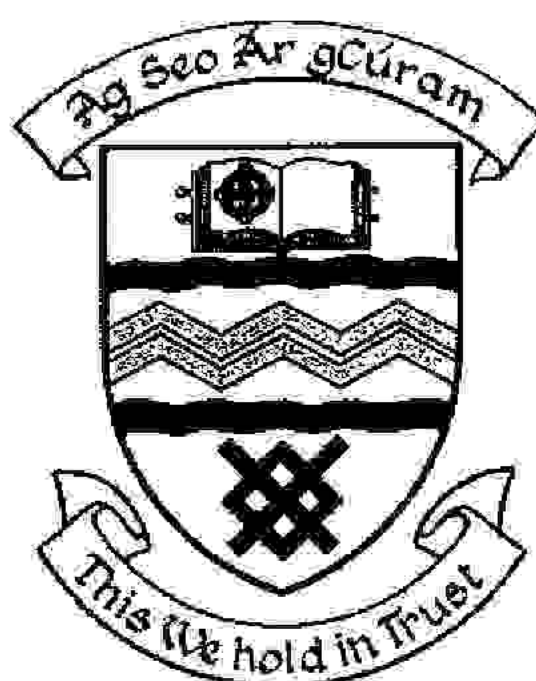


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0247	
1. Location	49 Butterfield Orchard, Dublin 14.		
2. Development	Partial change of use from residential to a doctor's surgery and an extension to house.		
3. Date of Application	03/05/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 01/07/96 2.	1. 23/07/96 2.
4. Submitted by	Name: O'Dea & Moore Architects, Address: 21 Castle Street, Dalkey,		
5. Applicant	Name: G. O'Nolan, Address: 49 Butterfield Orchard, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1853 Date 19/09/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2167 Date 06/11/96	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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O'Dea & Moore Architects,
21 Castle Street,
Dalkey,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2167	Date of Final Grant 06/11/96
Decision Order Number 1853	Date of Decision 19/09/96
Register Reference S96A/0247	Date 23rd July 1996

Applicant G. O'Nolan,

Development Partial change of use from residential to a doctor's surgery and an extension to house.

Location 49 Butterfield Orchard, Dublin 14.

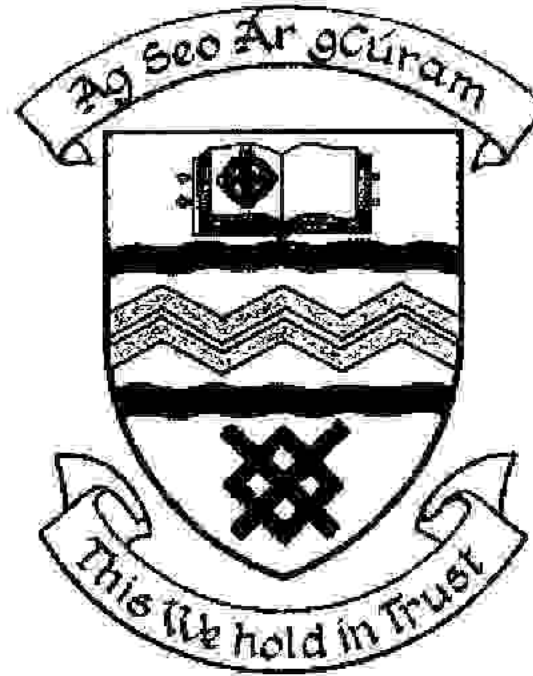
Floor Area 5.320 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 01/07/96 /23/07/96

A Permission has been granted for the development described above,
subject to the following (10) 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 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.
- 5 That the surgery be operated only by a DOCTOR/DENTIST 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.
- 6 That details of foundation be submitted to Environmental Services Department, South Dublin County Council for prior agreement.
REASON:
In the interest of the proper planning and development of the area.
- 7 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

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REASON:

In the interest of health.

- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.

REASON:

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

- 9 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.

- 10 That a financial contribution in the sum of £509 (five hundred and nine 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.

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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.

.....*bt*.....November 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 1853	Date of Decision 19/09/96
Register Reference S96A/0247	Date 3rd May 1996

Applicant G. O'Nolan,
Development Partial change of use from residential to a doctor's surgery
and an extension to house.

Location 49 Butterfield Orchard, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 01/07/96 /23/07/96

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

.....
for SENIOR ADMINISTRATIVE OFFICER

19/09/96

O'Dea & Moore Architects,
21 Castle Street,
Dalkey,
Co. Dublin.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S96A/0247

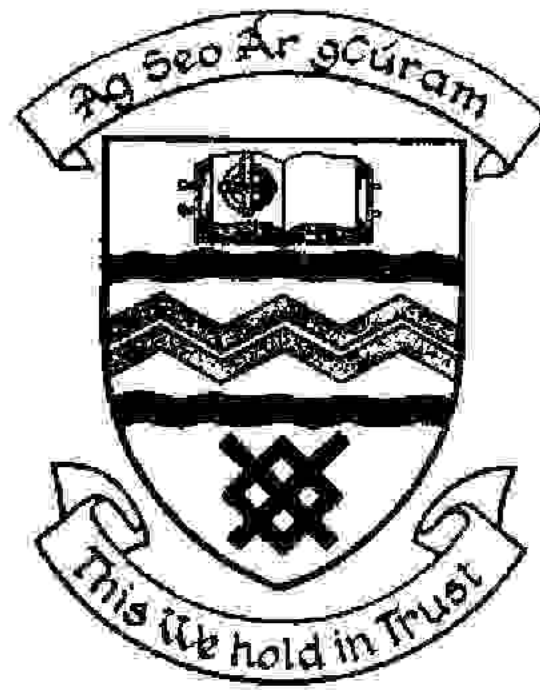
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Conditions and Reasons

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- 2 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
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REASON:
In the interest of visual amenity.
- 4 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.
- 5 That the surgery be operated only by a DOCTOR/DENTIST 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.
- 6 That details of foundation be submitted to Environmental Services Department, South Dublin County Council for prior agreement.
REASON:

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In the interest of the proper planning and development of the area.

- 7 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 9 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.
- 10 That a financial contribution in the sum of £509 (five hundred and nine pounds) be paid by the proposer to South

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

Decision Order Number 1225	Date of Decision 01/07/96
Register Reference S96A/0247	Date 3rd May 1996

Applicant G. O'Nolan,
Development Partial change of use from residential to a doctor's surgery
and an extension to house.

Location 49 Butterfield Orchard, Dublin 14.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 03/05/96 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 applicant is asked to clarify whether or not the occupants of the house will be the practioner operating the proposed surgery.

Signed on behalf of South Dublin County Council

LB
.....
for Senior Administrative officer

01/07/96

O'Dea & Moore Architects,
21 Castle Street,
Dalkey,
Co. Dublin.