

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0394	
1. Location	1 Grange Manor Drive, Rathfarnham, Dublin 16.		
2. Development	Permission sought for two storey extension at side and use of ground floor thereof for consulting room.		
3. Date of Application	18/06/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Des McCarthy, Address: 4 Broadford Drive, Ballinteer,		
5. Applicant	Name: Bay Ashcroft-Jones, Address: 1 Grange Manor Drive, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 1627 Date 14/08/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1958 Date 29/09/97	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/0394 SOUTH DUBLIN COUNTY COUNCIL
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Des McCarthy,
4 Broadford Drive,
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Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1958	Date of Final Grant 29/09/97
Decision Order Number 1627	Date of Decision 14/08/97
Register Reference S97A/0394	Date 18th June 1997

Applicant Bay Ashcroft-Jones,

Development Permission sought for two storey extension at side and use of ground floor thereof for consulting room.

Location 1 Grange Manor Drive, Rathfarnham, Dublin 16.

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 (8) Conditions.

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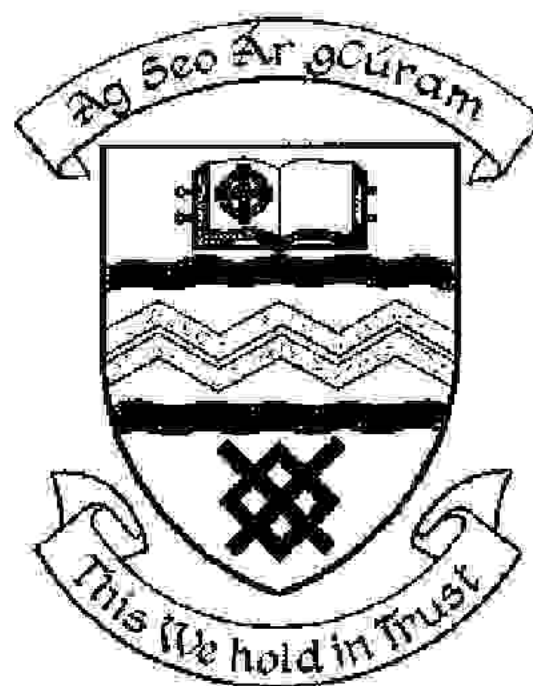
Conditions and Reasons

- 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 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 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and in this regard the foundations of the proposed extension where they encroach within a distance of 5m from any adjacent public sewer or watermains shall be constructed below the invert level of the pipes.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 That when the structure is no longer required for use as 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 surgery be operated only by a DOCTOR in residence in the dwelling of which it forms part and that it not be separated from the existing dwelling either by way of sale or letting or otherwise.
REASON:
In the interest of the proper planning and development of the area.

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- 7 That a financial contribution in the sum of £396 (three hundred and ninety six 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.

- 8 That a financial contribution in the sum of money equivalent to the value of £423 (four hundred and twenty three 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:

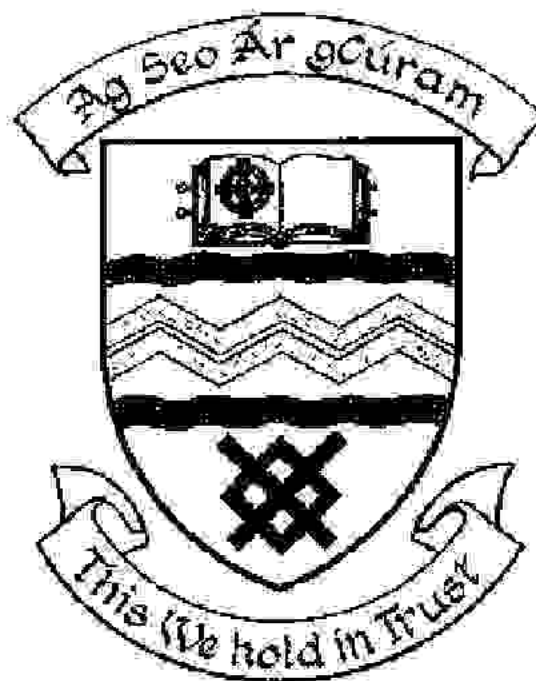
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.

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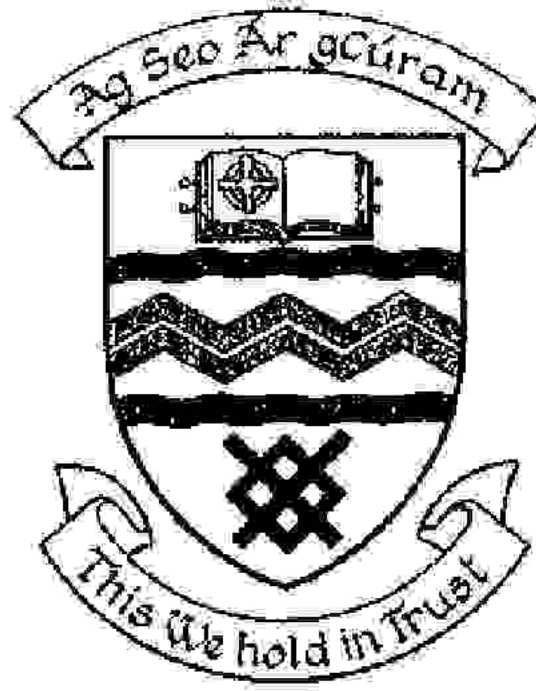
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- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

