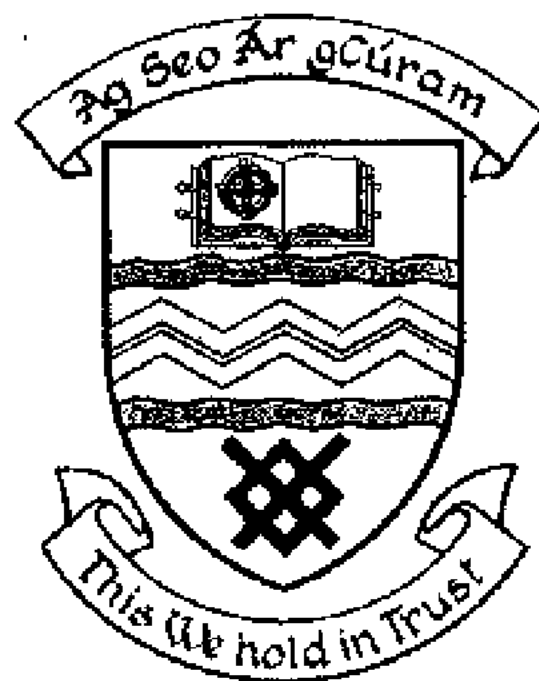


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98B/0384	
1. Location	Ballydowd Hill, Lucan, Co. Dublin.		
2. Development	Granny flat extension to side of house.		
3. Date of Application	23/06/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/08/1998 2.	1. 28/10/1998 2.
4. Submitted by	Name: Tony Colbert Dip. Arch. Tech., Address: 169 Forest Hills, Rathcoole,		
5. Applicant	Name: John McNally, Address: Ballydowd Hill, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2593 Date 18/12/1998	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0179 Date 29/01/1999	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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Tony Colbert Dip. Arch. Tech.,
169 Forest Hills,
Rathcoole,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0179	Date of Final Grant 29/01/1999
Decision Order Number 2593	Date of Decision 18/12/1998
Register Reference S98B/0384	Date 28th October 1998

Applicant John McNally,

Development Granny flat extension to side of house.

Location Ballydowd Hill, Lucan, Co. Dublin.

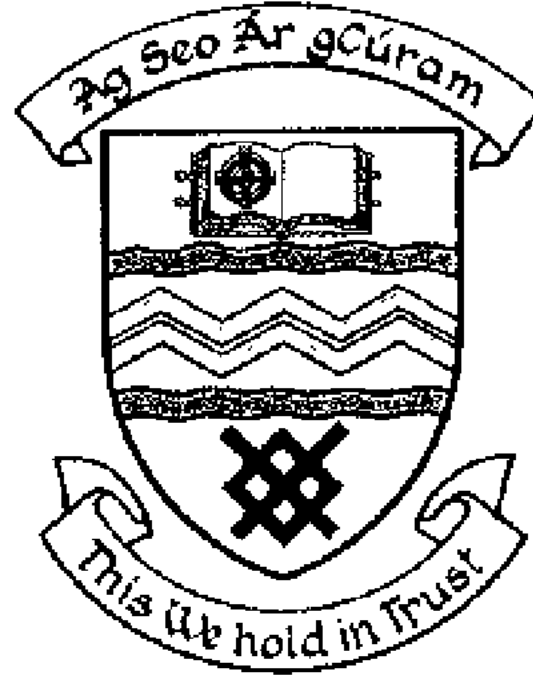
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/08/1998 /28/10/1998

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 as amended by additional information received on 28/10/98, 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 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.

- 5 That the requirements of the Environmental Health Officer be ascertained and adhered to in this development.

REASON:

In the interest of public health.

- 6 That the water supply and drainage arrangements be in accordance with the requirements of the Environmental Services Engineer.

