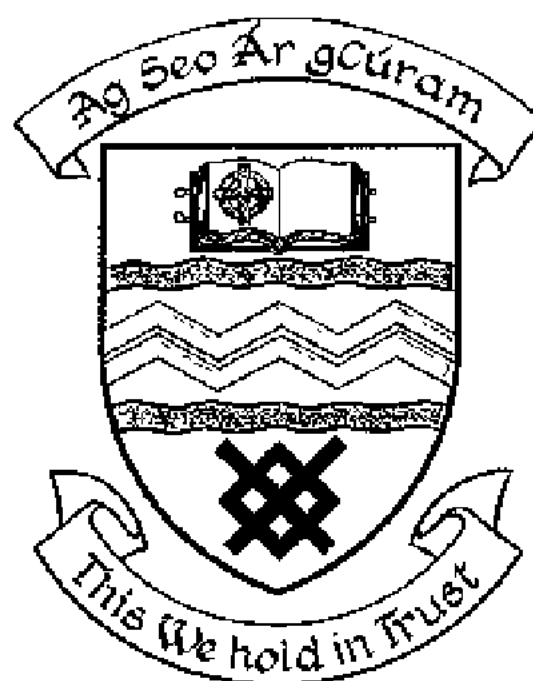


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97B/0230	
1. Location	'Bayern', Ballyowen Lane, Ballydowd, Lucan, Co. Dublin.		
2. Development	Conversion of existing garage and study into granny flat and for new single storey study and toilet to replace existing study. Also for extension to two bedrooms incorporating ensuite, toilets/showers at ground and first floor levels.		
3. Date of Application	02/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Oliver Ganly Dip. Arch., Address: St. Anthony's, Ballydowd, Lucan,		
5. Applicant	Name: Liam Wall, Address: 'Bayern', Ballyowen Lane, Ballydowd, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1279  Date 30/06/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1636  Date 14/08/97	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. ....	.....	.....	

REG REF. S97B/0230 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,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

oliver Ganly Dip. Arch.,  
St. Anthony's,  
Ballydowd,  
Lucan,  
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1636	Date of Final Grant 14/08/97
Decision Order Number 1279	Date of Decision 30/06/97
Register Reference S97B/0230	Date 2nd May 1997

Applicant Liam Wall,

Development Conversion of existing garage and study into granny flat and for new single storey study and toilet to replace existing study. Also for extension to two bedrooms incorporating ensuite, toilets/showers at ground and first floor levels.

Location 'Bayern', Ballyowen Lane, Ballydowd, Lucan, Co. Dublin.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

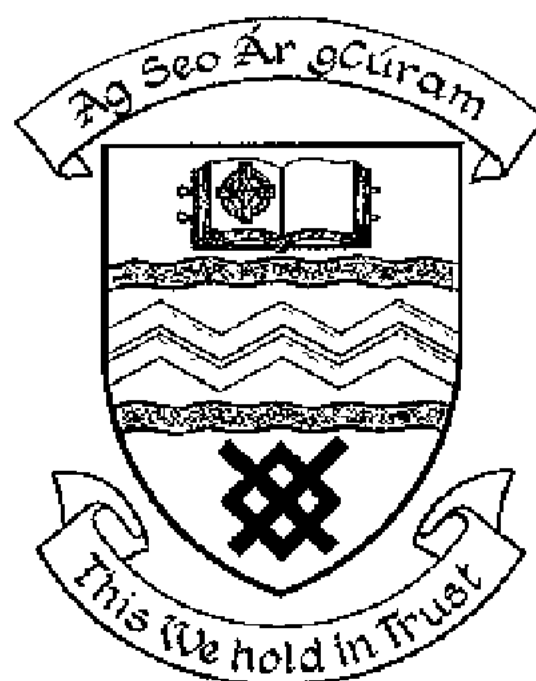
Additional Information Requested/Received /

A Permission has been granted for the development described above,  
subject to the following (6) conditions.

REG. REF. S97B/0230 SOUTH DUBLIN COUNTY COUNCIL  
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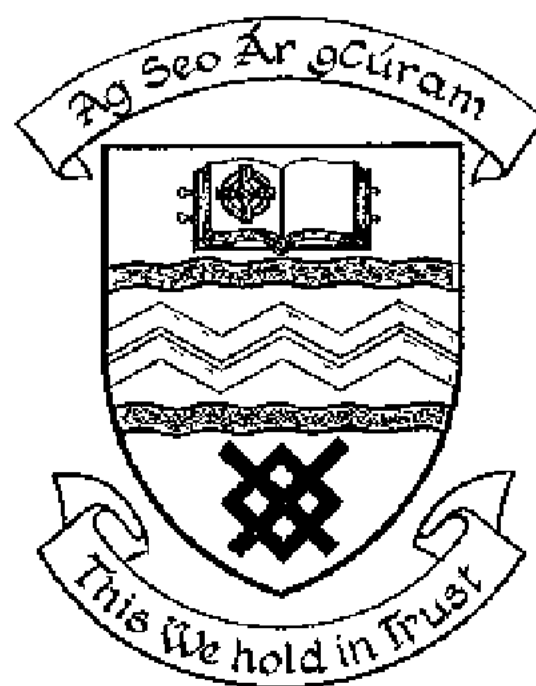
**Conditions and Reasons**

- 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 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 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 structure 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 That where any part of the proposed development encroaches within 5 metres of any existing public services located in the adjacent public road, the foundations of that part of the structure shall be extended below the invert level of the relevant services. Alternatively the building shall be set back or reduced to avoid such encroachment.  
REASON:  
To comply with the requirements of the Environmental Services Engineer in the interest of proper planning and development.

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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.

 ..... 14 August 1997  
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97B/0230	
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6. Decision	O.C.M. No.  Date	Effect	
7. Grant	O.C.M. No.  Date	Effect	

8. Appeal Notified		
9. Appeal Decision		
10. Material Contravention		
11. Enforcement 0	Compensation 0	Purchase Notice 0
12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. .... Registrar	..... Date	..... Receipt No.