

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0374	Date of Decision 28/02/96
Register Reference S96A/0002	Date 2nd January 1996

Applicant Dr. A. Byrne & Dr. P. McGrath.
Development Proposed side extension s and new porch to surgery.
Location 10A Templeroan Lodge, Scholarstown Road, Templeogue, Dublin 16.

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

.....
for SENIOR ADMINISTRATIVE OFFICER 28/02/96

Edmund Morris Architect,
20 Dartry Park,
Dartry,
Dublin 6.

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REG REF. S96A/0002

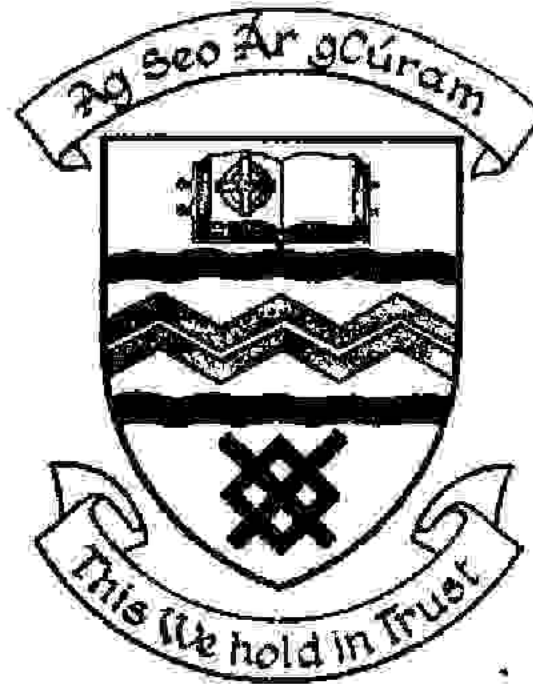
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Conditions and Reasons

- 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 South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 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.
- 5 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.
- 6 That no change of use of the premises shall take place without a prior grant of permission by the Planning Authority or An Bord Pleanála.
REASON:
In the interest of the proper planning and development of the area.

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- 7 That not more than two medical practitioners shall operate in the premises.
REASON:
In the interest of the proper planning and development of the area.
- 8 Applicant is required to submit detailed information on the proposed drainage system up to connection to public sewer to include pipe sizes, gradients, invert levels and cover levels. Details to be submitted and agreed in writing with South Dublin County Council, Planning Department prior to commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 9 That a financial contribution in the sum of money equivalent to the value of £800 (eight 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 the 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 £292 (two hundred and ninety two 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.

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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.

AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S96A/0002

APPEAL by Michael Gorman of Saint Joseph's, Scholarstown Road, Rathfarnham, Dublin against the decision made on the 28th day of February, 1996 by the Council of the County of South Dublin to grant subject to conditions a permission to Alan Byrne and Patrick McGrath care of Edmund Morris of 20 Dartry Park, Dartry, Dublin for development comprising side extensions and new porch to surgery at 10A Templeroan Lodge, Scholarstown Road, Templeogue, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that the proposed development, subject to compliance with the conditions set out in the Second Schedule, would be a reasonable extension to an existing established use on the site, would be acceptable in terms of traffic safety and convenience and would not seriously injure the amenities of property in the vicinity.

SECOND SCHEDULE

1. Water supply and drainage arrangements, including disposal of surface water, shall comply with the detailed requirements of the planning authority for such works and services.

Reason: To ensure a proper standard of development in the interest of public health.

2. The developer shall pay a sum of money to South Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the Council in respect of road improvements and traffic management facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

SECOND SCHEDULE (CONTD.)

Payment of this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of road improvements and traffic management facilitating the proposed development.

- 3. The developer shall pay a sum of money to South Dublin County Council as a contribution towards expenditure that was and/or that is proposed to be incurred by the Council in respect of the provision of public water supplies and sewerage facilities facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

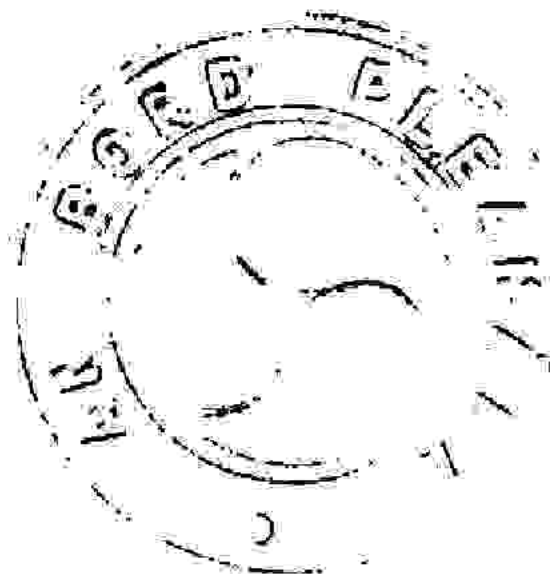
In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the Council in respect of the provision of public water supplies and sewerage facilities facilitating the proposed development.