REASON:

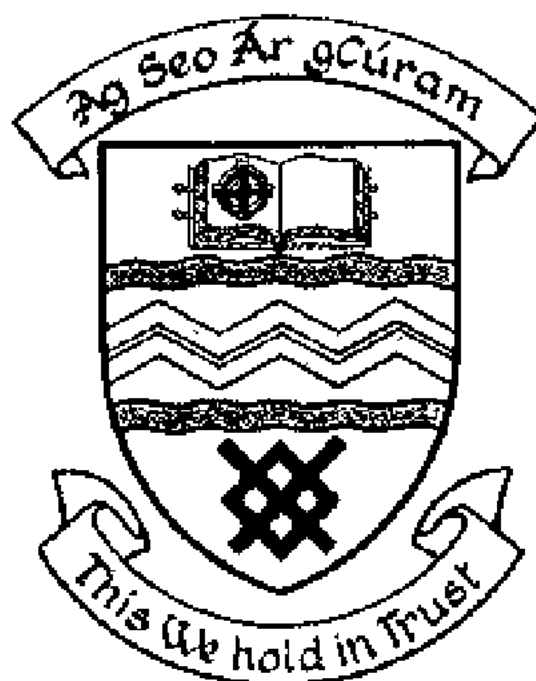
In the interest of public health.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.

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-
- (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.

 11 February 1999
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 2593	Date of Decision 18/12/98
Register Reference S98B/0384	Date 23rd June 1998

Applicant John McNally,
Development Granny flat extension to side of house.
Location Ballydowd Hill, Lucan, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 19/08/98 /28/10/98

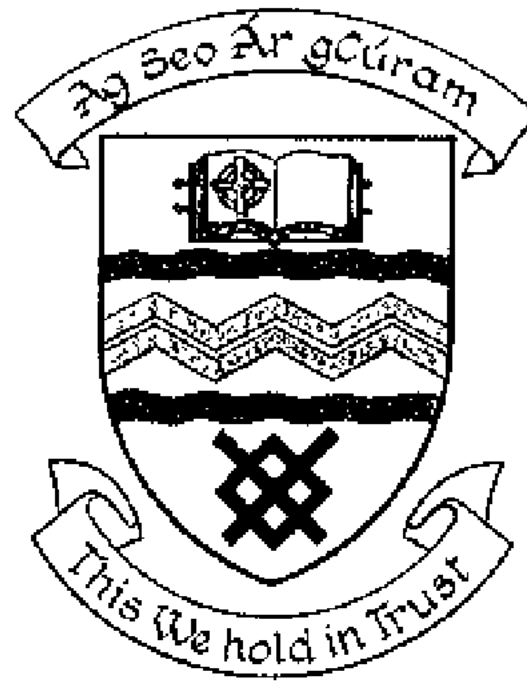
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

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

..... 18/12/98
for SENIOR ADMINISTRATIVE OFFICER

Tony Colbert Dip. Arch. Tech.,
169 Forest Hills,
Rathcoole,
Co. Dublin.

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REG REF. S98B/0384

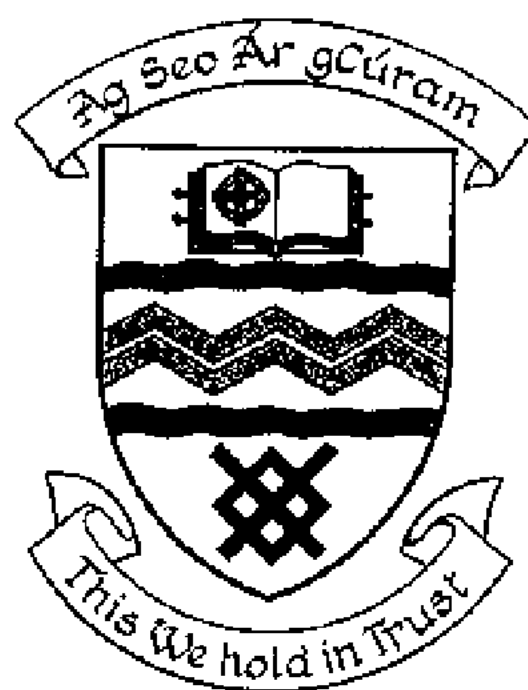
Conditions and Reasons

- 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 28/10/98, 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 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.
- 5 That the requirements of the Environmental Health Officer be ascertained and adhered to in this development.
REASON:
In the interest of public health.
- 6 That the water supply and drainage arrangements be in accordance with the requirements of the Environmental Services Engineer.
REASON:
In the interest of public health.

