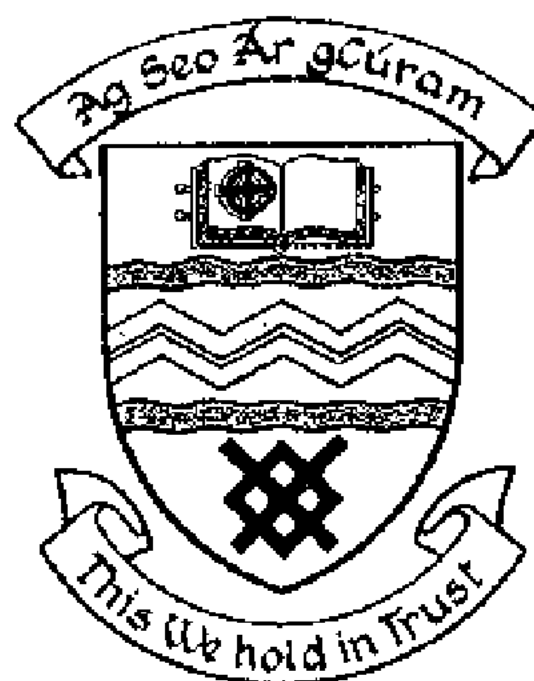


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98B/0570	
1. Location	No.1 Kennington Lawn, Templeogue, Dublin 6.		
2. Development	Self contained granny flat, single storey extension to side and rear.		
3. Date of Application	01/10/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: William Bolger, Address: No.14 Tivolie Terrace East, Dun Laoghaire,		
5. Applicant	Name: Mr. S. Byrne, Address: No.1 Kennington Lawn, Templeogue, Dublin 6.		
6. Decision	O.C.M. No. 2393 Date 27/11/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0065 Date 14/01/99	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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

William Bolger,
 No.14 Tivolie Terrace East,
 Dun Laoghaire,
 Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0065	Date of Final Grant 12/01/99
Decision Order Number 2393	Date of Decision 27/11/98
Register Reference S98B/0570	Date 1st October 1998

Applicant Mr. S. Byrne,

Development Self contained granny flat, single storey extension to side and rear.

Location No.1 Kennington Lawn, Templeogue, Dublin 6.

Floor Area 154.000 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 (8) Conditions.

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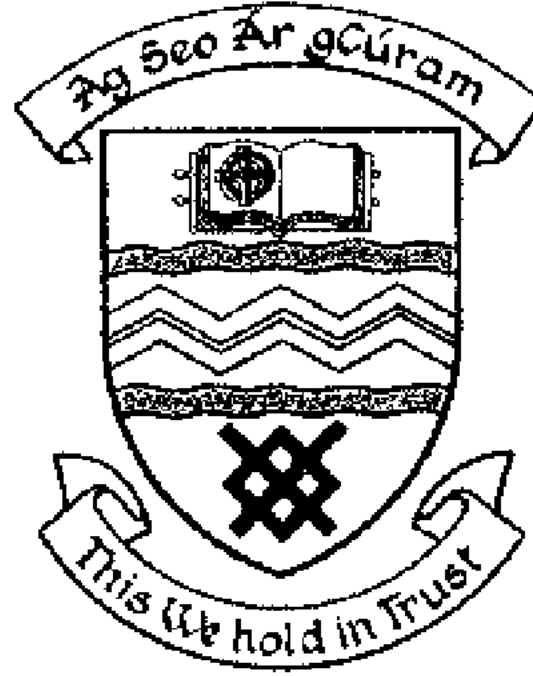
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Conditions and Reasons

- 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 use of the granny flat 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 granny flat 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.
- 5 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.
- 6 Where the proposed extension is within 5m of any public foul or surface water sewer or any water main then the foundations of the extension shall be taken down below the invert level of the deepest pipes.
REASON:
In the interest of the proper planning and development of the area and in the interest of public health.

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- 7 Prior to the commencement of development the applicant shall submit revised plans and details which provide for the omission of the separate entrance door and steps and the protruding porch canop to the side elevation.
REASON:
In the interest of visual amenity.
- 8 That no interference take place to the side boundary wall of the site without a prior grant of planning permission.
REASON:
To preserve the privacy of the development.
- (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.

 18 January 1999
for SENIOR ADMINISTRATIVE OFFICER