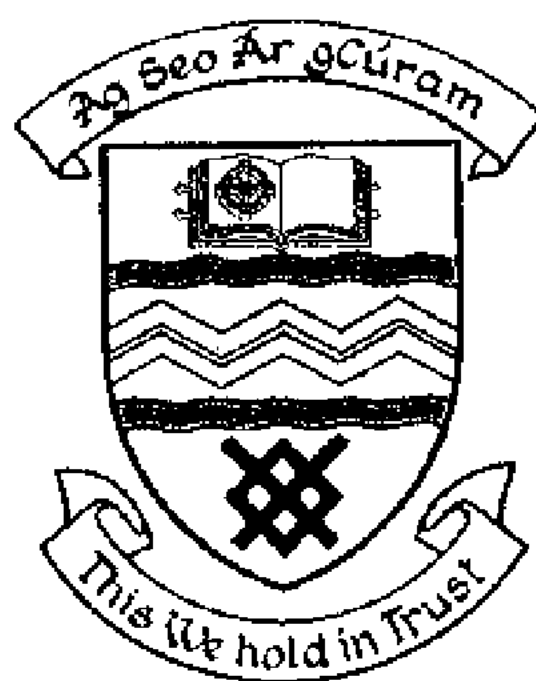


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98B/0498	
1. Location	295 Balrothery Estate, Tallaght, Dublin 24.		
2. Development	Single storey granny flat ground floor extension.		
3. Date of Application	17/08/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: M. F. Crowe, F.R.I.A.I., R.I.B.A., Address: 9 Flemingstown Park, Dublin 14.		
5. Applicant	Name: Paul Nolan, Address: 295 Balrothery Estate, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2091  Date 15/10/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2378  Date 25/11/98	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 9000  
 Facs: 01-414 9104



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

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 Fax: 01-414 9104

M. F. Crowe, F.R.I.A.I., R.I.B.A.,  
 9 Flemingstown Park,  
 Dublin 14.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 2378	<b>Date of Final Grant</b> 25/11/98
<b>Decision Order Number</b> 2091	<b>Date of Decision</b> 15/10/98
<b>Register Reference</b> S98B/0498	<b>Date</b> 17th August 1998

**Applicant** Paul Nolan,

**Development** Single storey granny flat ground floor extension.

**Location** 295 Balrothery Estate, Tallaght, Dublin 24.

**Floor Area** 290.000 Sq Metres

**Time extension(s)** up to and including

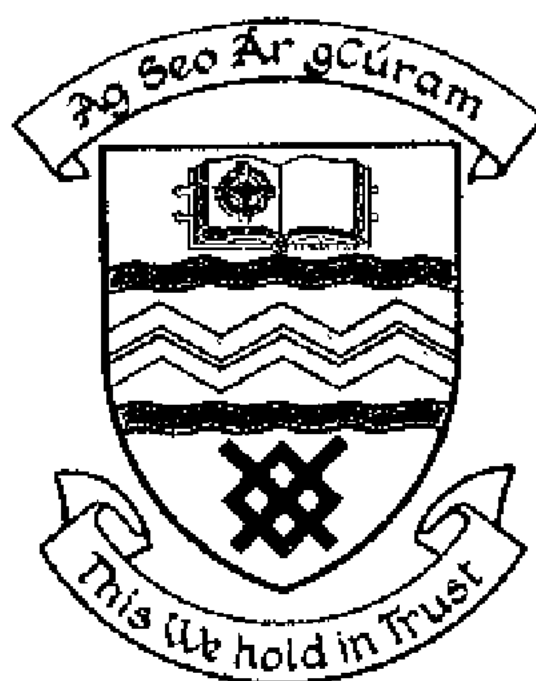
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
 subject to the following (5) conditions.

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**Conditions and Reasons**

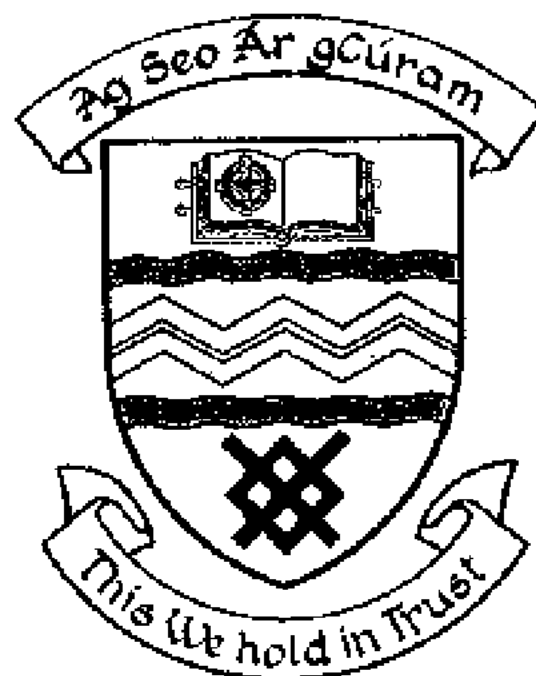
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission, and that 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 Only clean uncontaminated surface water shall be discharged to the public surface water sewer. All foul waste shall be discharged to the public foul sewer.  
REASON:  
In the interest of public health.
- 4 The proposed granny flat shall be for the use solely of an immediate family member of the occupants of the house on this site. The granny flat shall not be sold, let or otherwise transferred or conveyed save as part of a single dwelling unit with the main house. When no longer required by an immediate family member, the granny flat shall be reincorporated into the main dwelling house.  
REASON:  
To preserve the residential amenities of the area in the interest of proper planning and development.
- 5 Two car parking spaces shall be provided within the front garden curtilage prior to the first occupation of the granny flat.  
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.

