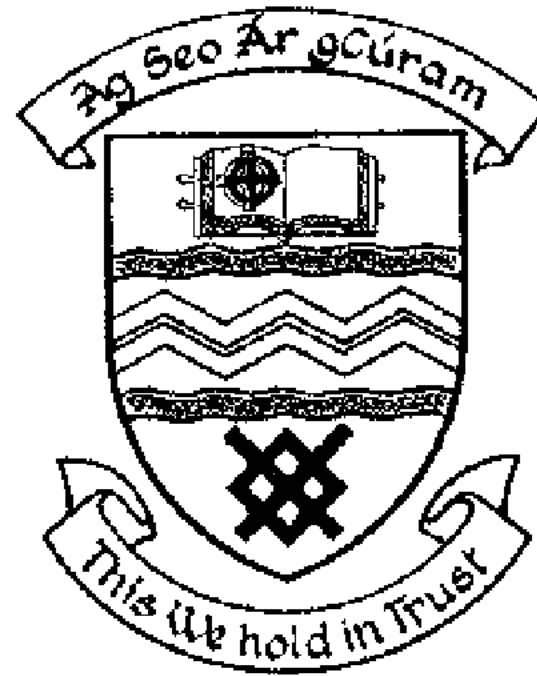


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99B/0022	
1. Location	No.1 Westbourne Drive, Clondalkin, Dublin 22.		
2. Development	Two storey side extension with pitched roof for granny flat.		
3. Date of Application	14/01/1999	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Philip J. Staunton Architects, Address: The Old Coach House, Rear of 22 Aungier Street,		
5. Applicant	Name: A. Stirrat, Address: No.1 Westbourne Drive, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0479 Date 11/03/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0810 Date 23/04/1999	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

Philip J. Staunton Architects,
The Old Coach House,
Rear of 22 Aungier Street,
Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0810	Date of Final Grant 23/04/1999
Decision Order Number 0479	Date of Decision 11/03/1999
Register Reference S99B/0022	Date 14th January 1999

Applicant A. Stirrat,

Development Two storey side extension with pitched roof for granny flat.

Location No.1 Westbourne Drive, Clondalkin, Dublin 22.

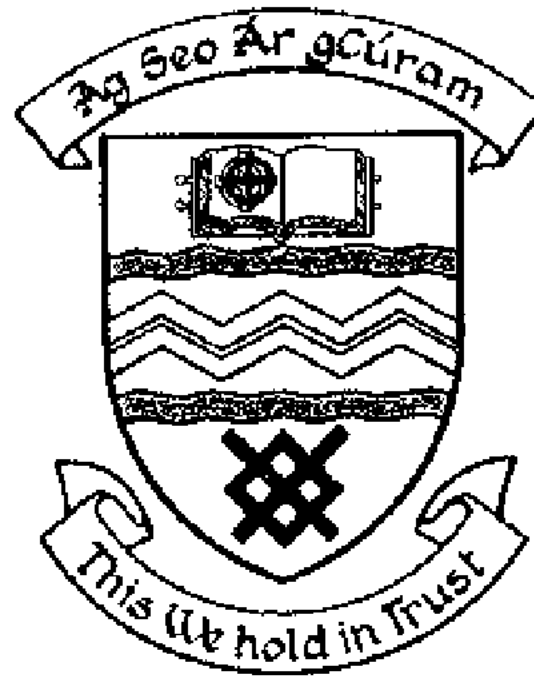
Floor Area 0.00 Sq Metres

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 (6) Conditions.

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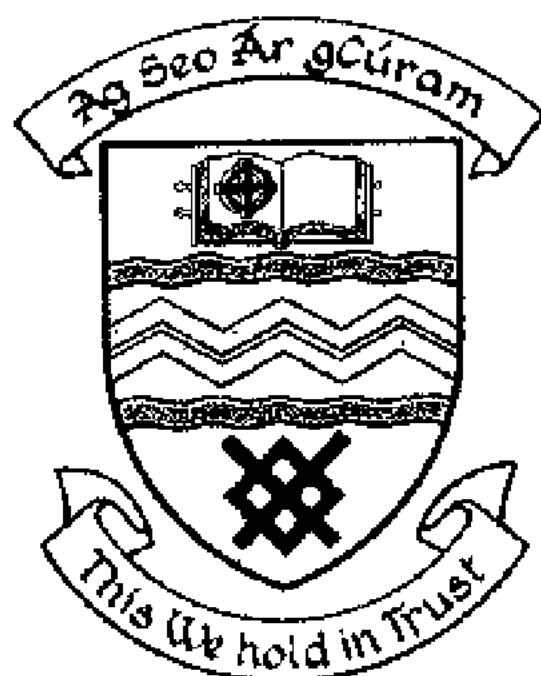
Conditions and Reasons

- 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 all external finishes harmonise in colour and texture with the existing premises.
 REASON:
 In the interest of visual amenity.
- 3 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.
- 4 The proposed separate external entrance to the granny flat shall be omitted. Revised details to provide for same shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
 REASON:
 In the interest of the proper planning and development of the area.
- 5 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.
- 6 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.

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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 1991 amended 1994.
- (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.

Quinn Gowan 26th
for SENIOR ADMINISTRATIVE OFFICER