complete

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 - 1999
AND PLANNING & DEVELOPMENT ACT 2000

Decision Order Number 0698	Date of Decision 04/04/2002
Register Reference S01A/0574	Date: 30/08/01

Applicant Ann Byrne

Development Two-storey granny flat to side of existing house, with sun room to side and front porch.

Location 8 Brookmount Lawn, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 25/10/2001 /07/02/2002

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 of South Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (6) on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council.

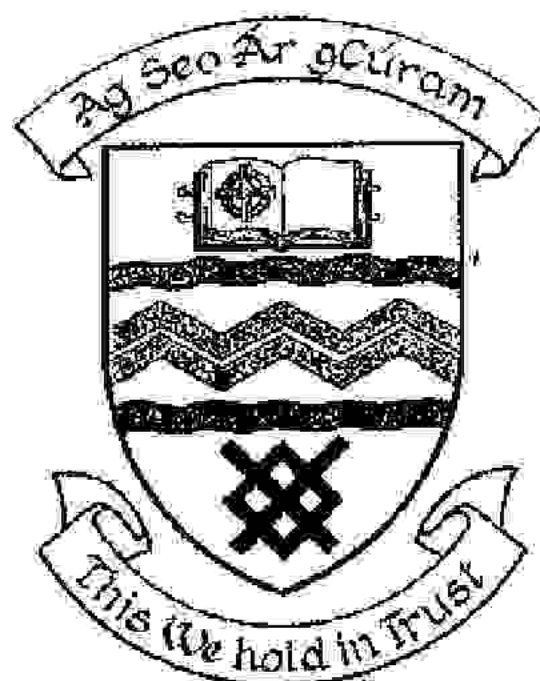
A.L. 04/04/02
for SENIOR EXECUTIVE OFFICER

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

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

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

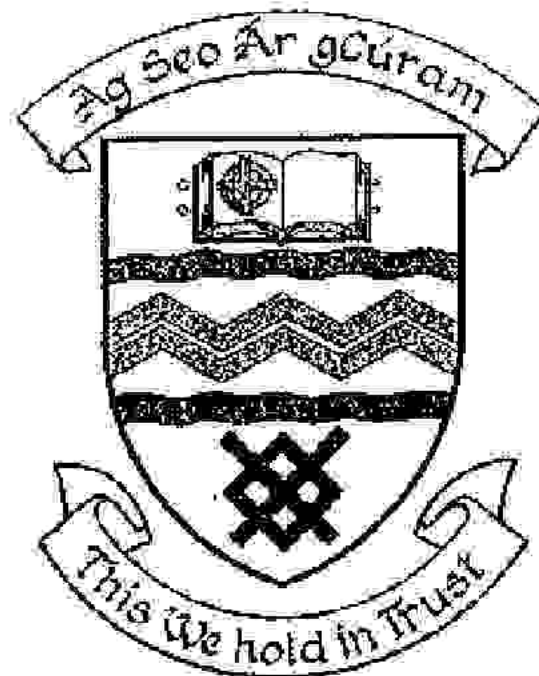
Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S01A/0574

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 07/02/02, 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 water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular:
 - No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - Applicant to ensure full and complete separation of foul and surface water systems.
 - The property shall have its own individual service connection to the public watermain and 24 hour storage.
 - The connection to and tapping of public watermains 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.
- 4 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.

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



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S01A/0574

- 5 That the entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 6 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.

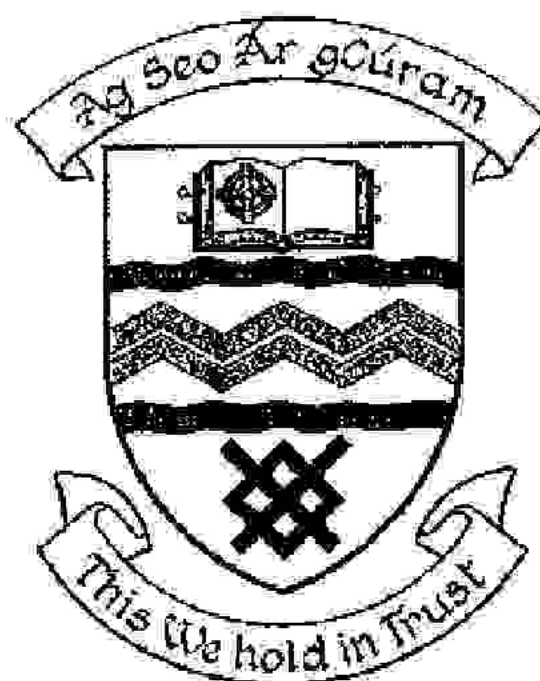
NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 3240	Date of Decision 25/10/2001
Register Reference S01A/0574	Date: 30/08/01

Applicant Ann Byrne
Development Two-storey granny flat to side of existing house, with sun room to side and front porch.

Location 8 Brookmount Lawn, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 30/08/01 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:

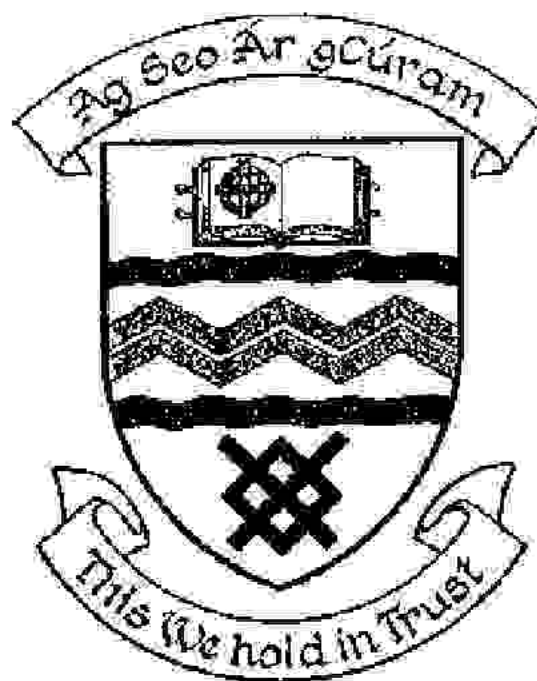
- 1 Section 3.4.10.i of the South Dublin County Development Plan 1998 states that a family/granny flat extension shall be 'subordinate to the main dwelling and shall generally not exceed 50% of the floor area of the existing dwelling'. The applicant shall submit revised drawings reducing the proposal in scale in order to accord with Development Plan Policy.
- 2 The applicant is requested to submit revised drawings to the Planning Authority omitting the proposed staircase and instead creating an internal link with the main dwelling at first floor level.
- 3 The applicant is requested to submit a revised roof design (half-hipped) which reflects that on the existing dwelling and adjoining properties.

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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S01A/0574

- 4 The applicant is requested to submit a revised drawing to the Planning Authority omitting the proposed dormer feature from the side roofslope.
- 5 The applicant is requested to submit revised house foul and surface water drainage plans showing the exact location of all drains, manholes, AJs etc. up to the point of connection to the sewer. This layout shall be in accordance with the Building Regulations and shall ensure full and complete separation of foul and surface water systems. Applicant shall note that no buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

25/10/01