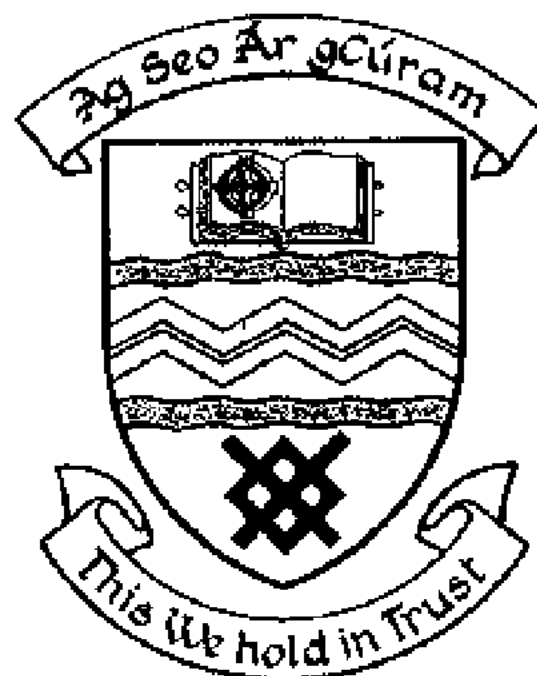


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0878	
1. Location	Beechpark Stores, adjacent to no.189, Beechpark, Lucan, Co. Dublin.		
2. Development	Change of use from existing ground floor retail shop to dental surgery and ancillary accommodation including demolition of existing rear extension, provision of new storage shed to rear yard and alteration to existing front facade.		
3. Date of Application	18/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Brazil Associates, Address: 29 Eaton Square, Monkstown,		
5. Applicant	Name: Mr. James Hoey, Address: 211 South Circular Road, Dublin 8.		
6. Decision	O.C.M. No. 0307 Date 15/02/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0658 Date 01/04/1999	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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Baile Átha Cliath 24

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PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
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Brazil Associates,
29 Eaton Square,
Monkstown,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0658	Date of Final Grant 01/04/1999
Decision Order Number 0307	Date of Decision 15/02/1999
Register Reference S98A/0878	Date 18th December 1998

Applicant Mr. James Hoey,

Development Change of use from existing ground floor retail shop to dental surgery and ancillary accommodation including demolition of existing rear extension, provision of new storage shed to rear yard and alteration to existing front facade.

Location Beechpark Stores, adjacent to no.189, Beechpark, Lucan, Co. Dublin.

Floor Area 78.00 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 (9) Conditions.

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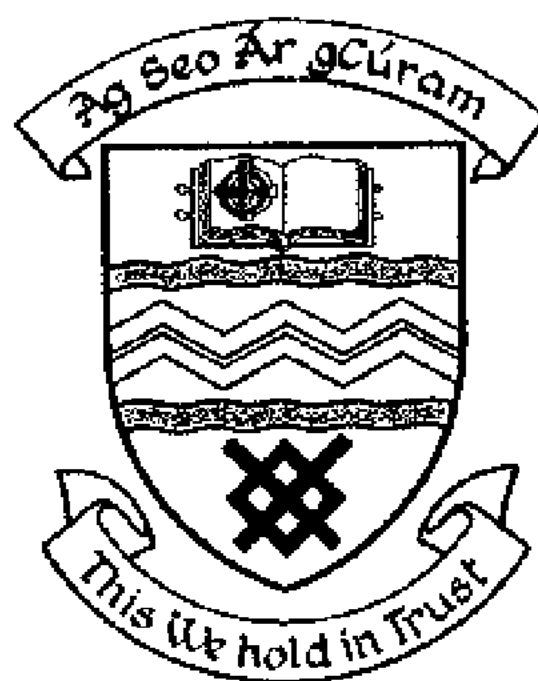
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Conditions and Reasons

- 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 prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
 REASON:
 In the interest of safety and the avoidance of fire hazard.
- 3 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
 REASON:
 In the interest of health.
- 4 Full and complete separation of the foul and surface water systems shall be ensured.
 REASON:
 In the interest of the proper planning and development of the area.
- 5 24 hour water storage shall be provided.
 REASON:
 To accord with the requirements of the Environmental Services Department.
- 6 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
 REASON:
 In the interest of the proper planning and development of the area.
- 7 The proposed visi-screen roller shutter shall be coloured to match the colour of the shop front.
 REASON:
 In the interest of the visual amenities of the area.

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- 8 That a financial contribution in the sum of £654 (six hundred and fifty four pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 9 That a financial contribution in the sum of money equivalent to the value of £698 (six hundred and ninety eight pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed 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.

