

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No.  S01A/0694	
1. Location	Health Centre, Link Road, New Nangor Road, Clondalkin, Dublin 22.		
2. Development	Extension to existing single-storey building (medical centre) comprising entrance hall at ground floor and offices at first floor (total area 178 sq. metres).		
3. Date of Application	17/10/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 10/12/2001 2.	1. 14/03/2002 2.
4. Submitted by	Name: Dixon McGaver Nolan Arch., Address: 14 Lower Baggot Street, Dublin 2.		
5. Applicant	Name: Dr. D Ramiah, Address: Health Centre, Link Road, New Nangor Road, Clondalkin, D. 22		
6. Decision	O.C.M. No. 0925  Date 01/05/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2258  Date 19/06/2002	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

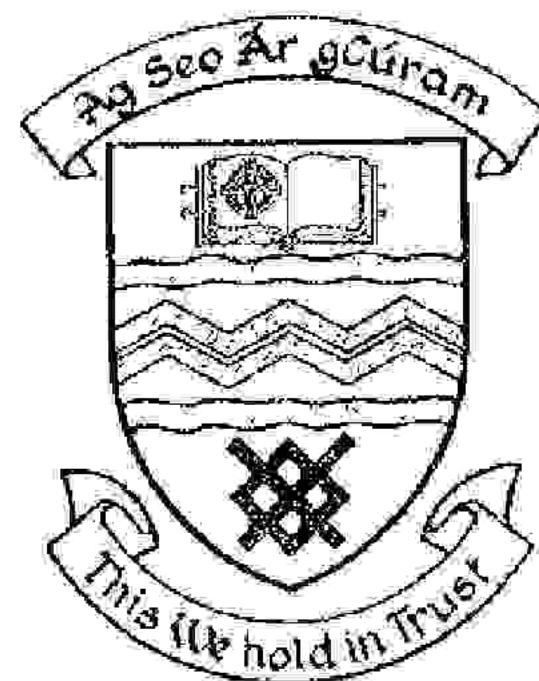
Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9230  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@sdcublincoco.ie](mailto:planning.dept@sdcublincoco.ie)

Dixon McGaver Nolan Arch.,  
14 Lower Baggot Street,  
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2258	Date of Final Grant 19/06/2002
Decision Order Number 0925	Date of Decision 01/05/2002
Register Reference S01A/0694	Date 14/03/02

Applicant Dr. D Ramiah,

Development Extension to existing single-storey building (medical centre) comprising entrance hall at ground floor and offices at first floor (total area 178 sq. metres).

Location Health Centre, Link Road, New Nangor Road, Clondalkin, Dublin 22.

Floor Area 178.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 10/12/2001 /14/03/2002

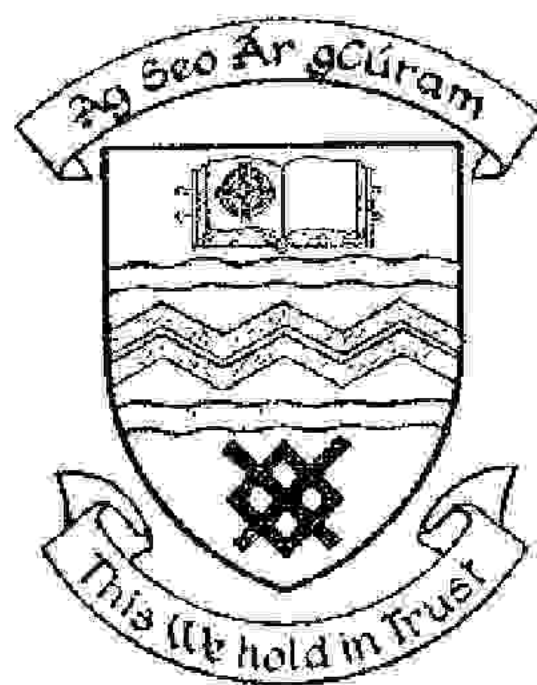
A Permission has been granted for the development described above,  
subject to the following (9) Conditions.