Ann C. Quinn

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this 17th day of July, 1996.



P/18/16/96

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Manager's Orders

PL 06S.098507

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS

FINANCIAL CONTRIBUTION	STO	£296
AMOUNT	RDS	£800
	1963 TO	1993

MLC

County South Dublin

Planning Register Reference Number: S96A/0002

APPEAL by Michael Gorman of Saint Joseph's, Scholarstown Road, Rathfarnham, Dublin against the decision made on the 28th day of February, 1996 by the Council of the County of South Dublin to grant subject to conditions a permission to Alan Byrne and Patrick McGrath care of Edmund Morris of 20 Dartry Park, Dartry, Dublin for development comprising side extensions and new porch to surgery at 10A Templeroan Lodge, Scholarstown Road, Templeogue, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that the proposed development, subject to compliance with the conditions set out in the Second Schedule, would be a reasonable extension to an existing established use on the site, would be acceptable in terms of traffic safety and convenience and would not seriously injure the amenities of property in the vicinity.

SECOND SCHEDULE

1. Water supply and drainage arrangements, including disposal of surface water, shall comply with the detailed requirements of the planning authority for such works and services.

Reason: To ensure a proper standard of development in the interest of public health.

2. The developer shall pay a sum of money to South Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the Council in respect of road improvements and traffic management facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

SECOND SCHEDULE (CONTD.)

Payment of this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of road improvements and traffic management facilitating the proposed development.

- 3. The developer shall pay a sum of money to South Dublin County Council as a contribution towards expenditure that was and/or that is proposed to be incurred by the Council in respect of the provision of public water supplies and sewerage facilities facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

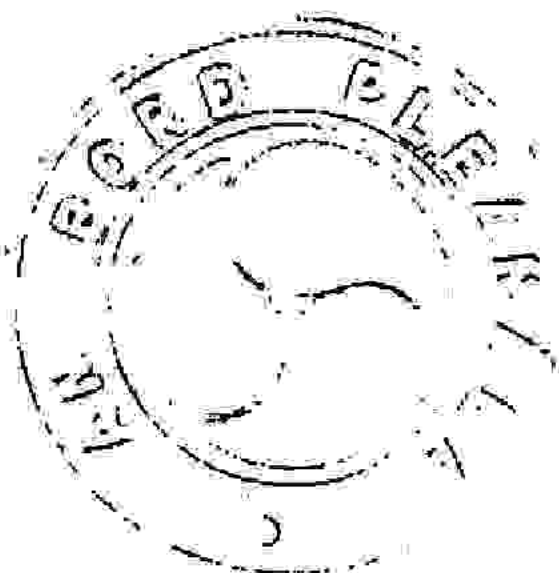
In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the Council in respect of the provision of public water supplies and sewerage facilities facilitating the proposed development.

