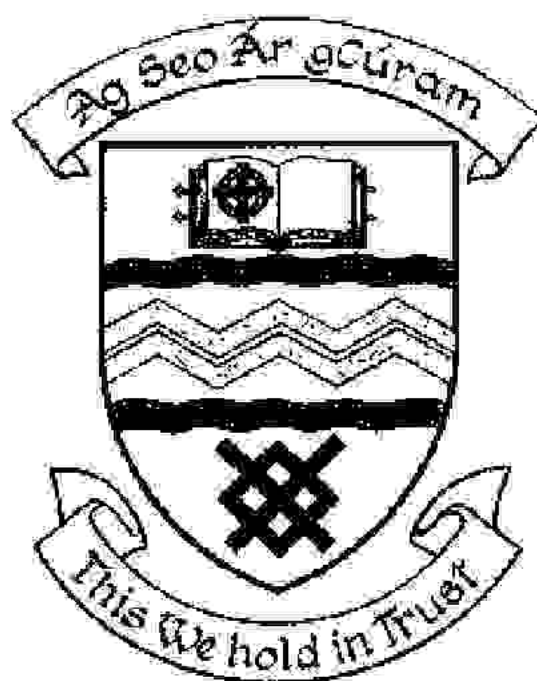


REG. REF. S97A/0392 SOUTH DUBLIN COUNTY COUNCIL
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Lár an Bhaile, Tamhlacht,
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PLANNING
DEPARTMENT
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Conditions and Reasons

- 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 all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 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.
- 4 That when those parts of the structure for which permission is granted for surgery use under this permission are no longer required for use as a surgery by the applicant, that their use revert to residential use as part of either no. 2 or no. 3 Orchard Lane unless a separate planning permission is first granted by South Dublin County Council or An Bord Pleanála on appeal.
REASON:
In the interests of the proper planning and development of the area.
- 5 That the surgery be operated by a doctor in residence at No.3 Orchard Road and that the surgery be not separated from that dwelling by way of sale, letting or otherwise.
REASON:
In the interest of the proper planning and development of the area and compliance with development plan policies on home based economic activities as set out a paragraph 3.9.4 of the Dublin County Development Plan 1993.

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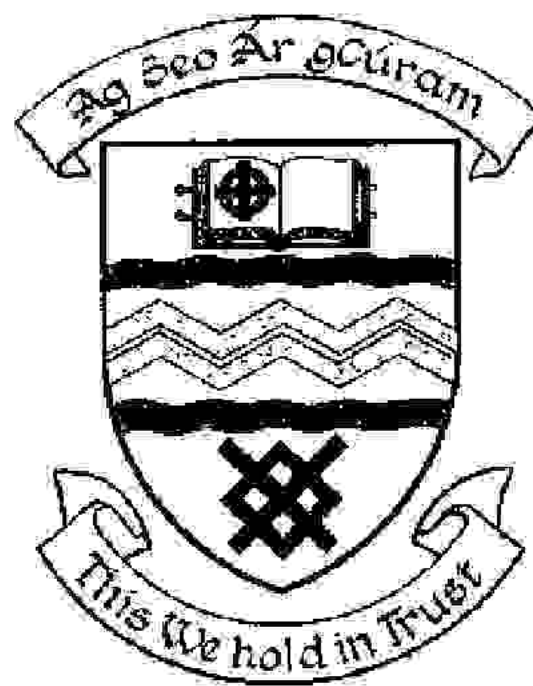
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- 6 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 7 That the water supply 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.
- 8 That a financial contribution in the sum of £893 (eight hundred and ninety three 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 £952 (nine hundred and fifty two 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.

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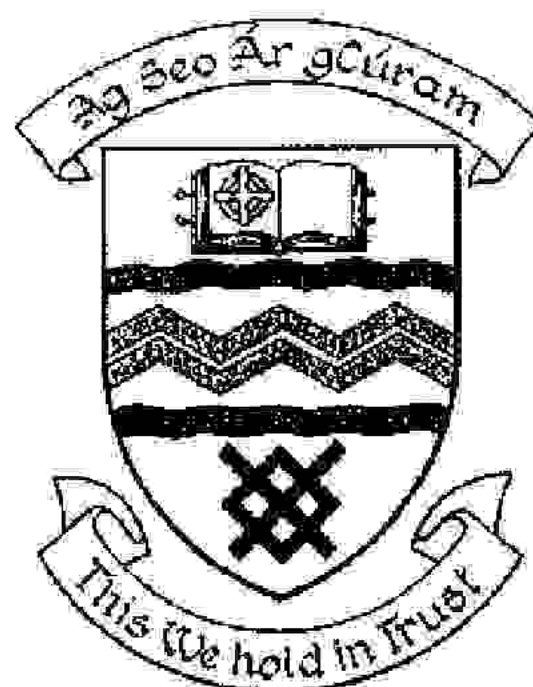
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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety 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.