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

Telefon: 01-414 9230  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)

## 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 14/03/02, 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 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 3 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
REASON:  
To protect the amenities of the area.
- 4 That the use of the offices be restricted to use as medical suites/ doctors/ dentist/veterinary surgery or offices directly related the existing use as a medical clinic and shall not be used as offices separate from the use as a medical clinic.  
REASON:  
To protect the amenity of the area.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council in particular:
  - (a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - (b) That the applicant is to ensure full and complete separation of foul and surface water systems.
  - (c) If not already the case the water supply to the medical centre shall be commercially metered.REASON:  
In the interests of public health
- 6 That the application be in accordance with the requirements of the Environmental Health Officer. In particular:-



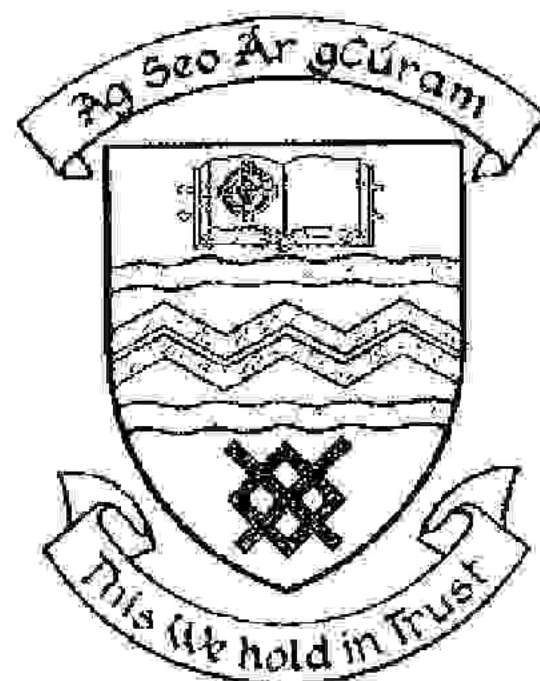
# SOUTH DUBLIN COUNTY COUNCIL

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9230  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

- (a) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.
- (b) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated to on or adjacent to the construction site before 08:00 hours on weekdays and 09:00 hours on Saturdays nor after 18:00 hours on weekdays and 13:00 hours on Saturdays, nor any times on Sundays, Bank Holidays or Public Holidays.
- (c) Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.
- (d) Smoke, grit, dust, ash, acid spray or liquid droplets shall not be emitted from the premises in such a manner or quantity as to give rise to a nuisances to persons in the neighbourhood.

## REASON:

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

- 7 That a financial contribution in the sum of EUR 1,824 (one thousand eight hundred and twenty four euro) 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.

- 8 That a financial contribution in the sum of EUR 4,745 (four thousand seven hundred and forty five 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:

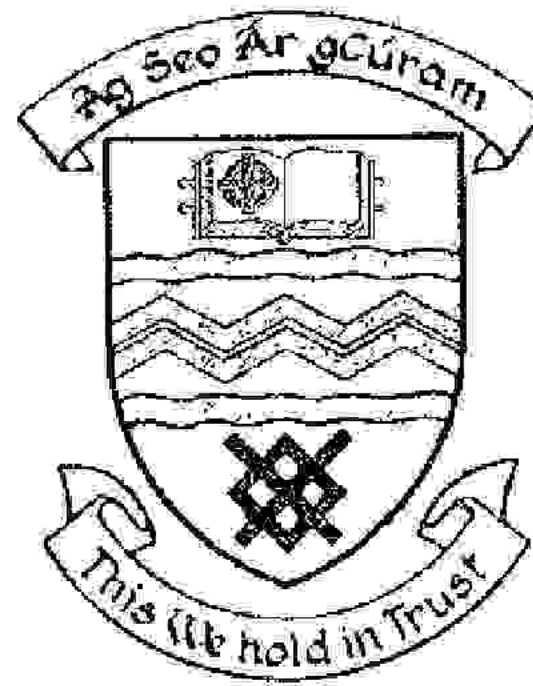
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or

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

Telefon: 01-414 9230  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.