Ann Lw. Quinn

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

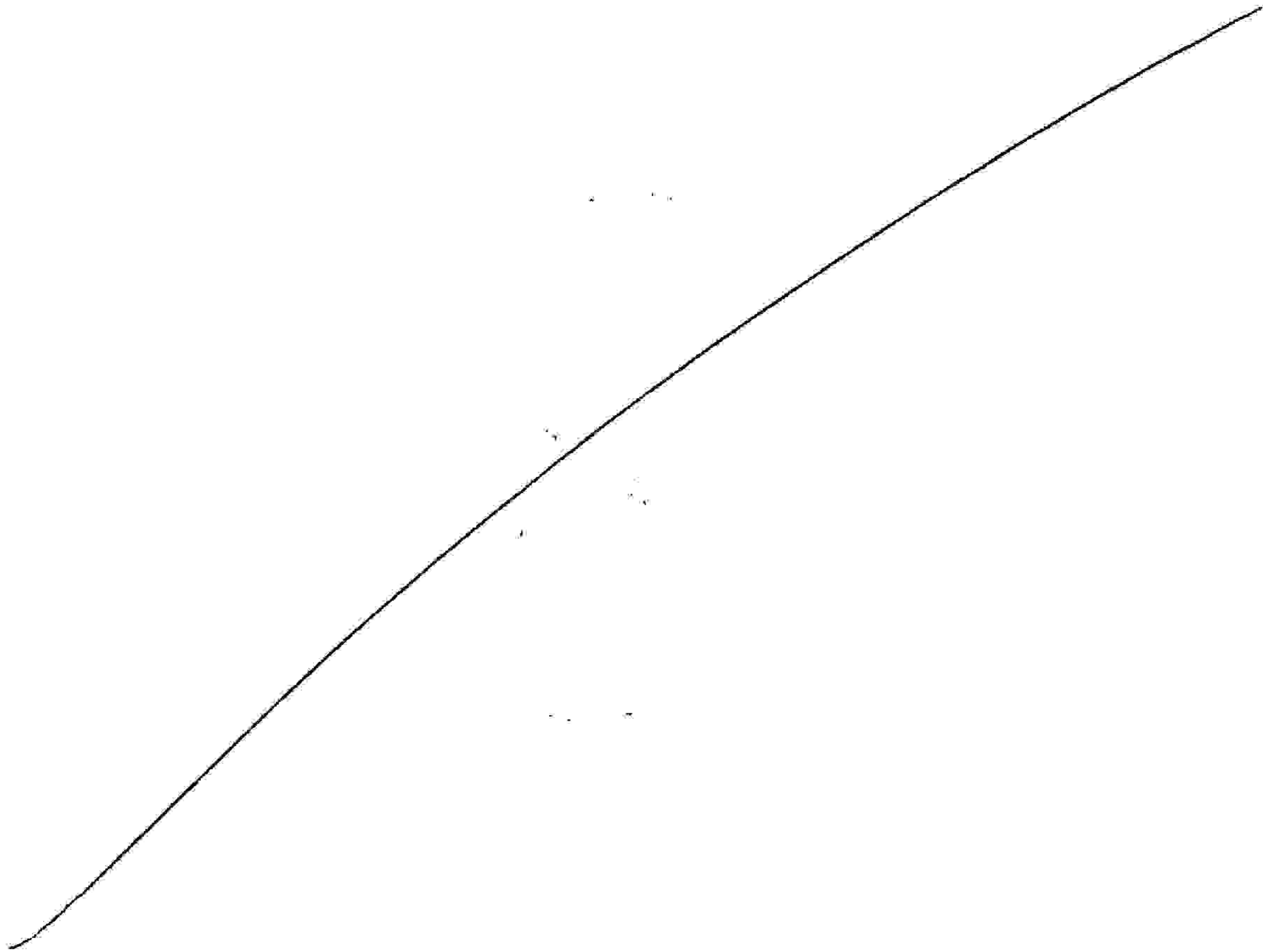
Dated this 17th day of July, 1996.



PL 06S.098507

With regard to Condition No. 2, the financial contribution is assessed at £800.00 (Eight hundred pounds). This amount is index linked to January 1991.

With regard to Condition No. 3, the financial contribution is assessed at £292.00 (Two hundred and nintey two pounds)



Order	Noted.	<i>J. Doherty</i>
Dated	<i>26th August 96</i>	<i>J. Doherty</i>
Approved Officer County Manager		
to whom the appropriate powers have been delegated by order of the County Manager.		
Dated <i>26th August 1996</i>		

REG. REF.: S96A/0002/C1

DATE : 23.04.1997

RE: Proposed side extensions and new porch to surgery at 10A
Templeroan Lodge, Scholarstown Road, Templeogue, Dublin 16
for Dr. A. Byrne & Dr. P. McGrath.

Dear Sir,

I refer to your submission received on 03.02.1996 to comply with
Condition No. 1, of An Bord Pleanala's grant of permission, Order
No. PL.06S098507, dated 17/07/96, in connection with the above.

In this regard I wish to inform you that the proposal received
is satisfactory subject to submission of a letter from the
landowner for permission to connect into the existing privately
owned drains prior to commencement of development.

Yours faithfully,



for Senior Administrative Officer

Edmund Morris Architects,
Green Banks,
Dundrum Road,
Dublin 14.

