

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0486	
1. Location	24 Cherrywood Grove, Clondalkin, Dublin 22.		
2. Development	Extension to side of approved medical practice under Reg. No. ZA643, with car parking at rear and to retain change of use of remainder of residence to medical practice.		
3. Date of Application	12/09/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Dr. J. McCarthy and Dr. I.V. Keane, Address: 24 Cherrywood Grove, Clondalkin,		
5. Applicant	Name: Dr. Jim McCarthy and Dr. I.V. Keane, Address: 24 Cherrywood Grove, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2189  Date 08/11/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2484  Date 18/12/96	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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Dr. J. McCarthy and Dr. I.V. Keane,  
24 Cherrywood Grove,  
Clondalkin,  
Dublin 22.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2484	Date of Final Grant 18/12/96
Decision Order Number 2189	Date of Decision 08/11/96
Register Reference S96A/0486	Date 12th September 1996

**Applicant** Dr. Jim McCarthy and Dr. I.V. Keane,

**Development** Extension to side of approved medical practice under Reg. No. ZA643, with car parking at rear and to retain change of use of remainder of residence to medical practice.

**Location** 24 Cherrywood Grove, Clondalkin, Dublin 22.

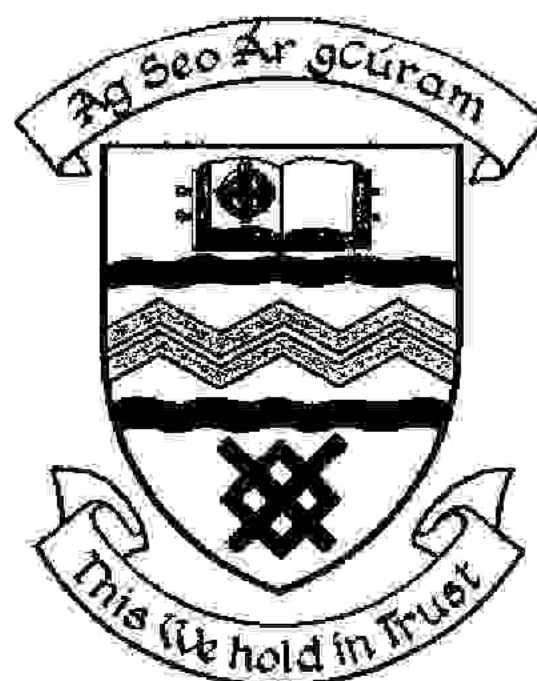
**Floor Area** 102.000 Sq Metres  
**Time extension(s) up to and including**  
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (8) Conditions.

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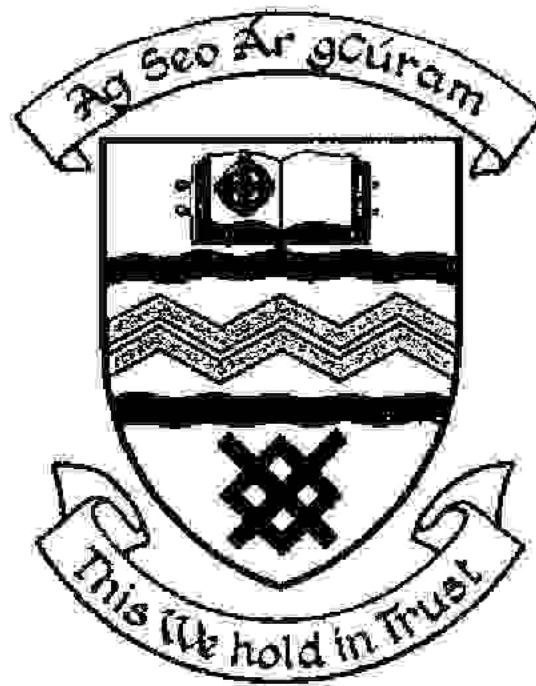
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## Conditions and Reasons

- 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 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.
- 4 Prior to the first use of the proposed development, the car parking area to the rear of the premises shall be surfaced in a hardwearing dustfree and durable material to the satisfaction of the Planning Authority.  
REASON:  
In the interest of a proper standard of development.
- 5 The proposed northern boundary wall to the proposed extension and the proposed driveway shall be such as to ensure that vehicles can gain access to the proposed car parking area to the rear of the premises. Details to be agreed with the Planning Authority.  
REASON:  
In the interest of ensuring that access can be gained to the on-site car parking facilities.
- 6 With regard to the proposed extension a financial contribution in the sum of £278 (two hundred and seventy



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eight pounds) shall 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.

- 7 With regard to the retention of the change of use of remainder of residence to medical practice, a financial contribution in the sum of £342 (three hundred and forty two pounds) shall be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the development and which facilitate this development; this contribution to be paid on receipt of final grant of permission.

**REASON:**

The provision of such services in the area by the Council will facilitate the 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 £400 (four 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.

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All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

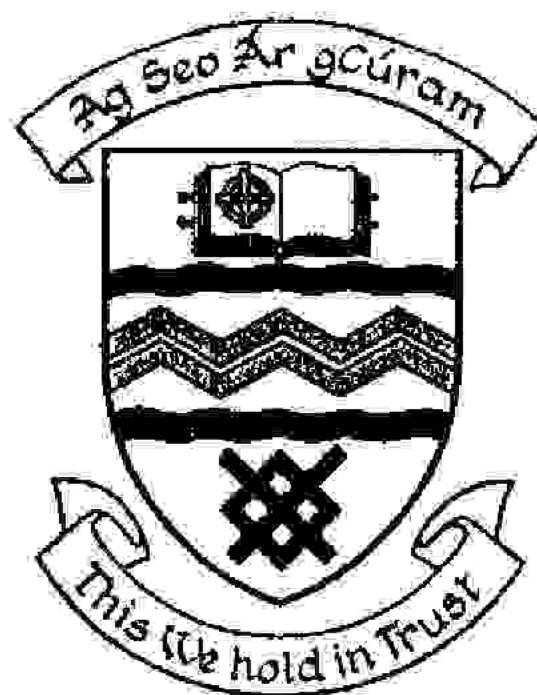
In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

signed on behalf of South Dublin County Council.

 ..... 20th December 1996  
for SENIOR ADMINISTRATIVE OFFICER



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

<b>Decision Order Number</b> 2189	<b>Date of Decision</b> 08/11/96
<b>Register Reference</b> S96A/0486	<b>Date</b> 12th September 1996

**Applicant** Dr. Jim McCarthy and Dr. I.V. Keane,

**Development** Extension to side of approved medical practice under Reg.  
No. ZA643, with car parking at rear and to retain change of  
use of remainder of residence to medical practice.

**Location** 24 Cherrywood Grove, 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 ( 8 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 08/11/96  
for SENIOR ADMINISTRATIVE OFFICER

Dr. J. McCarthy and Dr. I.V. Keane,  
24 Cherrywood Grove,  
Clondalkin,  
Dublin 22.

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Conditions and Reasons

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REASON:  
In the interest of a proper standard of development.
- 5 The proposed northern boundary wall to the proposed extension and the proposed driveway shall be such as to ensure that vehicles can gain access to the proposed car parking area to the rear of the premises. Details to be agreed with the Planning Authority.



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REASON:

In the interest of ensuring that access can be gained to the on-site car parking facilities.

- 6 With regard to the proposed extension a financial contribution in the sum of £278 (two hundred and seventy eight pounds) shall 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.

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REASON:

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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.