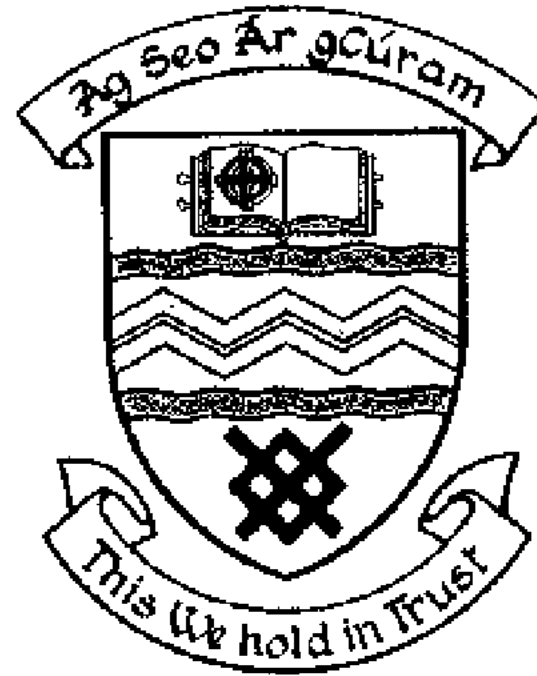


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98B/0588	
1. Location	26 Birchwood Heights, Springfield, Tallaght, Dublin 24.		
2. Development	Conversion of double garage to "Granny Flat".		
3. Date of Application	12/10/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/11/1998 2.	1. 02/02/1999 2.
4. Submitted by	Name: Tony Skerrett, Address: 26 Birchwood Heights, Springfield,		
5. Applicant	Name: Tony Skerrett, Address: 26 Birchwood Heights, Springfield, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0611 Date 26/03/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0969 Date 07/05/1999	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



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

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
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Tony Skerrett,
26 Birchwood Heights,
Springfield,
Tallaght,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0969	Date of Final Grant 07/05/1999
Decision Order Number 0611	Date of Decision 26/03/1999
Register Reference S98B/0588	Date 2nd February 1999

Applicant Tony Skerrett,

Development Conversion of double garage to "Granny Flat".

Location 26 Birchwood Heights, Springfield, Tallaght, Dublin 24.

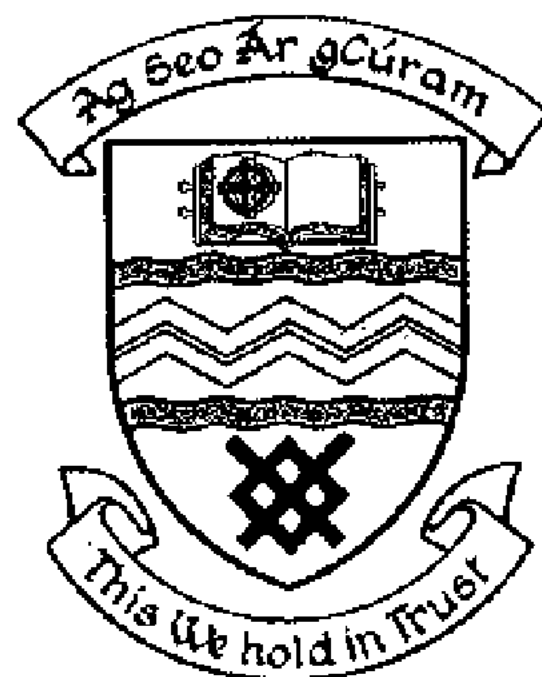
Floor Area 51.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 26/11/1998 /02/02/1999

A Permission has been granted for the development described above,
subject to the following (4) Conditions.

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 on 02/02/99, 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 Before work commences on the conversion a signed and dated indemnity agreement as per the copy agreement submitted with the Additional Information received on 02/02/99 shall be submitted to the County Council.

REASON:

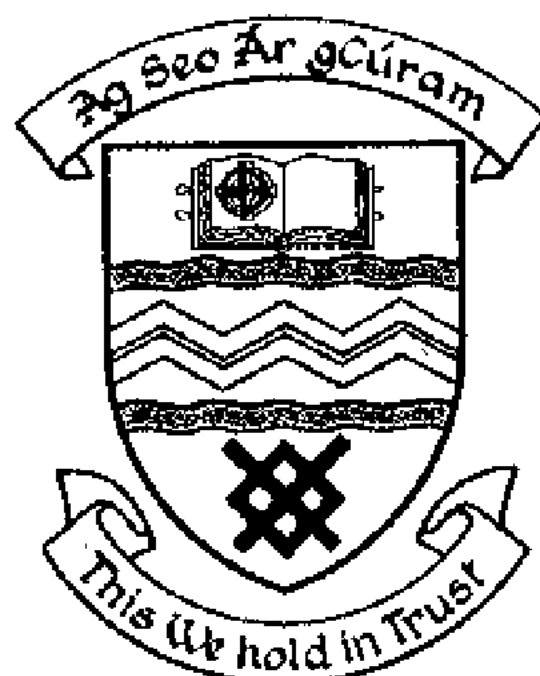
To indemnify South Dublin County Council or its agents or any statutory services supplier arising from any damage to the garage/granny flat which might occur due to the proximity of the structure to the public footpath.

