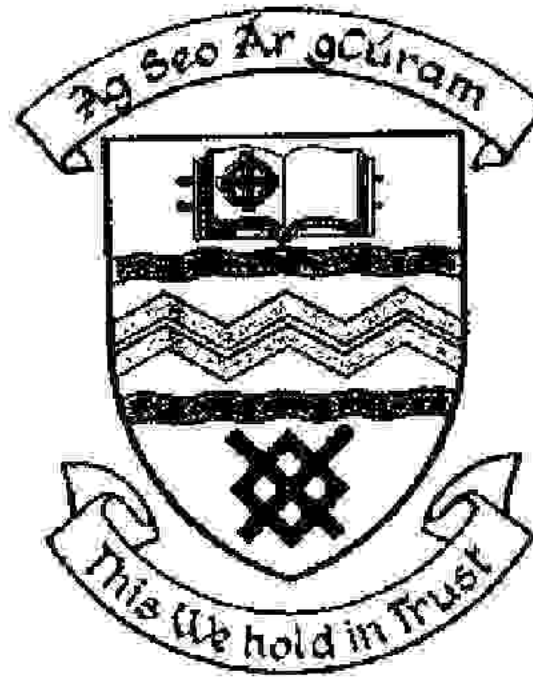


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0260	
1. Location	275 Balrothery Estate, Tallaght, Dublin 24.		
2. Development	Single storey granny flat extension to rear.		
3. Date of Application	20/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 16/06/2000 2.	1. 03/07/2000 2.
4. Submitted by	Name: Eamonn Weber Architect, Address: 180 Rathgar Road, Dublin 6.		
5. Applicant	Name: D. & P. Guerin, Address: 275 Balrothery Estate, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1654 Date 27/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2061 Date 08/09/2000	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

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**PLANNING
DEPARTMENT**

County Hall
Town Centre, Tallaght
Dublin 24

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

Eamonn Weber Architect,
180 Rathgar Road,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2061	Date of Final Grant 08/09/2000
Decision Order Number 1654	Date of Decision 27/07/2000
Register Reference S00A/0260	Date 03/07/00

Applicant D. & P. Guerin,

Development Single storey granny flat extension to rear.

Location 275 Balrothery Estate, Tallaght, Dublin 24.

Floor Area 47.26 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 16/06/2000 /03/07/2000

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

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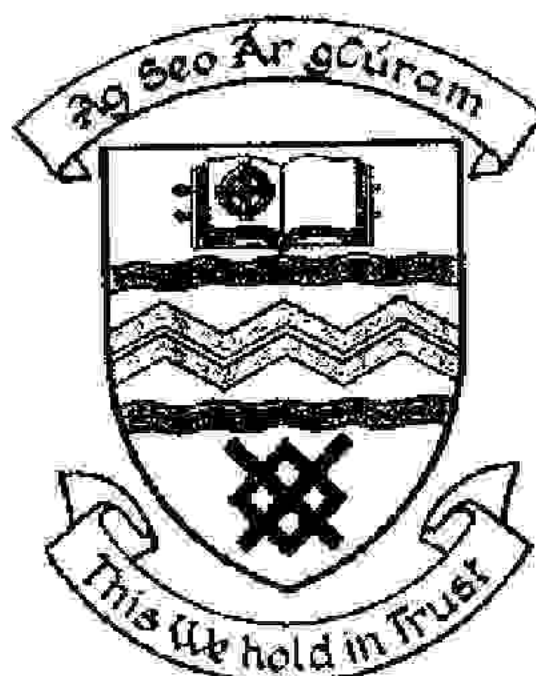
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 Town Centre, Tallaght
 Dublin 24

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 Fax: 01-414 9104

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 and additional information lodged on 3rd of July 2000 and 06/07/00, 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 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.
- 4 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:-
 - (i) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (ii) All drainage pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - (iii) The applicant proposes to build over an existing foul drain. The applicant shall ensure adequate protection of this drain.
 REASON:
 In order to comply with the Sanitary Services Acts, 1878-1964 and in the interest of public health and the proper planning and development of the area.
- 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.

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 Town Centre, Tallaght
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- 6 That a permanent internal connection between the existing and proposed development be maintained at all times.

REASON:

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

- 7 The use of the granny flat for residential purposes shall be restricted to a residential use directly associated with the use of the existing house on the site for such purposes, and the structure shall not be sub-divided from the existing house, either by way of sale or letting or otherwise.

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.


11/09/00
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0260	
1. Location	275 Balrothery Estate, Tallaght, Dublin 24.		
2. Development	Single storey granny flat extension to rear.		
3. Date of Application	20/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 16/06/2000 2.	1. 03/07/2000 2.
4. Submitted by	Name: Eamonn Weber Architect, Address: 180 Rathgar Road, Dublin 6.		
5. Applicant	Name: D. & P. Guerin, Address: 275 Balrothery Estate, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1654 Date 27/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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



Bosca 4122,
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Baile Átha Cliath 24.

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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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Dublin 24.

