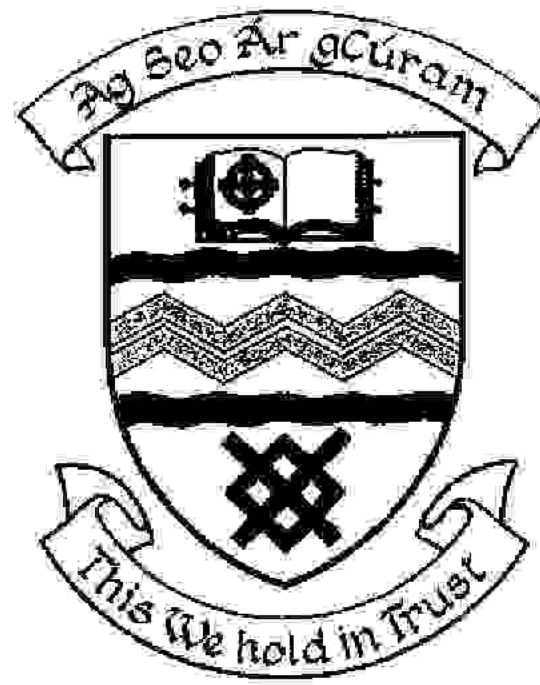


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0496	
1. Location	Aylesbury Shopping Centre, Aylesbury, Tallaght, Dublin 24.		
2. Development	Part two storey surgery for four general practitioners and two apartments at first floor level.		
3. Date of Application	18/09/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/11/96 2.	1. 16/12/96 2.
4. Submitted by	Name: Doctors Jordan, Smith and Twomey Address: c/o Bloom House, 15, Mountjoy Square,		
5. Applicant	Name: Doctors Jordan, Smith and Twomey Address: 2, Heatherview Avenue, Aylesbury, Tallaght, Dublin 24		
6. Decision	O.C.M. No. 0273 Date 13/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0583 Date 26/03/97	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.	



# SOUTH DUBLIN COUNTY COUNCIL

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Doctors Jordan, Smith and Twomey  
c/o Bloom House,  
15, Mountjoy Square,  
Dublin 1.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0583	Date of Final Grant 26/03/97
Decision Order Number 0273	Date of Decision 13/02/97
Register Reference S96A/0496	Date 16th December 1996

**Applicant** Doctors Jordan, Smith and Twomey

**Development** Part two storey surgery for four general practitioners and two apartments at first floor level.

**Location** Aylesbury Shopping Centre, Aylesbury, Tallaght, Dublin 24.

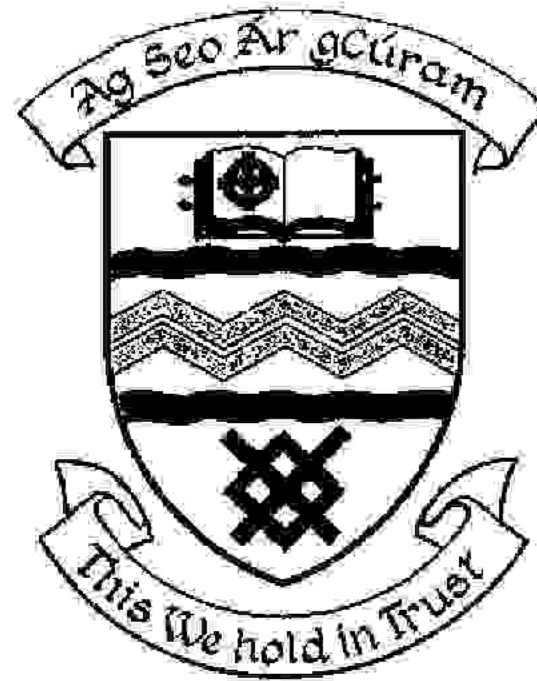
**Floor Area** 0.000 Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** 13/11/96 /16/12/96

A Permission has been granted for the development described above,  
subject to the following (13) conditions.

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**Conditions and Reasons**

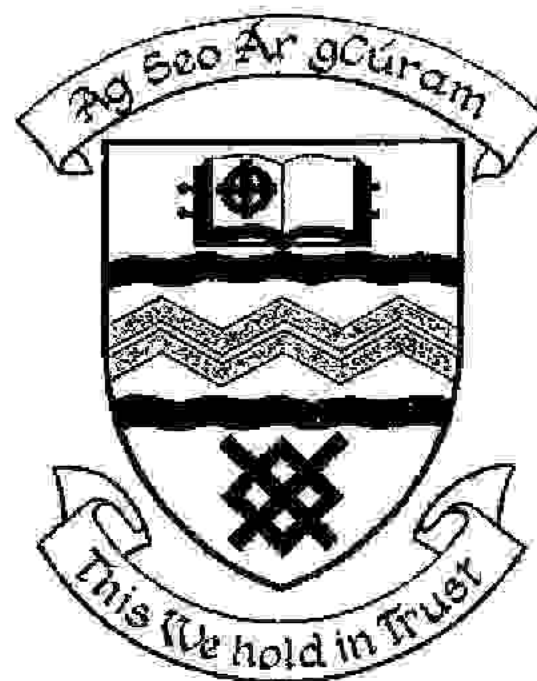
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information received by the Planning Authority on 16/12/96, save as may be required by the other conditions attached hereto.  
**REASON:**  
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That each proposed apartment be used as a single dwelling unit.  
**REASON:**  
 To prevent unauthorised development.
- 3 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.
- 4 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
**REASON:**  
 In the interest of amenity.
- 5 That no apartment be occupied until all the services have been connected thereto and are operational.  
**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. In this regard the gradients on the 100mm foul drain shall be increased to 1:40.  
**REASON:**



