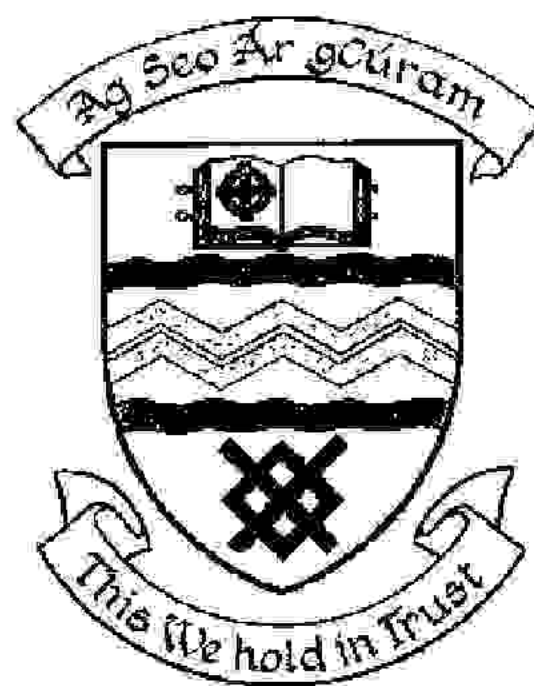


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0433	
1. Location	'Roseville' Hyde Park, Fortfield Road, Terenure, Dublin 6.		
2. Development	Permission is sought by Dr T Smith for use of part of 'Roseville' Hyde Park, Fortfield Road, Terenure, Dublin 6W as doctors surgery, while maintaining residential use in the rest of the house and to provide additional off street parking for 2 cars		
3. Date of Application	04/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Hamilton Young Lawlor Ellison Arch. Address: 12 Terenure Road East Rathgar		
5. Applicant	Name: Dr Tony Smith Address: 1 Slade Row, Palletine Square, Arbour Hill, Dublin 7		
6. Decision	O.C.M. No. 1755 Date 02/09/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2060 Date 16/10/97	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.			

REG. REF. S97A/0433 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
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Hamilton Young Lawlor Ellison Arch.
12 Terenure Road East
Rathgar
Dublin 6

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2060	Date of Final Grant 16/10/97
Decision Order Number 1755	Date of Decision 02/09/97
Register Reference S97A/0433	Date 4th July 1997

Applicant Dr Tony Smith

Development Permission is sought by Dr T Smith for use of part of 'Roseville' Hyde Park, Fortfield Road, Terenure, Dublin 6W as doctors surgery, while maintaining residential use in the rest of the house and to provide additional off street parking for 2 cars

Location 'Roseville' Hyde Park, Fortfield Road, Terenure, Dublin 6.

Floor Area 55.600 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 (11) Conditions.

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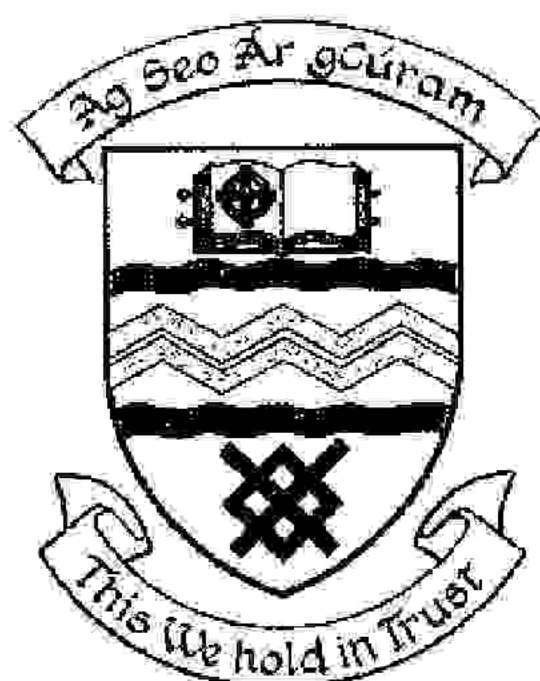
Conditions and Reasons

- 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 The sunroom shall be omitted from the development and replaced by suitable landscaped private open space which shall be available at all times for the enjoyment of the residents of the dwelling. The gable wall shall be made good and suitably rendered and finished to match existing.
REASON:
In the interest of residential amenities.
- 3 That the development shall be restricted to one consulting room only and the rooms indicated as office in the submitted plans shall be ancillary to the surgery and/or residence.
REASON:
To prevent the intensification of the site, in the interest of residential amenities of the area.
- 4 That in the event that the doctor is not a resident in the dwelling of which the proposed surgery forms a part, the hours of opening shall be between 9.00am to 5.30pm Monday to Friday and 9.00am to 12.30pm on Saturday only.
REASON:
In the interest of amenities of the area.
- 5 That when the structure is no longer required for use as a SURGERY 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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REASON:

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

- 7 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.

- 8 That the footpath and kerb be dishd and driveway drained to the requirements of the Roads Department of the Planning Authority.

REASON:

In the interest of the proper planning and development of the area.

- 9 That the proposed flat shall be used as a single dwelling.

REASON:

In the interest of residential amenities.

- 10 That a financial contribution in the sum of £565 (five hundred and sixty 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.

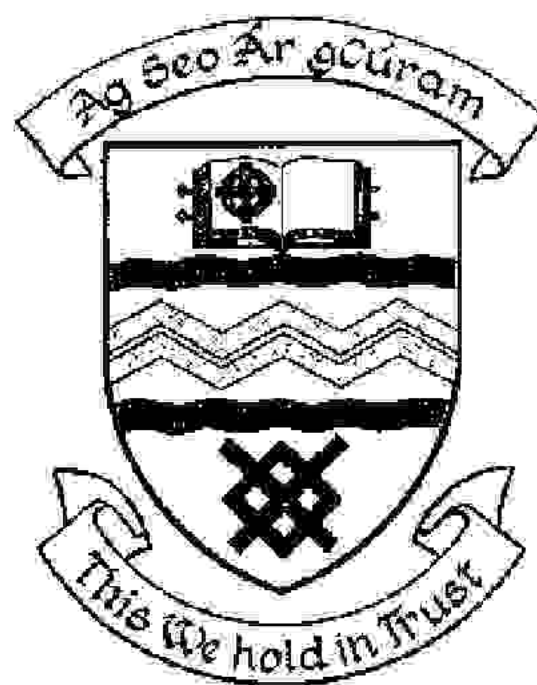
- 11 That a financial contribution in the sum of money equivalent to the value of £200 (two hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at 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:

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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.


..... 6 October 1997
for SENIOR ADMINISTRATIVE OFFICER