

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0334	
1. Location	69 Butterfield Avenue, Rathfarnham.		
2. Development	Change of use from garage to Surgery and provision of pitched tiled roof to existing surgery.		
3. Date of Application	14/06/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/08/96 2.	1. 19/08/96 2.
4. Submitted by	Name: Austin C. Murray F.R.I.A.I., Address: Richmond Lodge, Richmond Green,		
5. Applicant	Name: Dr. P. O'Domhnaill, Address: 69 Butterfield Avenue, Rathfarnham.		
6. Decision	O.C.M. No. 2019 Date 17/10/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2308 Date 03/12/96	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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Austin C. Murray F.R.I.A.I.,  
Richmond Lodge,  
Richmond Green,  
Monkstown,  
Co. Dublin.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2308	Date of Final Grant 03/12/96
Decision Order Number 2019	Date of Decision 17/10/96
Register Reference S96A/0334	Date 19th August 1996

**Applicant** Dr. P. O'Domhnaill,

**Development** Change of use from garage to Surgery and provision of pitched tiled roof to existing surgery.

**Location** 69 Butterfield Avenue, Rathfarnham.

**Floor Area** 0.000 Sq Metres

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

**Additional Information Requested/Received** 12/08/96 /19/08/96

A Permission has been granted for the development described above,  
subject to the following (7) Conditions.

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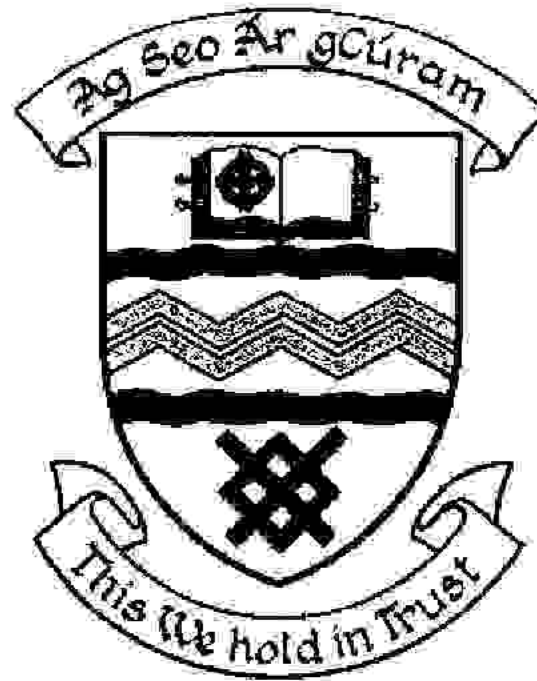
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and additional information received on 19.08.1996, 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 one additional car parking space be provided on site and details shall be discussed and agreed in writing with the Planning Department, of South Dublin County Council prior to the commencement of development.  
REASON:  
In the interest of orderly development of the area and in the interest of traffic safety.
- 3 That the surgery shall 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.
- 4 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 5 That if and when the structure is no longer required for use as a 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 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



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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.

- 7 That a financial contribution in the sum of £270 (two  
hundred and seventy 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.

**NOTE:** Applicant is advised that in the event of  
encroachment or oversailing of the adjoining  
property, the consent of the adjoining property  
owner is required.

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.

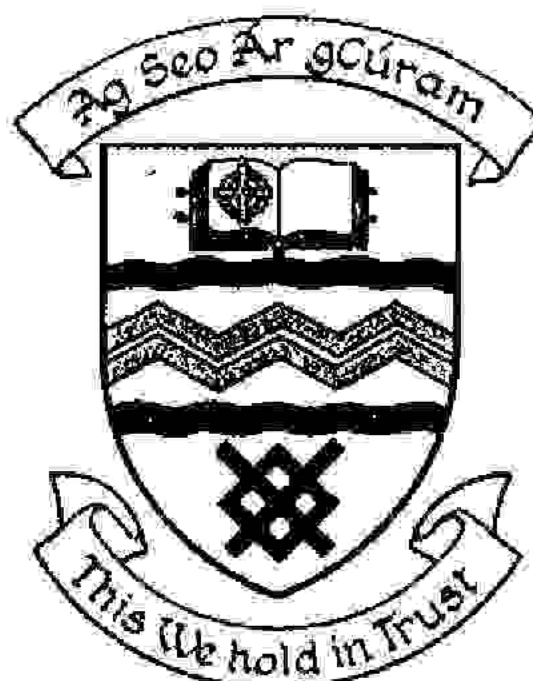
Signed on behalf of South Dublin County Council.

.....320.....December 1996  
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 2019	Date of Decision 17/10/96
Register Reference S96A/0334	Date 14th June 1996

**Applicant** Dr. P. O'Domhnaill,

**Development** Change of use from garage to Surgery and provision of  
pitched tiled roof to existing surgery.

**Location** 69 Butterfield Avenue, Rathfarnham.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** 12/08/96 /19/08/96

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 ( 7 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 17/10/96  
for SENIOR ADMINISTRATIVE OFFICER

Austin C. Murray F.R.I.A.I.,  
Richmond Lodge,  
Richmond Green,  
Monkstown,  
Co. Dublin.

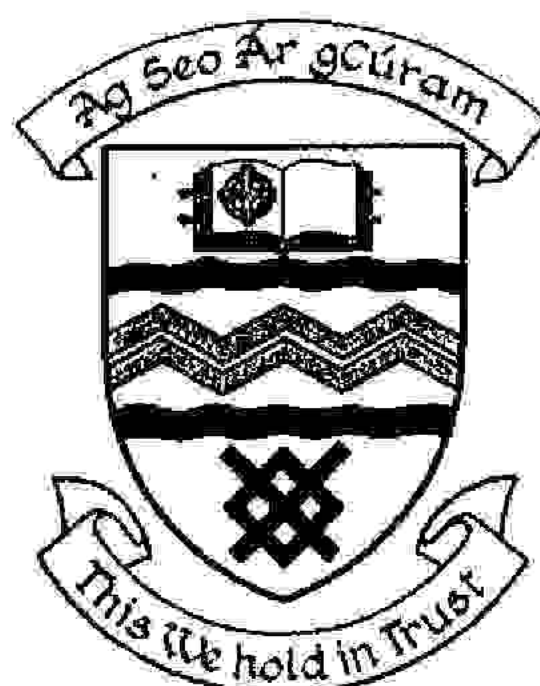


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REG REF. S96A/0334



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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, and additional information received on 19.08.1996, 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 one additional car parking space be provided on site and details shall be discussed and agreed in writing with the Planning Department, of South Dublin County Council prior to the commencement of development.  
REASON:  
In the interest of orderly development of the area and in the interest of traffic safety.
  
- 3     That the surgery shall 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.
  
- 4     That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
  
- 5     That if and when the structure is no longer required for use as a 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.

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REG. REF. S96A/0334

- 6 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.

- 7 That a financial contribution in the sum of £270 (two hundred and seventy 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.

NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.



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

Decision Order Number 1545	Date of Decision 12/08/96
Register Reference S96A/0334	Date 14th June 1996

**Applicant** Dr. P. O'Domhnaill,  
**Development** Change of use from garage to surgery and provision of  
pitched tiled roof to existing surgery.

**Location** 69 Butterfield Avenue, Rathfarnham.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 14/06/96 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 Details of off-street car parking facilities for the existing and proposed development are required. In this regard the applicant is advised that the Development Plan requires 2 car spaces per consultants room. This requirement is separate from the demands of the existing residential accommodation.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

12/08/96

Austin C. Murray F.R.I.A.I.,  
Richmond Lodge,  
Richmond Green,  
Monkstown,  
Co. Dublin.