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- (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.

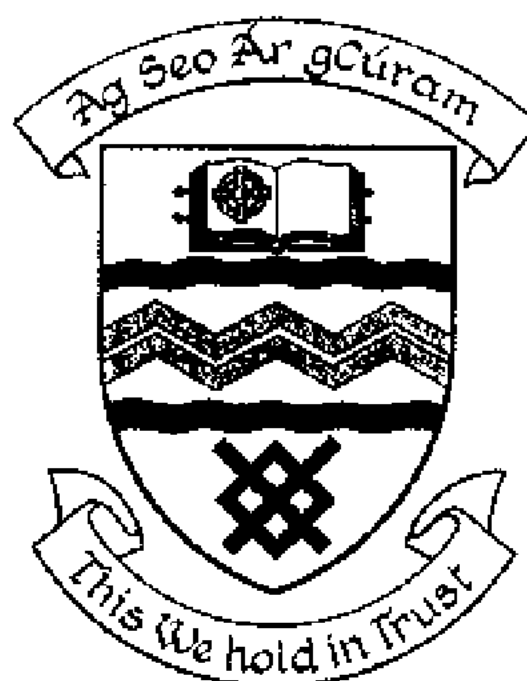
Signed on behalf of South Dublin County Council.

.....*[Signature]*.....*[Signature]* November 1998  
for SENIOR ADMINISTRATIVE OFFICER

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

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

Decision Order Number 2091	Date of Decision 15/10/98
Register Reference S98B/0498	Date 17th August 1998

**Applicant** Paul Nolan,  
**Development** Single storey granny flat ground floor extension.  
**Location** 295 Balrothery Estate, Tallaght, Dublin 24.  
**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 ( 5 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

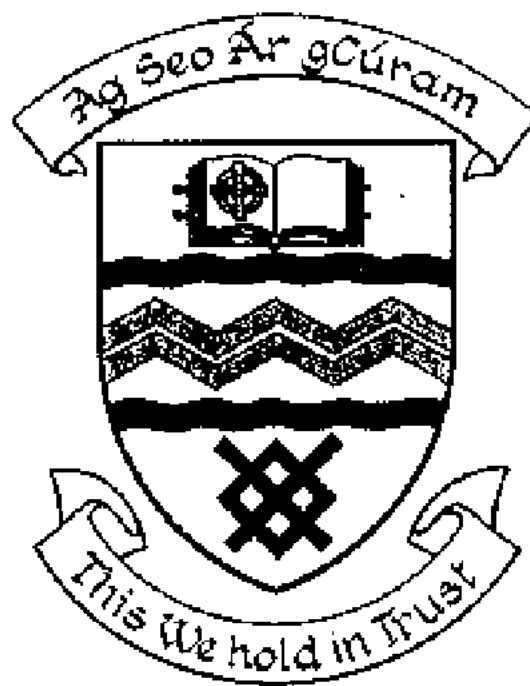
..... 15/10/98  
for SENIOR ADMINISTRATIVE OFFICER

M. F. Crowe, F.R.I.A.I., R.I.B.A.,  
9 Flemingstown Park,  
Dublin 14.

**SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S98B/0498

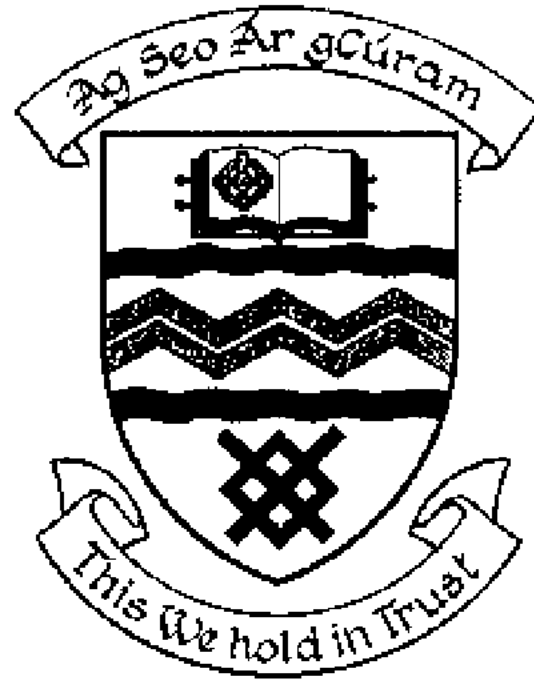
**Conditions and Reasons**

- 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.  
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REASON:  
In the interest of visual amenity.
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- 5     Two car parking spaces shall be provided within the front garden curtilage prior to the first occupation of the granny flat.  
REASON:  
In the interest of the proper planning and development of the area.

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