.....September 1997
for SENIOR ADMINISTRATIVE OFFICER

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1638	Date of Decision 14/08/97
Register Reference S97A/0392	Date 17th June 1997

Applicant Dr. L. Hamilton,

Development Permission sought for rear extension at No.2, retention of conversion of existing rear extension at No.3 to Doctor's surgery, reconstruction of existing garages at No.2 and 3 for use as reception/waiting area with first floor extension over for domestic use.

Location 2 & 3 Orchard Road, Clondalkin, Dublin 22.

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.

.....
for SENIOR ADMINISTRATIVE OFFICER

14/08/97

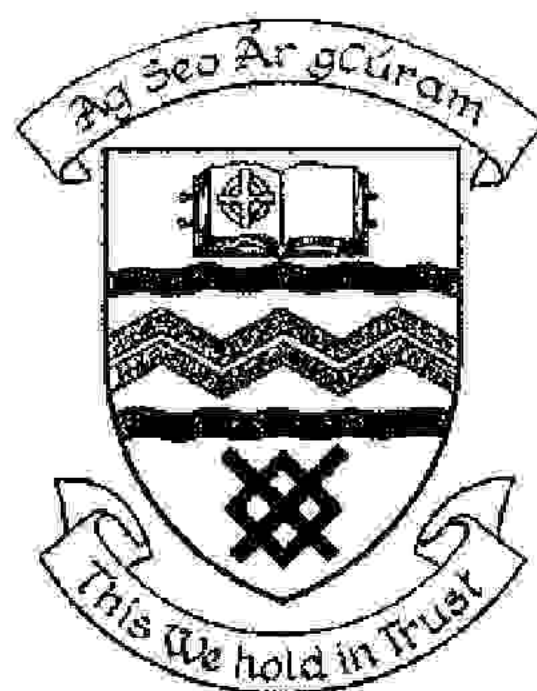
H. K. O'Daly & Associates,
Kingswood,
Naas Road,
Clondalkin,
Dublin 22.

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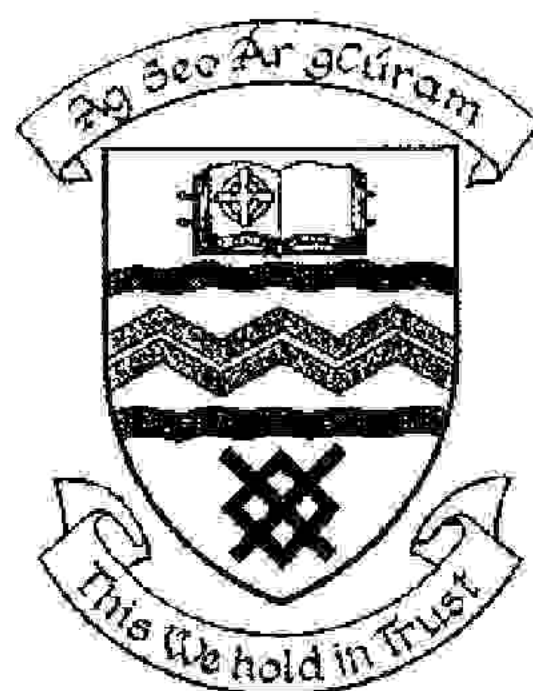
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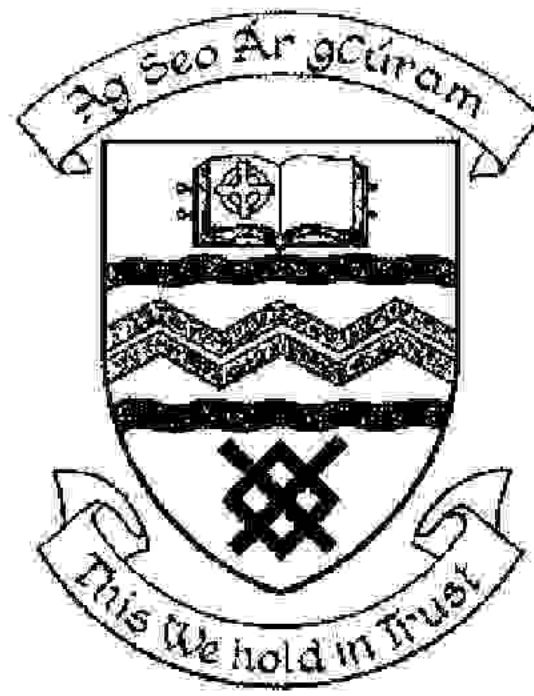
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on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South 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.

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