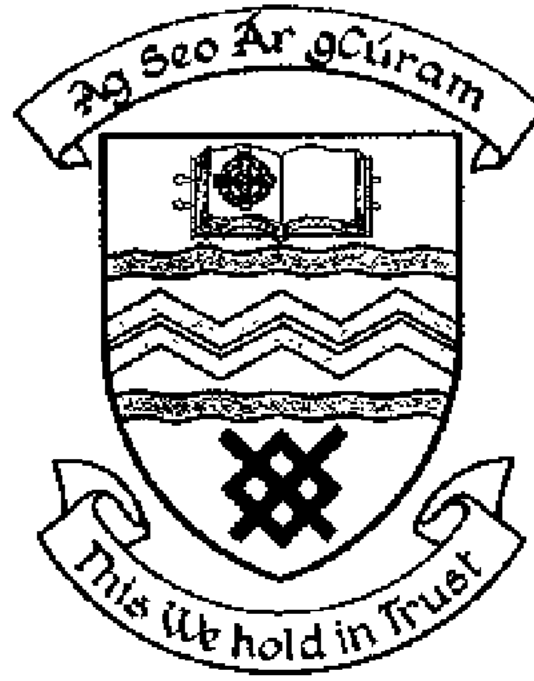


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
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PLANNING DEPARTMENT
Applications/Registry/Appeals
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Dublin 24

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Noel Smith & Associates Architects,
Deanery Street,
Belturbet,
Co. Cavan.

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 2475	Date of Decision 11/11/1999
Register Reference S99B/0397	Date 13/09/99

Applicant Frank McDonagh,

Development Retain alteration to previously approved bungalow which includes conversion of garage to granny flat, kitchen extension to side and velux roof lights to attic space.

Location Glenareen, Brittas, Co. Dublin.

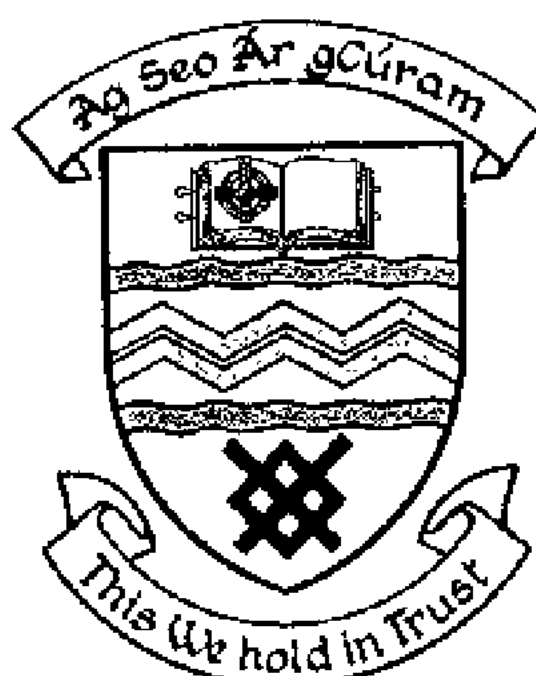
Floor Area 50.52 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 06/09/1999 /13/09/1999

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

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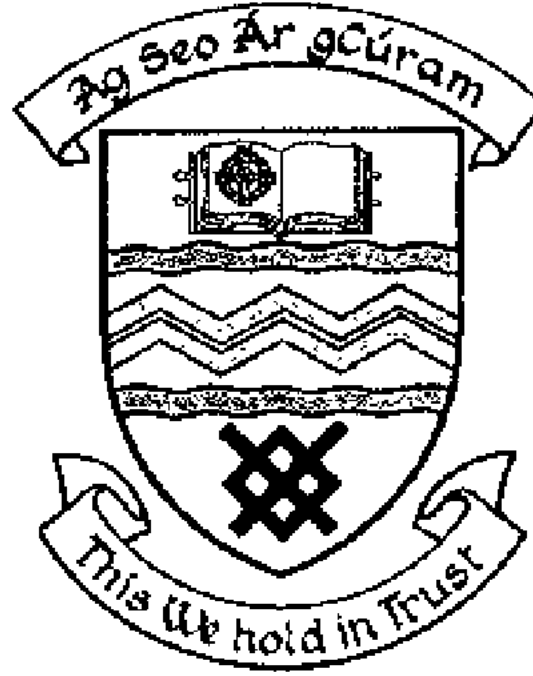
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Conditions and Reasons

- 1 The development to be retained in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information lodged with the Planning Authority on 13/09/99, 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 The use of the granny flat for residential purposes shall be restricted to residential use directly associated with the use of the existing house on the site for such purposes, and the use of the structure shall not be sub-divided from the existing house, either by sale or letting or otherwise.
REASON:
In the interest of the proper planning and development of the area.
 - 5 That 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 dwelling. An internal connecting door shall be permanently retained between the existing dwelling and the granny flat.
REASON:
In the interest of the proper planning and development of the area.
 - 6 The existing unauthorised entrance to the site giving direct access to the public road adjacent to the proposed dwelling shall be closed up permanently and a hedgerow of native species shall be planted across it.
REASON:
In the interest of traffic and pedestrian safety.
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.

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- (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.