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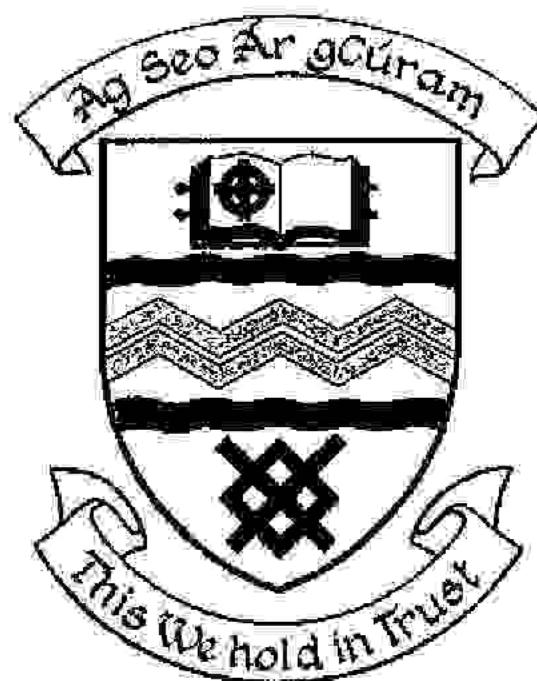
In order to comply with the Sanitary Services Acts, 1878-1964.

- 7 Prior to the commencement of development on site, the applicants shall agree full details of the surface water drainage layout of the development with the Environmental Services Department of South Dublin County Council.  
REASON:  
In the interest of public health.
- 8 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences. The supply to the proposed development shall be metered at the applicants expense.  
REASON:  
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 9 The proposed gates to the rear yard shall be not greater than 2.4m in height and shall be constructed of solid steel and painted in a dark colour. Palisade type gates and anti-climbing devices are not permitted.  
REASON:  
In the interest of visual amenity.
- 10 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.
- 11 That a financial contribution in the sum of £5,497 (five thousand four hundred and ninety seven pounds) be paid by the proposer to South Dublin County Council towards the cost

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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 £3,200 (three thousand 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:

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.

- 13 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 Public Open Space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

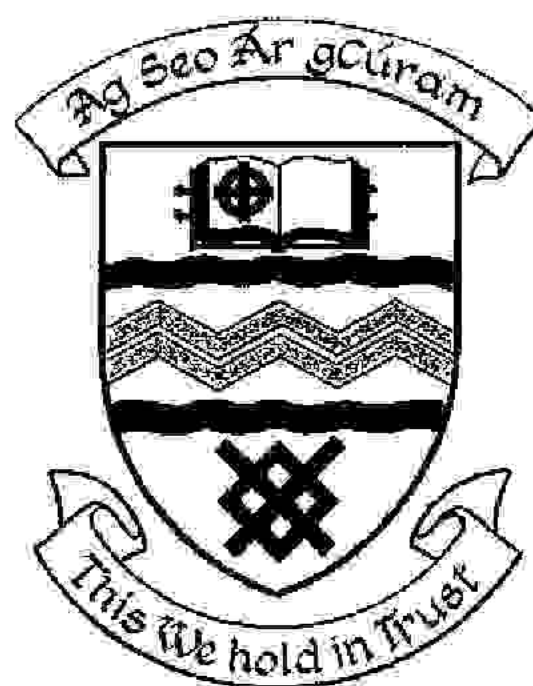
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.



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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.

*Agona* 27th  
.....March 1997  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2215	Date of Decision 13/11/96
Register Reference S96A/0496	Date 18th September 1996

**Applicant** Doctors Jordan, Smith and Twomey  
**Development** Part two storey surgery for four general practitioners and two apartments at first floor level.

**Location** Aylesbury Shopping Centre, Aylesbury, Tallaght, Dublin 24.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 18/09/96 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicants are requested to submit the following details on a revised site layout plan to scale 1:200:-
  - a. location of the proposed connection to the existing public foul sewer together with invert levels, cover levels, gradients and pipe sizes up to and including the point of connection;
  - b. levels of sewer connection in relation to the existing Dublin Corporation watermain.
- 2 The applicants are requested to submit written evidence of permission to connect to a private surface water sewer.

Doctors Jordan, Smith and Twomey  
c/o Bloom House,  
15, Mountjoy Square,  
Dublin 1.

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REG REF. S96A/0496

- 3 The applicants are requested to indicate if it is proposed to erect any barrier or gates to the east of the building to control access to the rear of the development.

Signed on behalf of South Dublin County Council

.....<sup>LB</sup>.....  
for Senior Administrative Officer

14/11/96