

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99B/0375
1. Location	126 The Coppice, Woodfarm Acres, Palmerstown, Dublin 20.	
2. Development	Porch and granny flat comprising lounge, shower room, kitchen, dining and bedroom with w.c. off, to the front and side.	
3. Date of Application	10/06/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Graham Kavanagh, Address: 97 Culmore road, Palmerstown, Dublin 20.	
5. Applicant	Name: Darren Finn, Address: 126 The Coppice, Woodfarm Acres, Palmerstown, Dublin 20.	
6. Decision	O.C.M. No. 1678 Date 06/08/1999	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 2047 Date 16/09/1999	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

Graham Kavanagh,
97 Culmore road,
Palmerstown,
Dublin 20.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2047	Date of Final Grant 16/09/1999
Decision Order Number 1678	Date of Decision 06/08/1999
Register Reference S99B/0375	Date 10/06/99

Applicant Darren Finn,

Development Porch and granny flat comprising lounge, shower room, kitchen, dining and bedroom with w.c. off, to the front and side.

Location 126 The Coppice, Woodfarm Acres, Palmerstown, Dublin 20.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

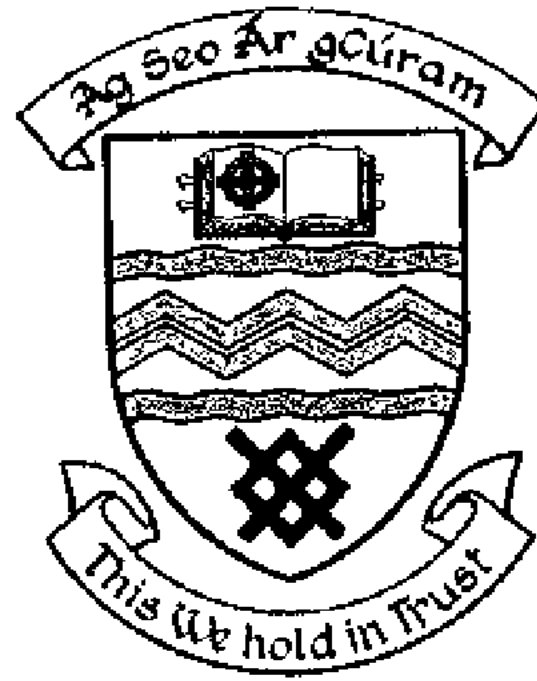
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (10) Conditions.

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

Conditions and Reasons

- 1 Insofar as the Local Government (Planning and Development) Acts, 1963/93 are concerned, the development shall be carried out 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 comply with permission regulations.

- 2 For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.
 REASON:
 In the interests of clarity.

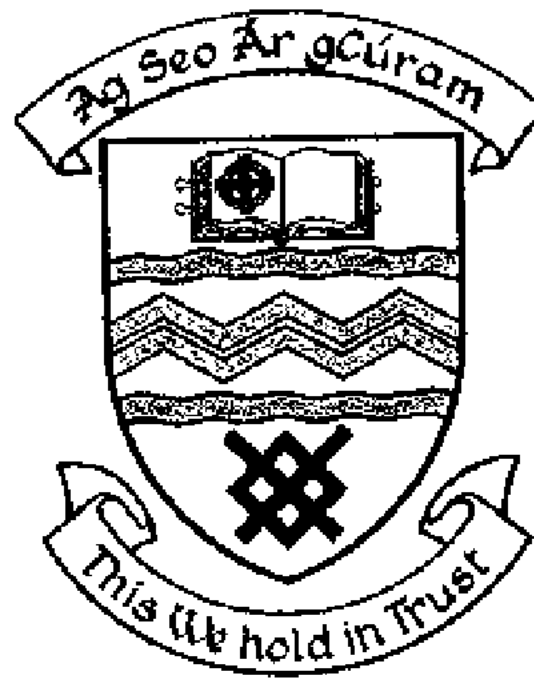
- 3 The house and extension shall be used as a single dwelling unit only.
 REASON:
 To ensure that the development will not be out of character with existing residential development in the area.

