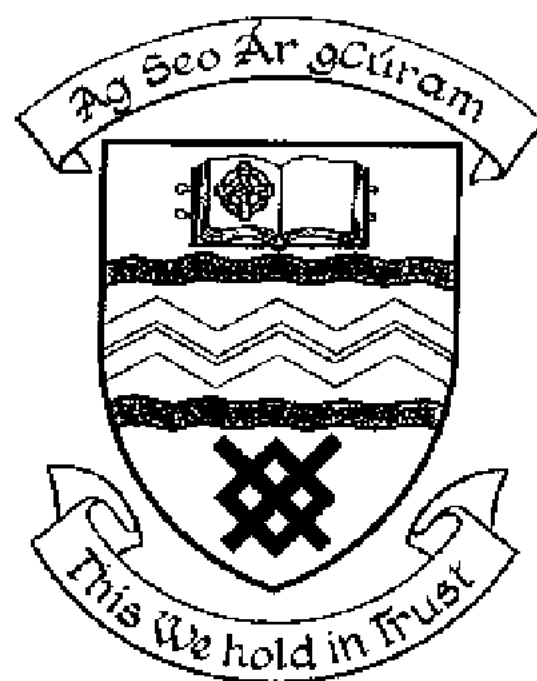


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97B/0437	
1. Location	53 Ashwood Road, Bawnogue, Clondalkin, Dublin 22.		
2. Development	A granny flat to the side.		
3. Date of Application	08/08/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr. Joe Howard, Address: 53 Ashwood Road, Bawnogue, Clondalkin, Dublin 22.		
5. Applicant	Name: Mr. Joe Howard, Address: 53 Ashwood Road, Bawnogue, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1978 Date 30/09/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4071 Date 13/11/97	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.	

REG REF. S97B/0437 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
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PLANNING
DEPARTMENT
P.O. Box 4122,
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Dublin 24.

Telephone: 01-462 0000
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Mr. Joe Howard,
53 Ashwood Road, Bawnogue, Clondalkin, Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 4071	Date of Final Grant 13/11/97
Decision Order Number 1978	Date of Decision 30/09/97
Register Reference S97B/0437	Date 8th August 1997

Applicant Mr. Joe Howard,

Development A granny flat to the side.

Location 53 Ashwood Road, Bawnogue, Clondalkin, Dublin 22.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

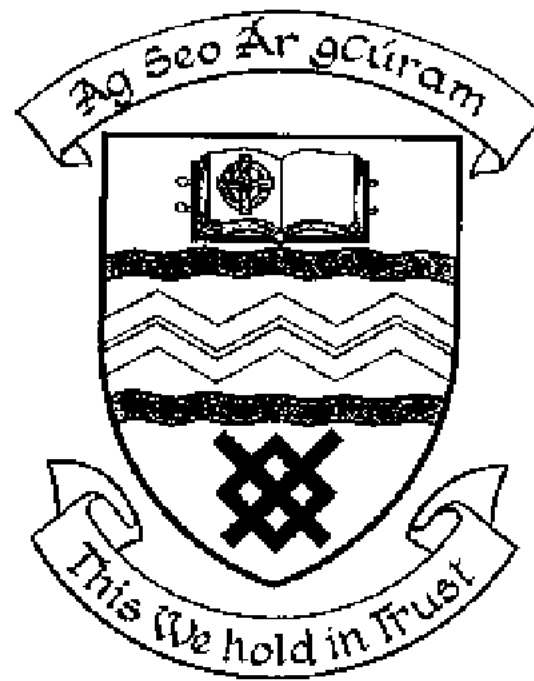
Additional Information Requested/Received /

