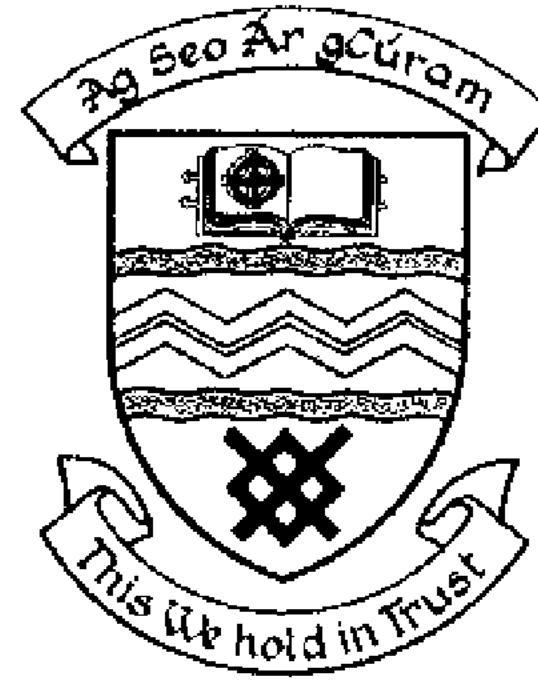


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0653	
1. Location	60 Bancroft Park, Tallaght, Dublin 24.		
2. Development	Conversion of a garage to a habitable room, kitchen/porch extension internal and external modifications and a self contained family flat to the rear.		
3. Date of Application	20/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: RC Design, Address: "Moyalla", 2 Wynberg Park,		
5. Applicant	Name: Mr. Jim Fagan, Address: 60 Bancroft Park, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2516 Date 18/11/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2860 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



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Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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**PLANNING
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Dublin 24

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RC Design,
"Moyalla",
2 Wynberg Park,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2860	Date of Final Grant 22/12/99
Decision Order Number 2516	Date of Decision 18/11/1999
Register Reference S99A/0653	Date 20/09/99

Applicant Mr. Jim Fagan,

Development Conversion of a garage to a habitable room, kitchen/porch extension internal and external modifications and a self contained family flat to the rear.

Location 60 Bancroft Park, Tallaght, Dublin 24.

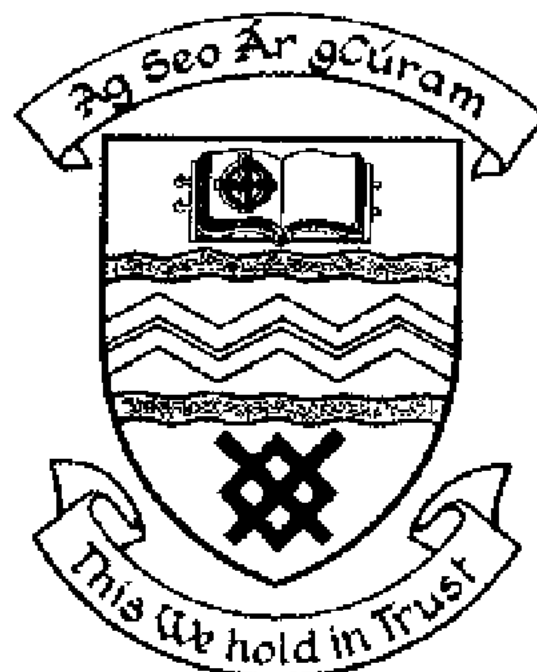
Floor Area 0.00 Sq Metres

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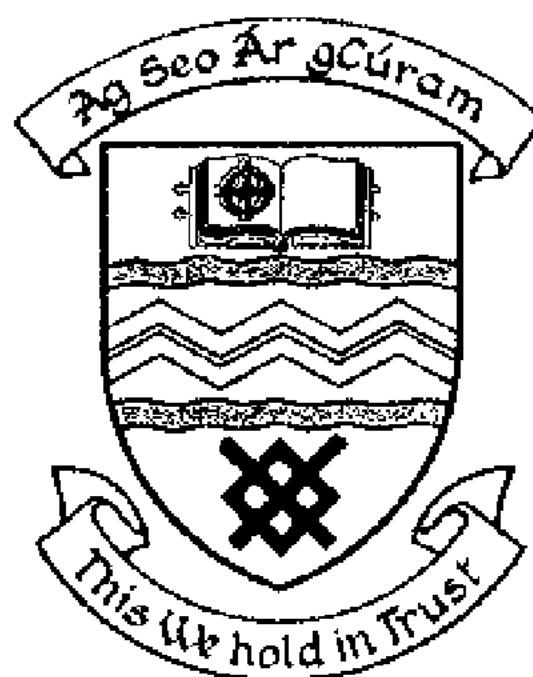
Telephone: 01-414 9000
 Fax: 01-414 9104

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 The use of the family 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 interests of the proper planning and development of the area.
- 5 That when the proposed family flat is no longer required for use as a family 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 family flat.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular:-
 - (a) There shall be complete and full separation of foul and surface water drainage systems;
 - (b) All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers pipes shall be bedded and surrounded in C20 concrete 150mm thick;
 - (c) The applicant intends to build over an existing drain(s) and, therefore, must ensure that this drain(s) is adequately protected.

REASON:

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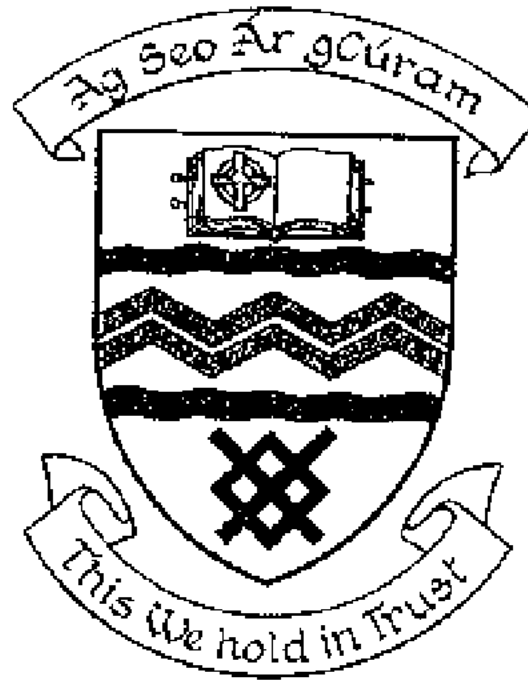
In order to comply with the Sanitary Services Acts, 1878-1964.

- (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.

[Signature]
...23/12/99
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2516	Date of Decision 18/11/1999
Register Reference S99A/0653	Date: 20/09/99

Applicant Mr. Jim Fagan,
Development Conversion of a garage to a habitable room, kitchen/porch extension internal and external modifications and a self contained family flat to the rear.
Location 60 Bancroft Park, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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 (6) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 18/11/99
for SENIOR ADMINISTRATIVE OFFICER

RC Design,
"Moyalla",
2 Wynberg Park,
Blackrock,
Co. Dublin.

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REG REF. S99A/0653

Conditions and Reasons

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REG. REF. S99A/0653

- metres in open space. Where it is not possible to achieve these minimum covers pipes shall be bedded and surrounded in C20 concrete 150mm thick;
- (c) The applicant intends to build over an existing drain(s) and, therefore, must ensure that this drain(s) is adequately protected.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.