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1654	Date of Decision 27/07/2000
Register Reference S00A/0260	Date: 20/04/00

Applicant D. & P. Guerin,
Development Single storey granny flat extension to rear.
Location 275 Balrothery Estate, Tallaght, Dublin 24.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 16/06/2000 /03/07/2000
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 GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (7) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

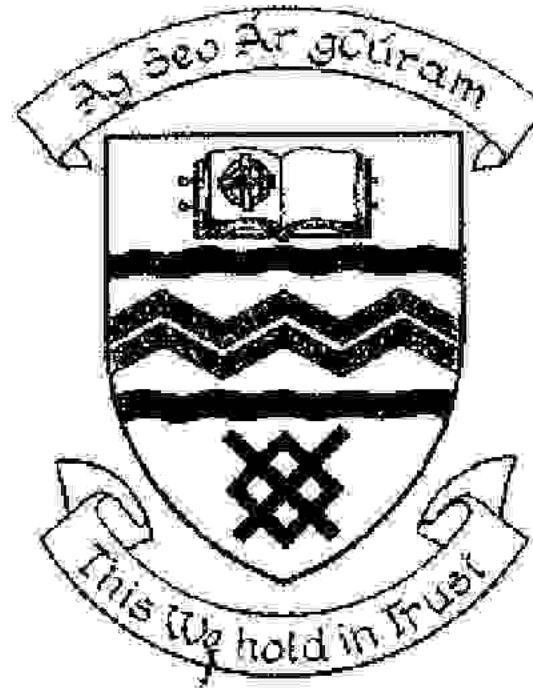
..... 27/07/00
for SENIOR ADMINISTRATIVE OFFICER

Eamonn Weber Architect,
180 Rathgar Road,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
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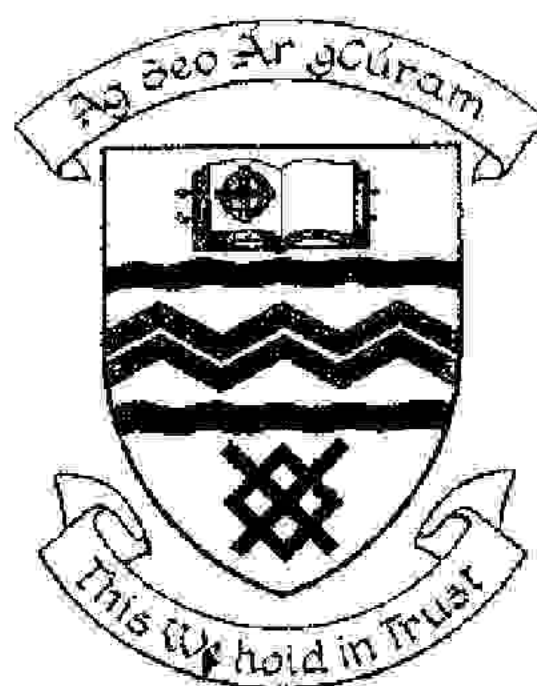
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and additional information lodged on 3rd of July 2000 and 06/07/00, 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 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.
- 4 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:-
 - (i) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (ii) All drainage pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - (iii) The applicant proposes to build over an existing foul drain. The applicant shall ensure adequate protection of this drain.
REASON:
In order to comply with the Sanitary Services Acts, 1878-

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REG. REF. S00A/0260

1964 and in the interest of public health and the proper planning and development of the area.

- 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.

- 6 That a permanent internal connection between the existing and proposed development be maintained at all times.

REASON:

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

- 7 The use of the granny flat for residential purposes shall be restricted to a residential use directly associated with the use of the existing house on the site for such purposes, and the structure shall not be sub-divided from the existing house, either by way of sale or letting or otherwise.

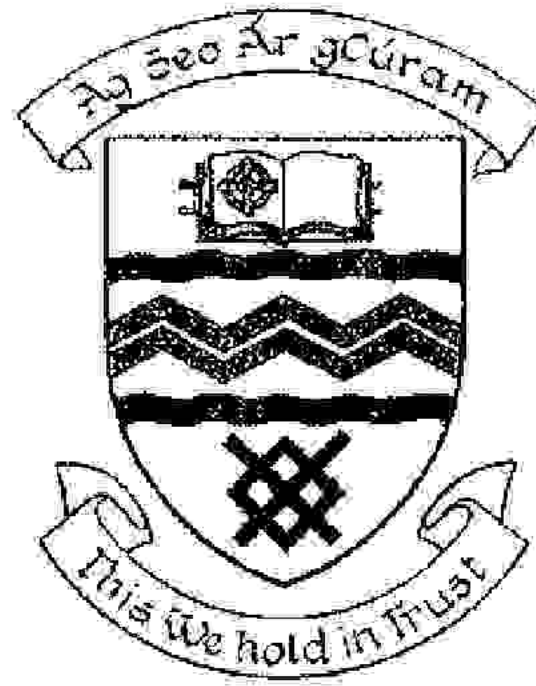
REASON:

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.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0260	
1. Location	275 Balrothery Estate, Tallaght, Dublin 24.		
2. Development	Detached single storey granny flat extension to rear.		
3. Date of Application	20/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 16/06/2000 2.	1. 2.
4. Submitted by	Name: Eamonn Weber Architect, Address: 180 Rathgar Road, Dublin 6.		
5. Applicant	Name: D. & P. Guerin, Address: 275 Balrothery Estate, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1330 Date 16/06/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1330	Date of Decision 16/06/2000 <i>214</i>
Register Reference S00A/0260	Date: 20/04/00

Applicant D. & P. Guerin,
Development Detached single storey granny flat extension to rear.

Location 275 Balrothery Estate, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 20/04/00 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 It is noted that the public notices as lodged refer to the development as a detached granny flat extension. The applicant is requested to submit amended public notices omitting the reference to 'detached'. Two no. copies of same shall be submitted to the Planning Authority.
- 2 The applicant is advised that the size of the proposed extension extending 11 metres to the rear of the dwelling and retaining only 5 metres depth of rear garden is considered to be unacceptable. The applicant is requested to submit an amended proposal showing a minimum rear garden depth of 7 metres.
- 3 The applicant is requested to clarify the height and type of the boundary wall or fence on the eastern boundary of the back garden.

Signed on behalf of South Dublin County Council

Eamonn Weber Architect,
180 Rathgar Road,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0260

LA
.....
for Senior Administrative Officer

16/06/00