- (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.

REG. REF. S98B/0588

SOUTH DUBLIN COUNTY COUNCIL
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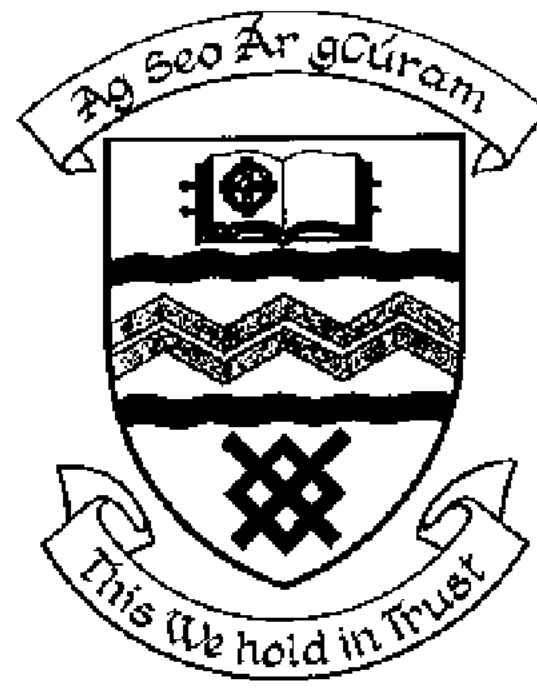
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P. J. Bowles 11th May 1999
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Decision Order Number 2388	Date of Decision 26/11/98
Register Reference S98B/0588	Date 12th October 1998

Applicant Tony Skerrett,
Development Conversion of double garage to "Granny Flat".
Location 26 Birchwood Heights, Springfield, Tallaght, Dublin 24.
App. Type Permission

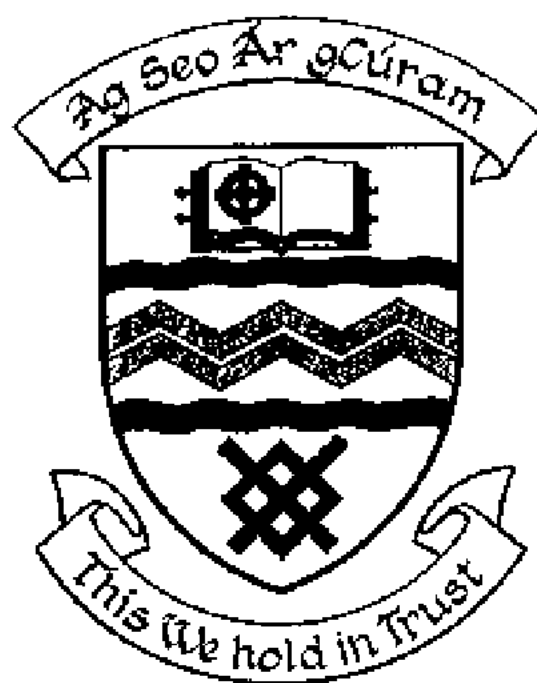
Dear Sir/Madam,

With reference to your planning application, received on 12/10/98 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 indicate what planning permission exists for the double garage on this site and to quote the planning reference number. If no planning permission exists then it will be necessary to seek permission for retention of the structure, as constructed, before any permission for change of use to residential can be considered.
- 2 The applicant is requested to indicate what planning permission exists for the vehicular entrance which has been opened in the front boundary wall and to quote the planning reference number. If no planning permission exists then it will be necessary to seek permission for retention and to submit proposals for the dishing of the kerb and grass margin.

Tony Skerrett,
26 Birchwood Heights,
Springfield,
Tallaght,
Dublin 24

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S98B/0588

3 The applicant is requested to indicate for whom the proposed extension is intended.

4 The applicant is requested to submit proposals for an interconnecting door between the existing house and the proposed granny flat.

5 The applicant is requested to submit a letter of indemnification to indemnify South Dublin County Council or its agents or any statutory service supplier arising from any damage to the garage/granny flat which might occur due to the proximity of the structure to the public footpath. It is current practice, where a building is within 1.0m of a side boundary wall abutting a road or footpath, to take foundations down a minimum of 2.0m. Drawings submitted with this application indicate that this has not been done.

NOTE: The applicant is advised to contact the Planning Department of South Dublin County Council prior to the submission of the above Additional Information.

signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

26/11/98