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

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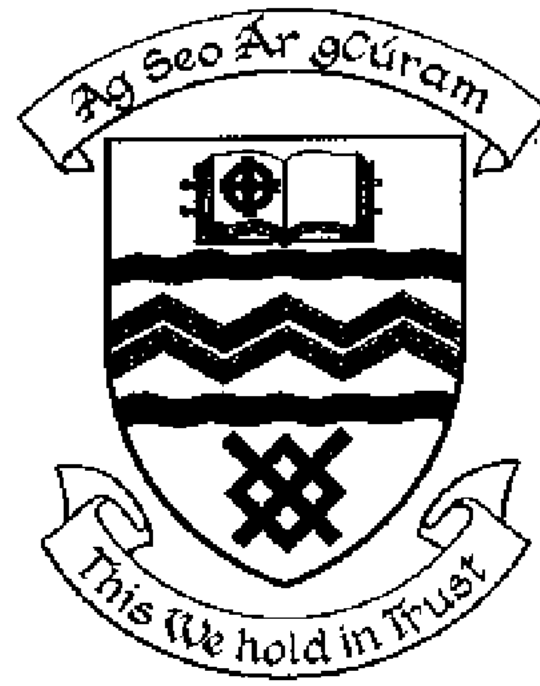
Conditions and Reasons

- 1 The development to be retained in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information lodged with the Planning Authority on 13/09/99, 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 The use of the granny flat for residential purposes shall be restricted to residential use directly associated with the use of the existing house on the site for such purposes, and the use of the structure shall not be sub-divided from the existing house, either by sale or letting or otherwise.
REASON:
In the interest of the proper planning and development of the area.
- 5 That 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 dwelling. An internal connecting door shall be permanently retained between the existing dwelling and the granny flat.
REASON:
In the interest of the proper planning and development of the area.
- 6 The existing unauthorised entrance to the site giving direct access to the public road adjacent to the proposed dwelling shall be closed up permanently and a hedgerow of native species shall be planted across it.

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REASON:

In the interest of traffic and pedestrian safety.

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

Decision Order Number 1929	Date of Decision 06/09/1999
Register Reference S99B/0397	Date: 21/06/99

Applicant Development Frank McDonagh,
Retain alteration to previously approved bungalow which includes conversion of garage to granny flat, kitchen extension to side and velux roof lights to attic space.

Location Glenareen, Brittas, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 21/06/99 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 requested to clarify the proposed use of the attic area. In the event of this area being used for living accommodation the application should be amended accordingly and 2 no. copies of amended public notices should be submitted to the Planning Authority. The applicant is advised that any such accommodation would need to meet the requirements for habitable rooms in the Building Regulations.
- 2 The applicant is advised that it is the requirement of the Planning Authority as stated in the Development Plan that any proposed 'Granny Flat' shall be linked directly to the main dwelling via an internal access door. The applicant is requested to submit a revised proposal showing the provision of same.
- 3 The Planning Authority note that there is an existing structure located between the existing dwelling and public road if this structure measures more than 25sq.m. in area or

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Co. Cavan.

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if it is used for living purposes then the application should be amended to include for same and the public notices amended and copies thereof submitted accordingly. The appropriate fee should also be lodged with the Planning Authority.

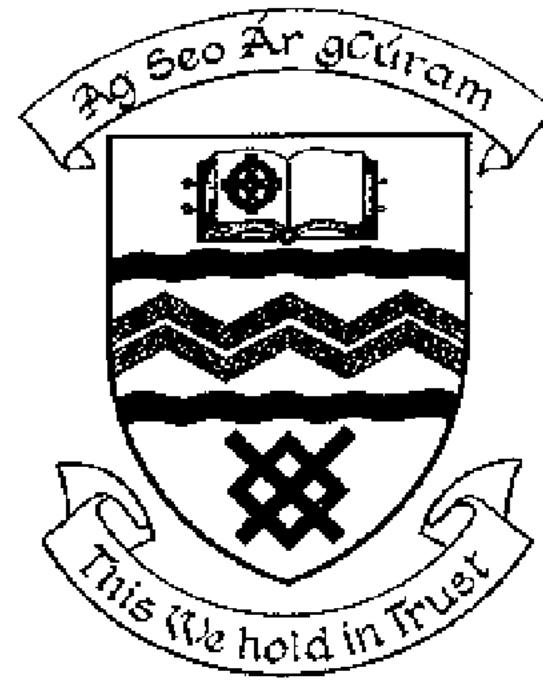
- 4 The applicant is requested to clarify whether it is 4 or 5 velux roof lights that it is intended to retain in the rear elevation. If it is 5, accordingly amended plans should be submitted. (The Planning Authority is aware of the unsolicited additional information received on 28/06/99 showing 5 rooflights but considers the matter should be covered by the formal additional information procedure).

Signed on behalf of South Dublin County Council

AA
.....
for Senior Administrative Officer

06/09/99

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 1410	Date of Order 06/07/1999
Register Reference S99B/0397	Date 21/06/99

Applicant Frank McDonagh,
Development Retain alteration to previously approved bungalow which includes conversion of garage to granny flat, kitchen extension to side and velux roof lights to attic space.
Location Glenareen, Brittas, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 02/07/99 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

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Co. Cavan.

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- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

LA
..... 07/07/99
for Senior Administrative Officer.