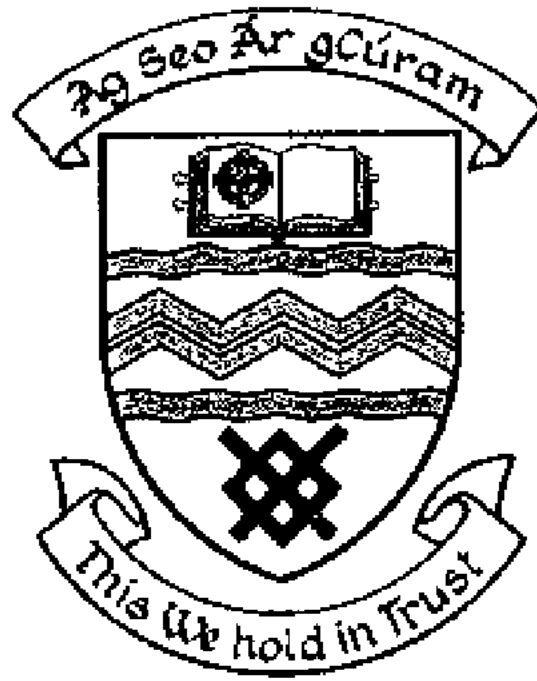


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99B/0506	
1. Location	161 Balrothery Estate, Dublin 24.		
2. Development	Granny flat and rear extension.		
3. Date of Application	30/07/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Sean Clifford and Associates, Address: 9 Prince of Wales Terrace, Bray,		
5. Applicant	Name: Ms. Geraldine Fay, Address: 161 Balrothery Estate, Dublin 24.		
6. Decision	O.C.M. No. 2110 Date 28/09/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2462 Date 09/11/1999	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
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
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PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

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

Sean Clifford and Associates,
9 Prince of Wales Terrace,
Bray,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2462	Date of Final Grant 09/11/1999
Decision Order Number 2110	Date of Decision 28/09/1999
Register Reference S99B/0506	Date 30/07/99

Applicant Ms. Geraldine Fay,
Development Granny flat and rear extension.
Location 161 Balrothery Estate, Dublin 24.

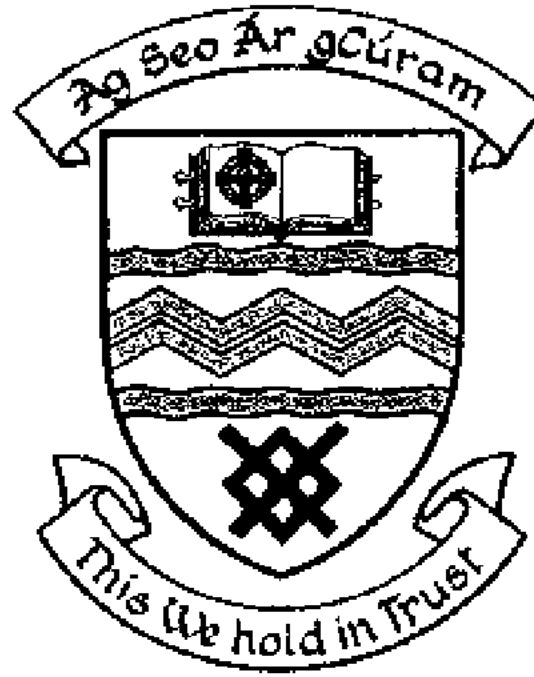
Floor Area 137.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

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

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Conditions and Reasons

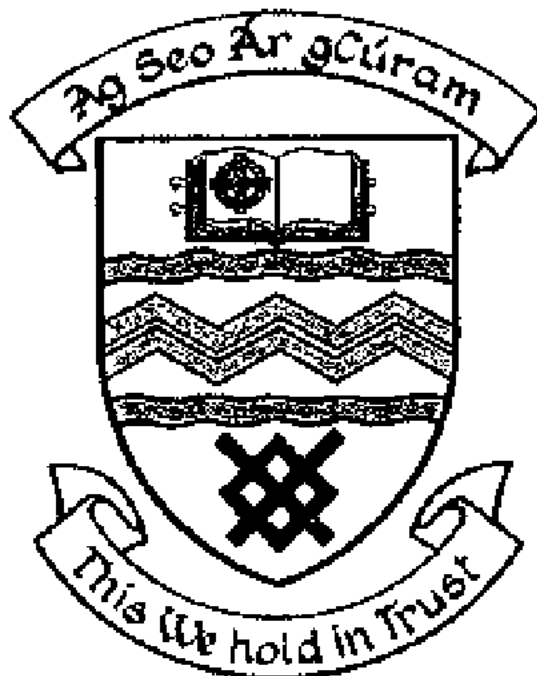
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
- 2 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 A permanent internal connecting door shall be retained between the main dwelling house and the proposed Granny Flat. When the structure is no longer required for use as a Granny Flat by the applicant, that its use revert to use as part of the existing dwelling house.
REASON:
In the interests of the proper planning and development of the area.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 6 There shall be full and complete separation of foul and surface water drainage systems.
REASON:
In the interest of satisfactory drainage.