- 4 The materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing building.
 REASON:
 To ensure a satisfactory appearance on completion of the development.

- 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 The use of the structure 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.

REG. REF. S99B/0375
SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

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

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

- 7 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.

- 8 That a permanent interconnecting door open shall be provided in the party wall between the existing dwellinghouse and the proposed extension.

REASON:

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

- 9 That the depth of the proposed extension shall be reduced so that it does not extend more than 3 metres behind the rear building line of the adjoining garage structure to the north.

REASON:

In the interest of residential amenity.

- 10 That prior to development commencing revised drawings shall be submitted for the written agreement of the Planning Authority providing for the amendments required in accordance with Condition No.'s 8 and 9 above.

REASON:

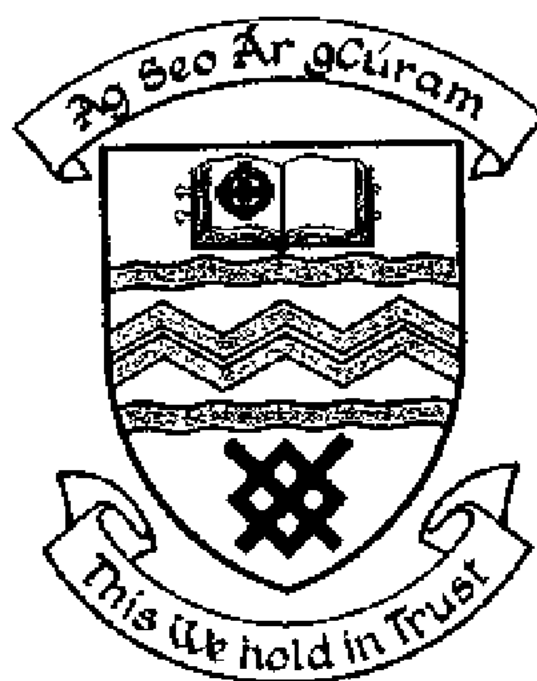
In the interest of the proper planning and development of the area.

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

REG REF. S99B/0375

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

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

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

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.

Paul W. Scallan 21/09/99
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



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

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

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

Decision Order Number 1678	Date of Decision 06/08/1999
Register Reference S99B/0375	Date: 10/06/99

Applicant Darren Finn,
Development Porch and granny flat comprising lounge, shower room,
kitchen, dining and bedroom with w.c. off, to the front and
side.
Location 126 The Coppice, Woodfarm Acres, Palmerstown, Dublin 20.
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 (10) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 06/08/99
for SENIOR ADMINISTRATIVE OFFICER

Graham Kavanagh,
97 Culmore road,
Palmerstown,
Dublin 20.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



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

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

REG REF. S99B/0375

Conditions and Reasons

- 1 Insofar as the Local Government (Planning and Development) Acts, 1963/93 are concerned, the development shall be carried out 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 comply with permission regulations.
- 2 For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.
REASON:
In the interests of clarity.
- 3 The house and extension shall be used as a single dwelling unit only.
REASON:
To ensure that the development will not be out of character with existing residential development in the area.
- 4 The materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing building.
REASON:
To ensure a satisfactory appearance on completion of the development.
- 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 The use of the structure 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,

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



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

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

REG. REF. S99B/0375

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.

- 7 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.

- 8 That a permanent interconnecting door open shall be provided in the party wall between the existing dwellinghouse and the proposed extension.

REASON:

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

- 9 That the depth of the proposed extension shall be reduced so that it does not extend more than 3 metres behind the rear building line of the adjoining garage structure to the north.

REASON:

In the interest of residential amenity.

- 10 That prior to development commencing revised drawings shall be submitted for the written agreement of the Planning Authority providing for the amendments required in accordance with Condition No.'s 8 and 9 above.

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.