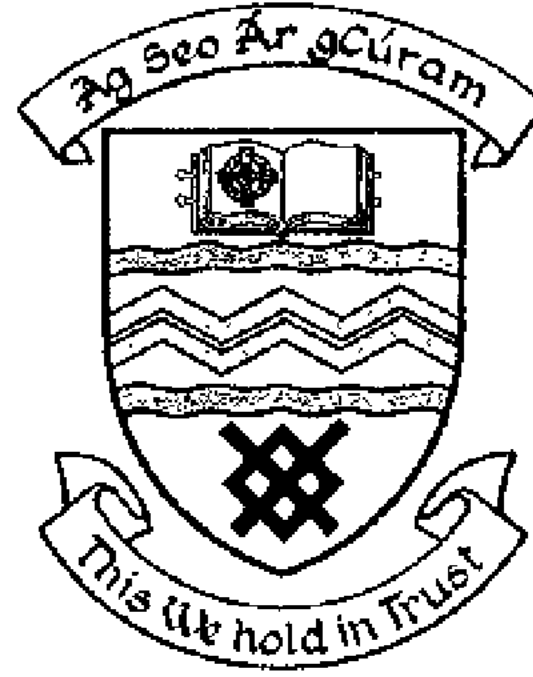


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99B/0412	
1. Location	46 Raheen Avenue, Springfield, Tallaght, Dublin 24.		
2. Development	Dormer extension with separate entrance to side of existing two storey dwelling.		
3. Date of Application	25/06/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/08/1999 2.	1. 10/09/1999 2.
4. Submitted by	Name: Mr. Gerard Browne, Address: 46 Raheen Avenue, Springfield,		
5. Applicant	Name: Mr. Gerard Browne, Address: 46 Raheen Avenue, Springfield, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2451 Date 08/11/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2861 Date 22/12/1999	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
Facs: 01-414 9104

PLANNING DEPARTMENT
Applications/Registry/Appeals

P.O. Box 4122
Town Centre, Tallaght
Dublin 24

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

Mr. Gerard Browne,
46 Raheen Avenue,
Springfield,
Tallaght,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2861	Date of Final Grant 22/12/1999
Decision Order Number 2451	Date of Decision 08/11/1999
Register Reference S99B/0412	Date 10/09/99

Applicant Mr. Gerard Browne,

Development Dormer extension with separate entrance to side of existing two storey dwelling.

Location 46 Raheen Avenue, Springfield, Tallaght, Dublin 24.

Floor Area 40.50 Sq Metres

Time extension(s) up to and including

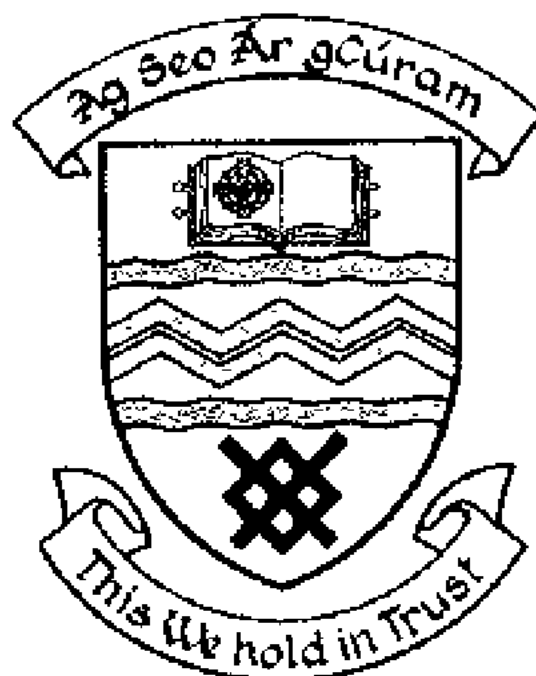
Additional Information Requested/Received 23/08/1999 /10/09/1999

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

REG REF. S99B/0412
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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 on 10/09/99, 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 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.
- 5 That an interconnecting door between the existing dwelling and the proposed extension shall be provided as indicated on the plans received on 10/09/99 and shall be retained therefater.
REASON:
In the interest of the proper planning and development of the area.