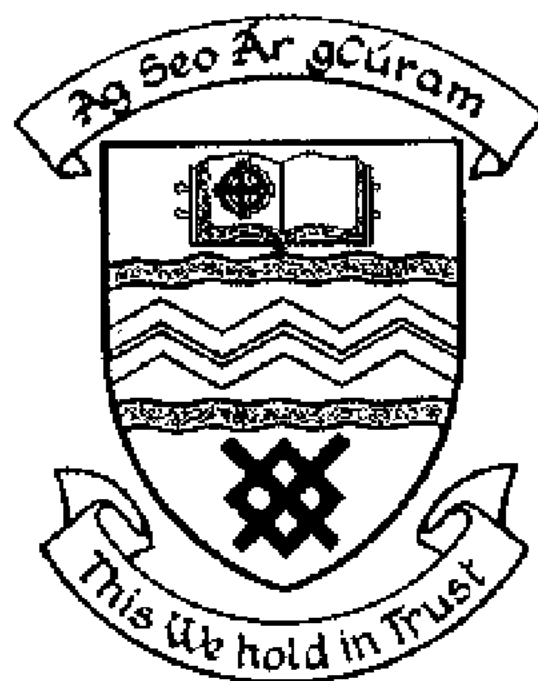
Signed on behalf of South Dublin County Council.

REG REF. S98A/0878

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Edwina Green

.....April 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 0307	Date of Decision 15/02/1999
Register Reference S98A/0878	Date: 18/12/1998

Applicant Mr. James Hoey,

Development Change of use from existing ground floor retail shop to dental surgery and ancillary accommodation including demolition of existing rear extension, provision of new storage shed to rear yard and alteration to existing front facade.

Location Beechpark Stores, adjacent to no.189, Beechpark, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

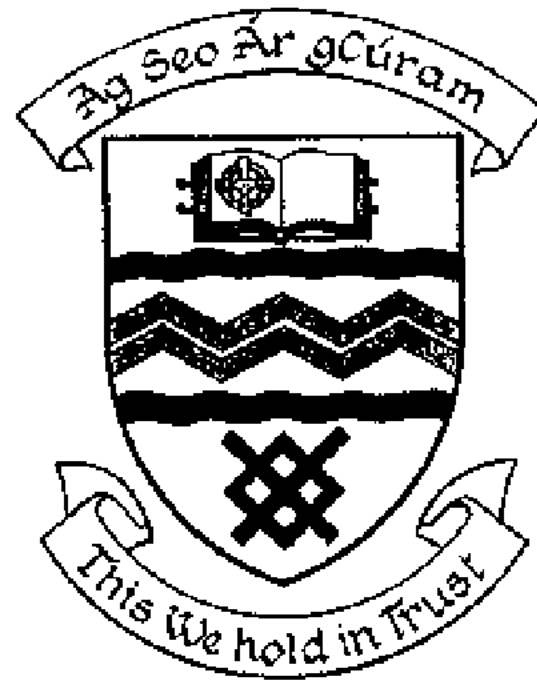
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 15/02/1999
for SENIOR ADMINISTRATIVE OFFICER

Brazil Associates,
29 Eaton Square,
Monkstown,
Co. Dublin.

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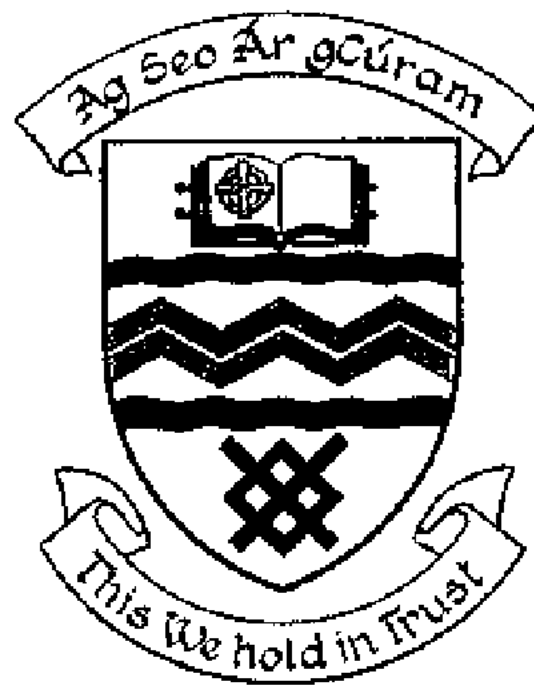
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REG. REF. S98A/0878

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REASON:

In the interest of the visual amenities of the area.

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