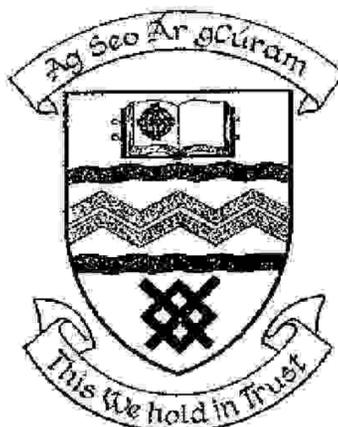


C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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**PLANNING
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0351	Date of Decision 13/02/2002
Register Reference S01A/0835	Date: 18/12/01

Applicant Dr. Denis Donohoe,
Development Change of use of ground floor of existing dwelling to doctor's surgery with shared access with first floor 1 bedroomed apartment together with widened vehicular access for 2 parking spaces.

Location 11 Kingston Court, Rathfarnham, Dublin 16.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 18/12/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

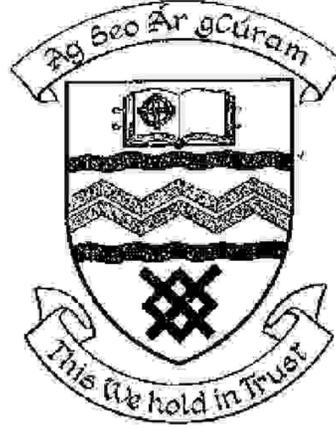
- 1 The applicant is advised that the extension shown to the rear of the house, will not meet the requirements as set out in the Planning and Development Regulations 2001, Schedule 2, Part 1, Exempted Development. The first floor is less than 2 metres from a neighbouring party wall and there is a window at first floor level less than 11 metres from a boundary it faces. The applicant is advised to either omit the first floor extension and to show revised drawings accordingly or to apply for full permission for this extension which will involve new public notices, revised drawings and other documents.
- 2 The applicant shall submit full and complete details of the hours of operation of the surgery. Details should also be submitted of the estimated maximum number of clients that could visit the premises on a daily basis. This will

F.L. Bent,
25 Grosvenor Court,
Templeogue,
Dublin 6W.

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REG REF. S01A/0835

- include possible numbers of clients that the waiting room can accommodate. In the interest of residential amenity, it is preferred that the surgery not be operated after 13.00 on a Saturday or anytime on a Sunday/ Bank Holiday.
- 3 The applicant shall submit details as to who will be using the apartment at first floor level, will it be for rented accommodation or for own use. The South Dublin County Development Plan (1998) defines an operation such as this as the "Use of part of the dwelling house in which the practitioner resides for the provision of medical or professional services".
- 4 In the interest of residential amenity the front wall, gates and pillars should be maintained. With this in mind the applicant should give details as to how parking can be provided in this location. Similarly the applicant shall give details regarding the maintenance of the tree to the front of the house on the kerb.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

14/02/02

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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 - 1999
AND PLANNING & DEVELOPMENT ACT 2000**

Decision Order Number 1058	Date of Decision 20/05/2002
Register Reference S01A/0835	Date: 18/12/01

Applicant Dr. Denis Donohoe,

Development Change of use of ground floor of existing dwelling to doctor's surgery incorporating shared access to first floor one bedroom apartment together with a rear two storey extension of surgery and apartment, widened vehicular access for 2 parking spaces.

Location 11 Kingston Court, Rathfarnham, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 13/02/2002 /22/03/2002

Clarification of 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 of South Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal. Subject to the conditions (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.


..... 20/05/02
for SENIOR EXECUTIVE OFFICER

F.L. Bent,
25 Grosvenor Court,
Templeogue,
Dublin 6W.

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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 22/03/02, 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 The first floor element of the proposed two storey extension shall be omitted, resulting in a single storey extension. Revised drawings showing this amendment shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
In the interest of the residential amenities of adjoining properties.
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 The front garden wall shall be retained and the existing space used for car parking. A scheme of landscaping shall be implemented around the edges of the parking area.
REASON:
In the interest of residential amenity.
- 5 The existing street tree shall be retained in situ.
REASON:
In the interest of amenity.
- 6 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.

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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.

- 13 That a financial contribution in the sum of EUR 1280 (one thousand two hundred and eighty euro) 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 facilitates 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.

- 14 That a financial contribution in the sum of EUR 247 (two hundred and forty seven euro) be paid by the proposer to South Dublin County Council towards the cost of the Bohérboy Water Supply Scheme which serves this development.

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 the works.

- 15 That a financial contribution in the sum of EUR 488 (four hundred and eighty eight euro) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

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 the works.