

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0615	
1. Location	4 Glendoher Road, Rathfarnham, Dublin 16.		
2. Development	Construction of entrance porch to front, and for change of use from residence to Doctor's surgery, with residential unit at first floor level.		
3. Date of Application	22/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Coll & McCarthy Architects, Address: 137 Lower Rathmines Road, Dublin 6.		
5. Applicant	Name: Dr. S. McCauley, Address: 121 Ballyboden Road, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 4114  Date 20/11/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0032  Date 07/01/98	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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Coll & McCarthy Architects,  
137 Lower Rathmines Road,  
Dublin 6.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0032	Date of Final Grant 07/01/98
Decision Order Number 4114	Date of Decision 20/11/97
Register Reference S97A/0615	Date 22nd September 1997

**Applicant** Dr. S. McCauley,

**Development** Construction of entrance porch to front, and for change of use from residence to Doctor's surgery, with residential unit at first floor level.

**Location** 4 Glendoher Road, Rathfarnham, Dublin 16.

**Floor Area** 75.000 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 (10) 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 four off-street car park spaces be provided within the site. Car park spaces to be clearly marked out and available at all times for car parking.  
REASON:  
In the interest of traffic safety.
- 3 That this permission relates to provision for one consulting room only.  
REASON:  
In the interest of traffic safety.
- 4 That the footpath and grass margin be dishd and drained to the requirement of the Planning Authority (Roads Department).  
REASON:  
In the interest of the proper planning and development of the area.
- 5 That the existing surgery at 121 Ballyboden Road, Rathfarnham, shall revert to residential use upon commencement of use of the proposed surgery.  
REASON:  
In the interest of the proper planning and development of the area.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
REASON:



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In order to comply with the Sanitary Services Acts, 1878-1964.

- 7 That all external finishes harmonise in colour and texture with the existing premises. Car park surface/pattern and marking of car park spaces to be harmonious with existing house.  
REASON:  
In the interest of visual amenity and orderly development.
- 8 That the requirements of the Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of proper planning and development of the area.
- 9 That a financial contribution in the sum of £657 (six hundred and fifty seven 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.
- 10 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred 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

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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.

.....*AD*.....January 1998  
 for SENIOR ADMINISTRATIVE OFFICER