

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0347	
1. Location	St. Anthony's, Lower Friarstown, Bohernabreena, Tallaght, Dublin 24.		
2. Development	New granny flat type, self-contained unit suitable for a disabled person to side.		
3. Date of Application	12/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Michael Finnan, Address: St. Anthony's, Lower Friarstown,		
5. Applicant	Name: Michael Finnan, Address: St. Anthony's, Lower Friarstown, Bohernabreena, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2606 Date 08/08/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2967 Date 21/09/2001	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
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HOUSING DEPARTMENT
Housing Welfare Officers
County Hall,
Town Centre, Tallaght
Dublin 24

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Michael Finnan,
St. Anthony's,
Lower Friarstown,
Bohernabreena,
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 2967	Date of Final Grant 21/09/2001
Decision Order Number 2606	Date of Decision 08/08/2001
Register Reference S01A/0347	Date 12/06/01

Applicant Michael Finnan,

Development New granny flat type, self-contained unit suitable for a disabled person to side.

Location St. Anthony's, Lower Friarstown, Bohernabreena, Tallaght,
Dublin 24.

Floor Area 38.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

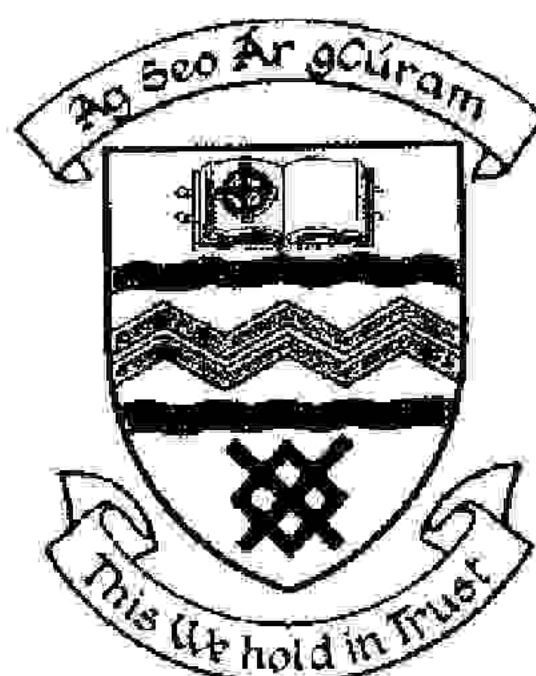
A Permission has been granted for the development described above,
subject to the following (5) Conditions.

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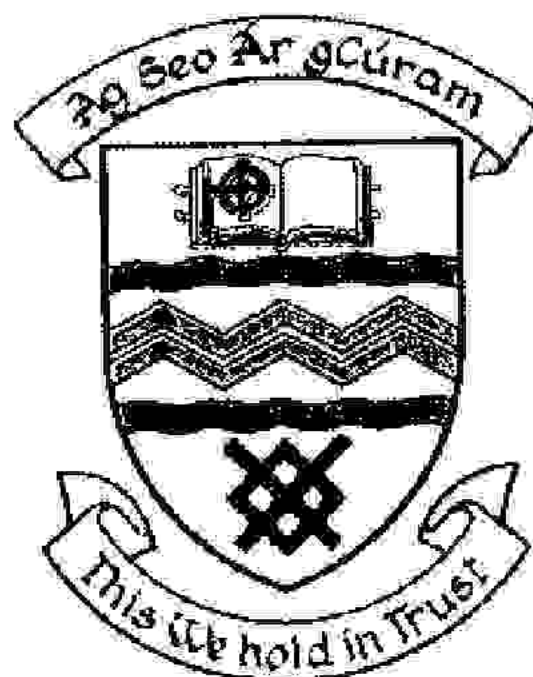
Conditions and Reasons

- 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 all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 The water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the County Council. The following requirements of the Environmental Services Department shall also be satisfied.
 - (i) The septic tank/Effluent Treatment System and percolation/irrigation area are to be in accordance with the S.R. 6 1991 and the requirements of the EPA's Wastewater Treatment Manual for Single Houses. Certification of compliance by an Engineer to the aforementioned standard must be submitted to South Dublin County Council.
 - (ii) The septic tank/effluent Treatment System and percolation/irrigation area are to meet the requirements of the Environmental Health Officer.
 - (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 shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
 - (v) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (vi) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (vii) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space.

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Where it is not possible to achieve these minimum covers,
 pipes shall be bedded and surrounded in C20 concrete 150mm
 thick.

REASON:

In the interests of public safety and in order to comply
 with the Sanitary Services Acts, 1878-1964.

- 5 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.

[Signature]21/09/01
 for SENIOR ADMINISTRATIVE OFFICER