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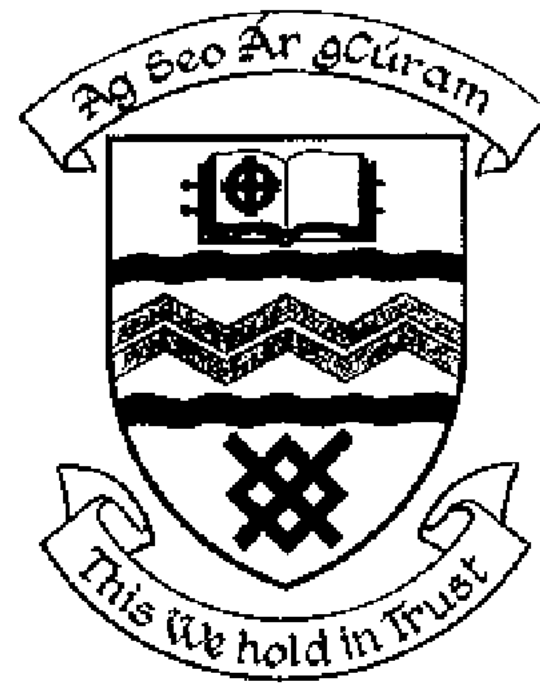


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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1641	Date of Decision 19/08/98
Register Reference S98B/0384	Date 23rd June 1998

Applicant John McNally,
Development Granny flat extension to side of house.
Location Ballydowd Hill, Lucan, Co. Dublin.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 23/06/98 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:

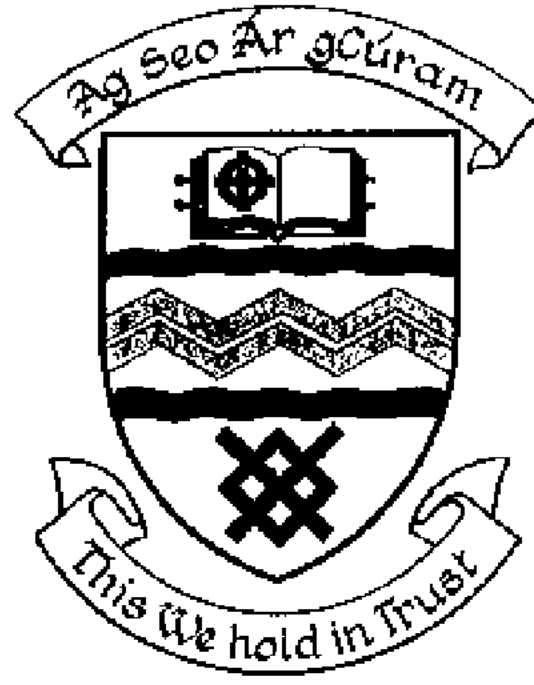
- 1 The lodged floor plans indicate two separate detached dwelling units with a corridor between them whereas the elevation drawings indicate a single structure. The applicant is requested to submit revised plan and elevation drawings clarifying his proposals. To this end it should be noted that it is a requirement of the Dublin County Development Plan, 1993 that there be an interconnecting doorway between the existing dwelling and the proposed granny flat and that the granny flat extension can easily revert to use as part of the original dwelling when no longer required as granny flat accommodation. The applicant is further advised that it is Council general policy to provide for one hall door in the front elevation of such developments.

- 2 Details of percolation areas for the soakage of the septic tank effluent are required together with details of the capacity of the ground to accept septic tank drainage.
Tony Colbert Dip. Arch. Tech.,
169 Forest Hills,
Rathcoole,
Co. Dublin.

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NOTE: The applicant is advised to consult with the
Environmental Health Officer and the Environmental
Services Engineer with a possible view to providing
a foul sewer connection to a public main.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

20/08/98