

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0418
1. Location	Corner site at junction of the Old Nangor Road, and Link Road to New Nangor Road, Clondalkin, Dublin 22.	
2. Development	Planning approval is being sought for a Medical Centre.	
3. Date of Application	30/06/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Approval	1. 2.
4. Submitted by	Name: Kearney & Kiernan Architects, Address: 8 Merrion Square, Dublin 2.	
5. Applicant	Name: Dr. Deena Ramiah, Address: Crockshane, Rathcoole, Co. Dublin.	
6. Decision	O.C.M. No. 1705 Date 28/08/97	Effect AA GRANT APPROVAL
7. Grant	O.C.M. No. 2036 Date 09/10/97	Effect AA GRANT APPROVAL
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/0418 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

Kearney & Kiernan Architects,
8 Merrion Square,
Dublin 2.

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 2036	Date of Final Grant 09/10/97
Decision Order Number 1705	Date of Decision 28/08/97
Register Reference S97A/0418	Date 30th June 1997

Applicant Dr. Deena Ramiah,

Development Planning approval is being sought for a Medical Centre.

Location Corner site at junction of the Old Nangor Road, and Link Road to New Nangor Road, Clondalkin, Dublin 22.

Floor Area 156.000 Sq Metres

Time extension(s) up to and including

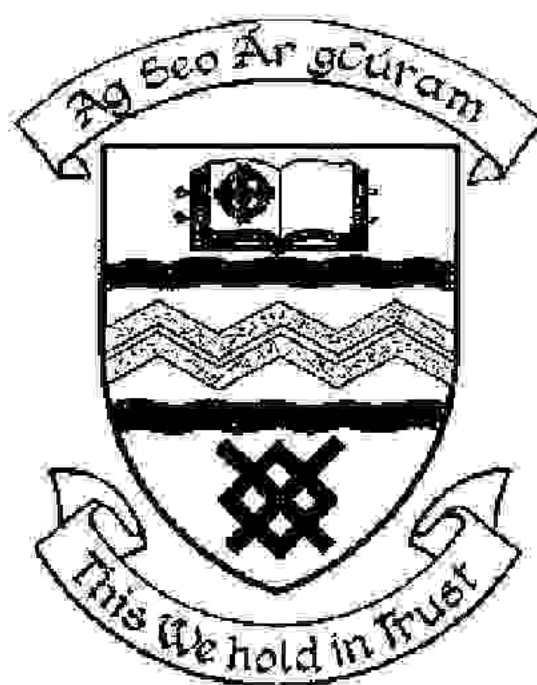
Additional Information Requested/Received /

A Approval has been granted for the development described above,
subject to the following (12) conditions.

REG REF. S97A/0418 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details and shall otherwise accord with the terms and conditions of outline planning permission ref.; S96A/0625.
REASON:
In the interests of the proper planning and development of the area.
- 2 Details of the proposed sign located adjacent to the pedestrian access to the site, including method of illumination if any, shall be submitted to and to the satisfaction of the Planning Authority prior to the commencement of development. The proposed sign shall not be internally illuminated.
REASON:
In the interests of the control of advertising with respect to the visual amenities of the area.
- 3 Notwithstanding condition no. 2 above, no other advertising signs or devices shall be painted or erected on the premises (other than those which are exempted development) without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal.
REASON:
In the interests of the control of advertising with respect to the visual amenities of the area.
- 4 The proposed planting strip along the western boundary of the site shall be continued over the full length of the western and southern boundaries. All landscaping and planting shall be undertaken in the first planting season following the first use of any part of the development.
REASON:
In the interests of visual amenity.
- 5 The proposed railings to the site boundaries shall be of the decorative tubular steel type. The proposed steel access gates shall be in keeping these proposed railings and shall not exceed the height of the railings.

REG. REF. S97A/0418 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

REASON:

In the interests of visual amenity.

- 6 The proposed mild steel railings on the northern boundary shall be omitted and replaced with a 2 metre high solid block wall rendered and capped over it's full length. The proposed wall shall be designed so as not to interfere with visibility at the site entrance.

REASON:

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

- 7 A total of 8 on-site car parking spaces shall be provided and the car parking layout shall be amended accordingly. car parking areas shall be surfaced with a dense bituminous macadam and bays shall be lined using a durable and visible lining material.

REASON:

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

- 8 A footpath, including dishing and ramping shall be completed along the entire site frontage prior to the first use of any part of the premises. Details shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

REASON:

In the interests of the proper planning and development of the area and the prevention of the creation of a traffic hazard.

- 9 Any external lighting to the proposed buildings, including open space and car parking areas shall be such as not to cause harm to residential amenity or cause traffic hazard.

REASON:

In the interests of residential amenity and the prevention of the creation of a traffic hazard.

REG REF. S97A/0418 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

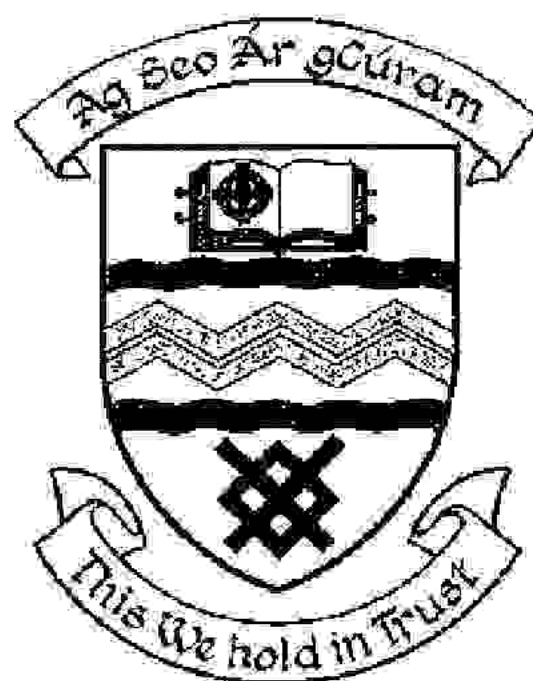
Telephone: 01-462 0000
Fax: 01-462 0104

- 10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 11 That a financial contribution in the sum of £1,260 (one thousand two 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.
- 12 That a financial contribution in the sum of money equivalent to the value of £1,600 (one thousand six 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 improvement works and traffic management schemes facilitating the proposed development.
- NOTE: The applicant is informed that the Department of Defence advises that the proposed development is located in an area in which the level of aircraft noise without adequate insulation will be intrusive.

REG. REF. S97A/0418 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

- (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.


.....13. October 1997
for SENIOR ADMINISTRATIVE OFFICER