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

REG. REF. S97B/0437 SOUTH DUBLIN COUNTY COUNCIL
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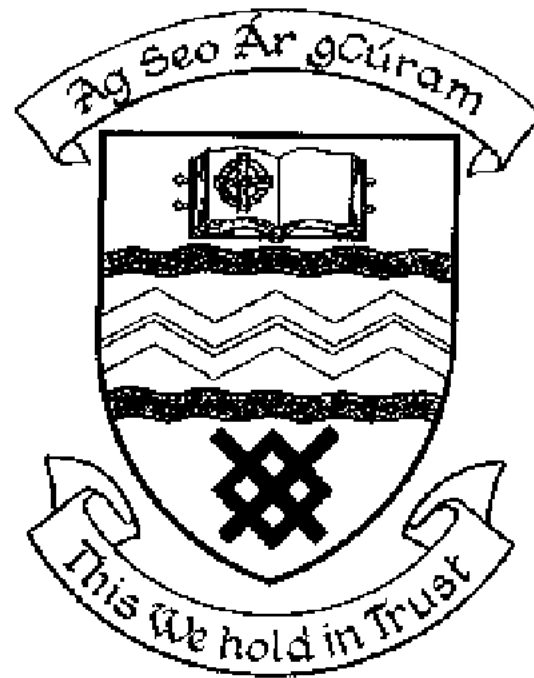
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 structure be used only by an immediate family member of the applicant and that when the structure is no longer required for use as a granny flat by an immediate family member of the applicant that it's use revert to use as part of the existing dwelling unit.
REASON:
In the interests of the proper planning and development of the area.
 - 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
 - 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. Any foundation within 5 metres of a public service pipe shall be brought below the invert level of the affected pipe.
REASON:
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 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.

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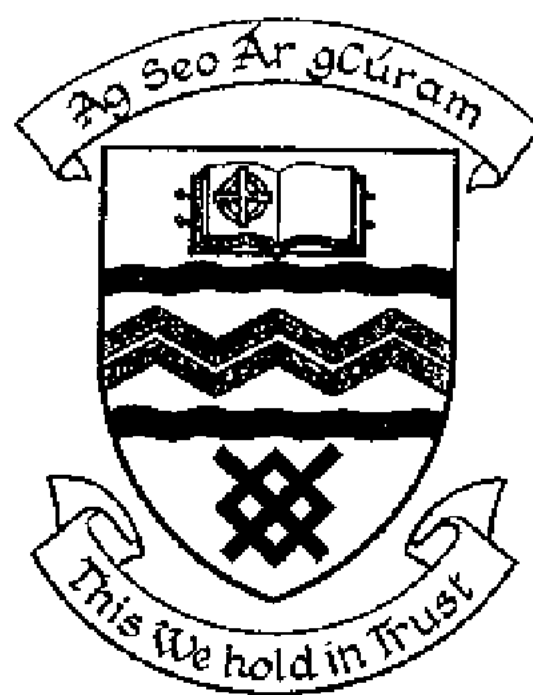
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- (4) Free standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

/14 November 1997
for SENIOR ADMINISTRATIVE OFFICER

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



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

Decision Order Number 1978	Date of Decision 30/09/97
Register Reference S97B/0437	Date 8th August 1997

Applicant Mr. Joe Howard,
Development A granny flat to the side.

Location 53 Ashwood Road, Bawnogue, Clondalkin, Dublin 22.

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

.....
for **SENIOR ADMINISTRATIVE OFFICER** 30/09/97

Mr. Joe Howard,
53 Ashwood Road, Bawnogue, Clondalkin, Dublin 22.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S97B/0437



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Conditions and Reasons

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REASON:
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- 2 That the structure be used only by an immediate family member of the applicant and that when the structure is no longer required for use as a granny flat by an immediate family member of the applicant that it's use revert to use as part of the existing dwelling unit.
REASON:
In the interests of the proper planning and development of the area.
- 3 That all external finishes harmonise in colour and texture with the existing premises.
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In the interest of visual amenity.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. Any foundation within 5 metres of a public service pipe shall be brought below the invert level of the affected pipe.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.