.....*[Signature]*.....*[Signature]* 29 September 1997
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 1627	Date of Decision 14/08/97
Register Reference S97A/0394	Date 18th June 1997

Applicant Bay Ashcroft-Jones,

Development Permission sought for two storey extension at side and use of ground floor thereof for consulting room.

Location 1 Grange Manor Drive, Rathfarnham, Dublin 16.

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.

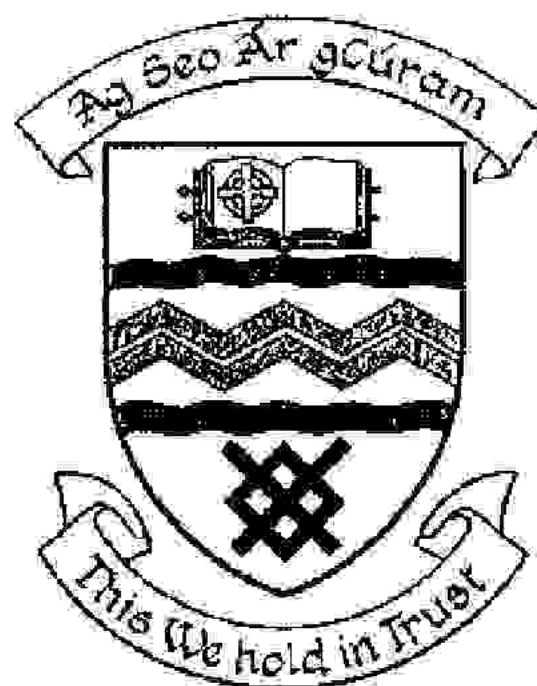
subject to the conditions (8) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

14/08/97

Des McCarthy,
4 Broadford Drive,
Ballinteer,
Dublin 16.

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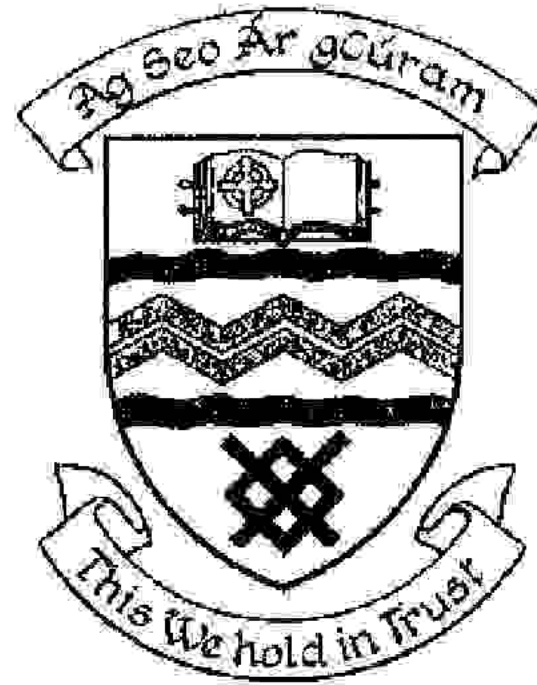
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- 6 That the surgery be operated only by a DOCTOR in residence in the dwelling of which it forms part and that it not be separated from the existing dwelling either by way of sale or letting or otherwise.

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REASON:

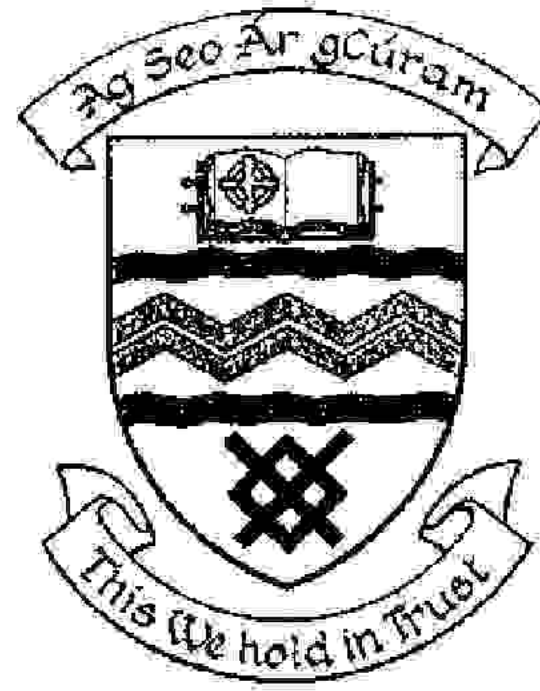
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