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.

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- (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.

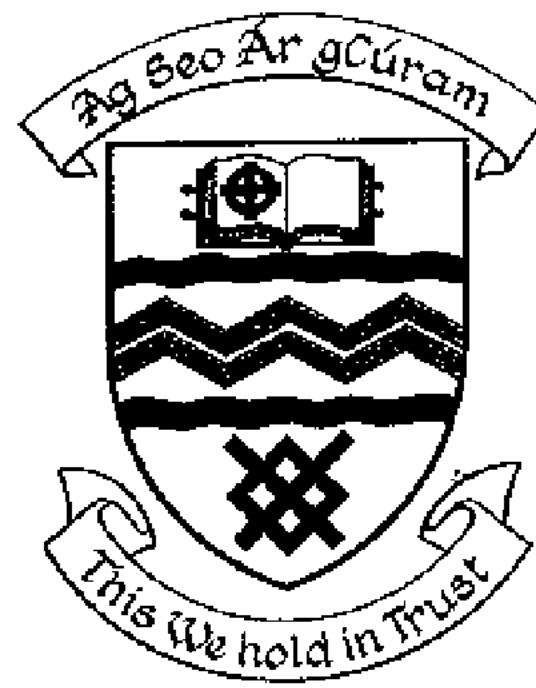
Signed on behalf of South Dublin County Council.

G. Anon. Rowan
.....10/11/99
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2110	Date of Decision 28/09/1999
Register Reference S99B/0506	Date: 30/07/99

Applicant Ms. Geraldine Fay,
Development Granny flat and rear extension.
Location 161 Balrothery Estate, Dublin 24.
Floor Area Sq Metres
Time extension(s) up to and including
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 (6) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

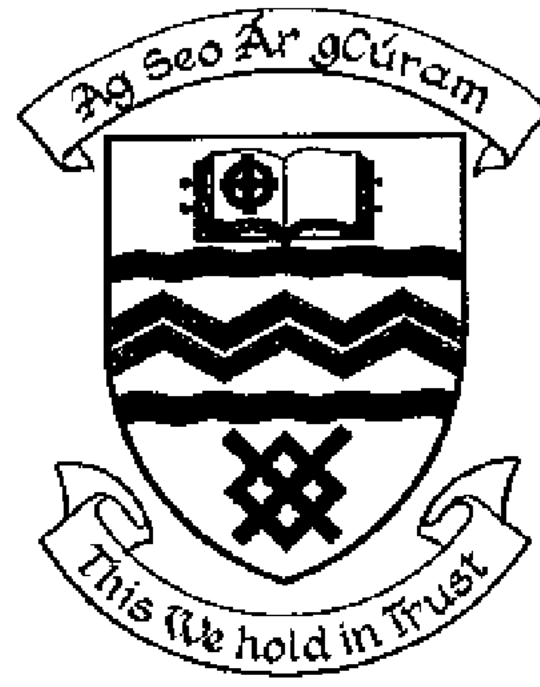
..... 28/09/99
for SENIOR ADMINISTRATIVE OFFICER

Sean Clifford and Associates,
9 Prince of Wales Terrace,
Bray,
Co. Dublin.

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REG REF. S99B/0506

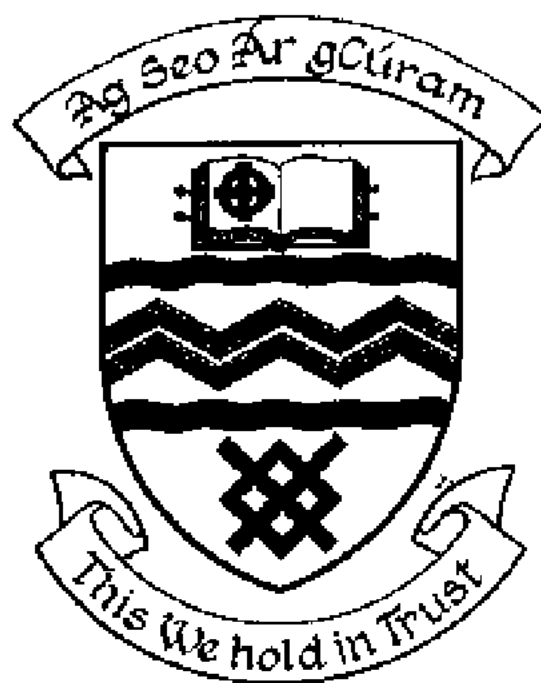
Conditions and Reasons

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