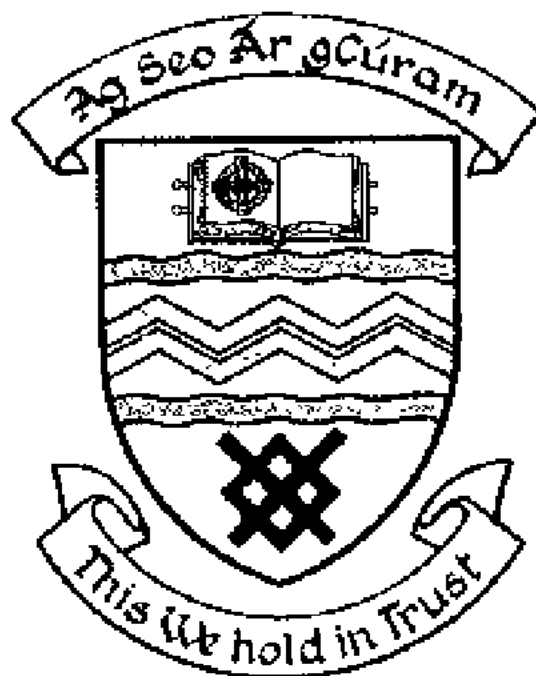
NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

- (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.

REG. REF. S99B/0412 SOUTH DUBLIN COUNTY COUNCIL
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Facs: 01-414 9104




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- (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.

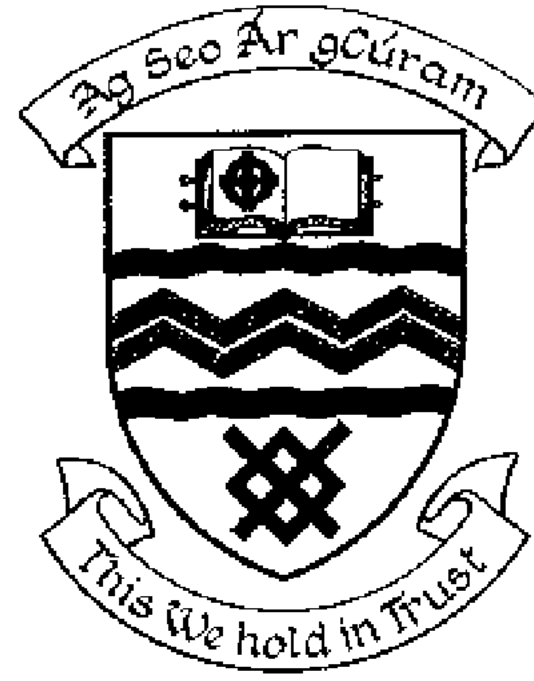
Signed on behalf of South Dublin County Council.


.....23/12/99
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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Telefon: 01-414 9000
Facs: 01-414 9104



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

Decision Order Number 2451	Date of Decision 08/11/1999
Register Reference S99B/0412	Date: 25/06/99

Applicant Mr. Gerard Browne,
Development Dormer extension with separate entrance to side of
existing two storey dwelling.
Location 46 Raheen Avenue, Springfield, Tallaght, Dublin 24.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 23/08/1999 /10/09/1999
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 (5) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

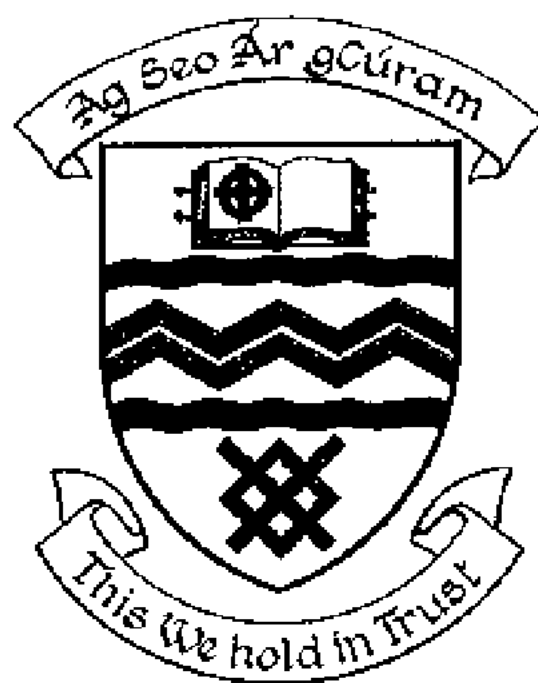
..... 08/11/99
for SENIOR ADMINISTRATIVE OFFICER

Mr. Gerard Browne,
46 Raheen Avenue,
Springfield,
Tallaght,
Dublin 24.

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 as amended by Additional Information received by the Planning Authority on 10/09/99, 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 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.
- 5 That an interconnecting door between the existing dwelling and the proposed extension shall be provided as indicated on the plans received on 10/09/99 and shall be retained therefater.
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.

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

Decision Order Number 1808	Date of Decision 23/08/1999
Register Reference S99B/0412	Date: 25/06/99

Applicant Mr. Gerard Browne,
Development Dormer extension with separate entrance to side of
existing two storey dwelling.

Location 46 Raheen Avenue, Springfield, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 25/06/99 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 The applicant is advised that it is the policy of the Planning Authority as stated in Section 3.4.10 of the County Development Plan to allow for the provision of a 'family flat' (or 'granny flat') to accommodate a member of the immediate family for a temporary period provided that the proposed unit is linked directly to the main dwelling via an internal access door. The Planning Authority note that there is no internal connection door provided for in this current application. The applicant is requested to submit the following:-

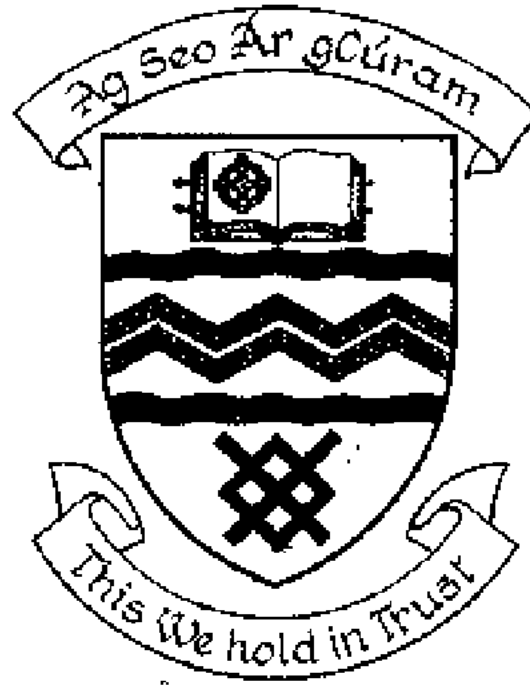
- (a) The applicant is requested to clarify if the proposed development is for a 'family flat' to accommodate a member of the applicants immediate family for a temporary period or if the proposal is in relation to an extension for use solely as part of the existing dwelling house on the site. If the proposal is for use as a requested to clarify the exact nature of this use i.e. whether for an elderly person(s) or otherwise

Mr. Gerard Browne,
46 Raheen Avenue,
Springfield,
Tallaght,
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REG REF. S99B/0412

and for what period the flat would be required.
Amended public notices should be issued in this
regard. Two no. copies of public notices (press and
site) should be submitted to the planning authority.

- (b) In the event of the proposed development being used
solely as an extension to the existing dwelling
house then the applicant is requested to submit
proposals showing the proposed development
integrated into the existing dwelling house. If the
proposal is to be used as a 'family flat' then
revised proposals showing a permanent internal
connecting door between the existing and proposed
development shall be lodged with the Planning
Authority.
- (c) The applicant is requested to furnish evidence as to
the consent of the adjoining owner to the proposed
construction encroaching on to his/her side of the
boundary.

Signed on behalf of South Dublin County Council

.....DC.....
for Senior Administrative Officer

23/08/99