- 9 That a financial contribution in the sum of EUR 263 (two hundred and sixty three euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

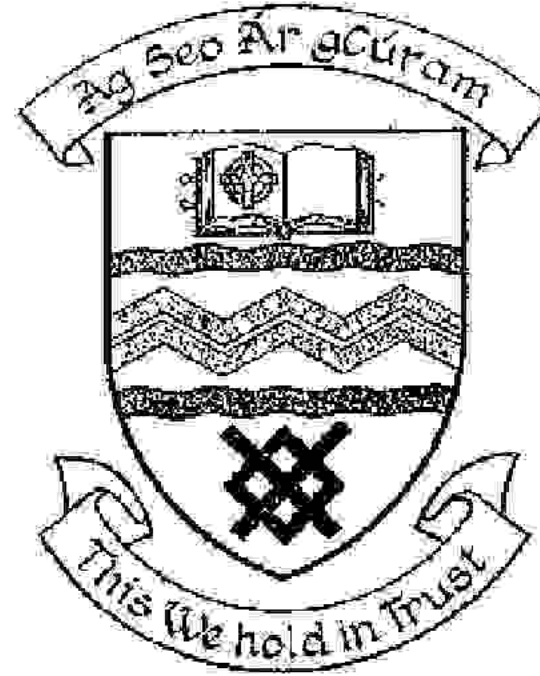
  
.....20/06/02  
for SENIOR ADMINISTRATIVE OFFICER



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**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

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

Decision Order Number 0925	Date of Decision 01/05/2002
Register Reference S01A/0694	Date: 17/10/01

Applicant Dr. D Ramiah,

Development Extension to existing single-storey building (medical centre) comprising entrance hall at ground floor and offices at first floor (total area 178 sq. metres).

Location Health Centre, Link Road, New Nangor Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 10/12/2001 /14/03/2002

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

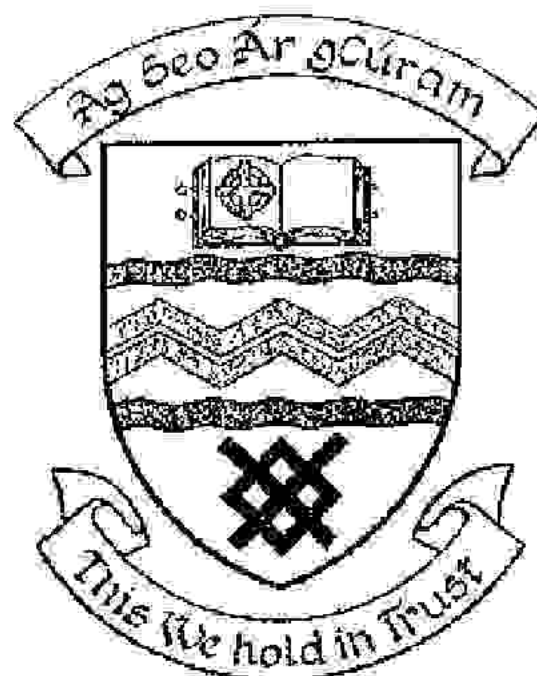
  
..... 02/05/02  
for SENIOR EXECUTIVE OFFICER

Dixon McGaver Nolan Arch.,  
14 Lower Baggot Street,  
Dublin 2.

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

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

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
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Telephone: 01-414 9000  
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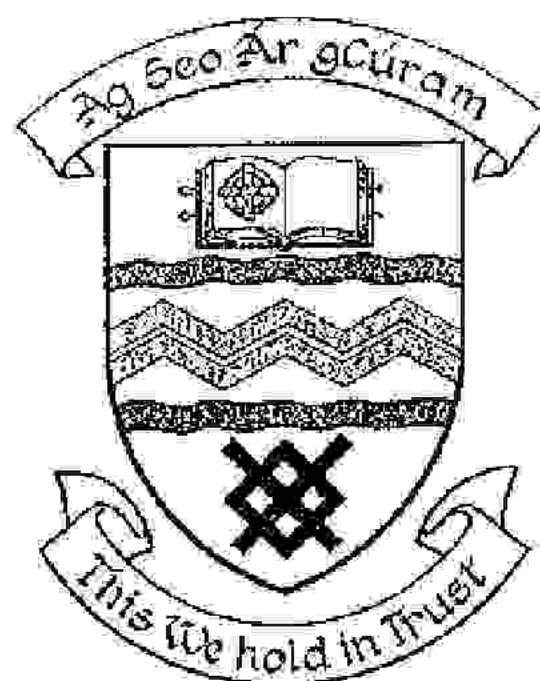
REG REF. S01A/0694

**Conditions and Reasons**

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In the interest of visual amenity.
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PLANNING  
DEPARTMENT  
County Hall,  
Town Centre, Tallaght,  
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REASON:

In the interests of public health

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REASON:

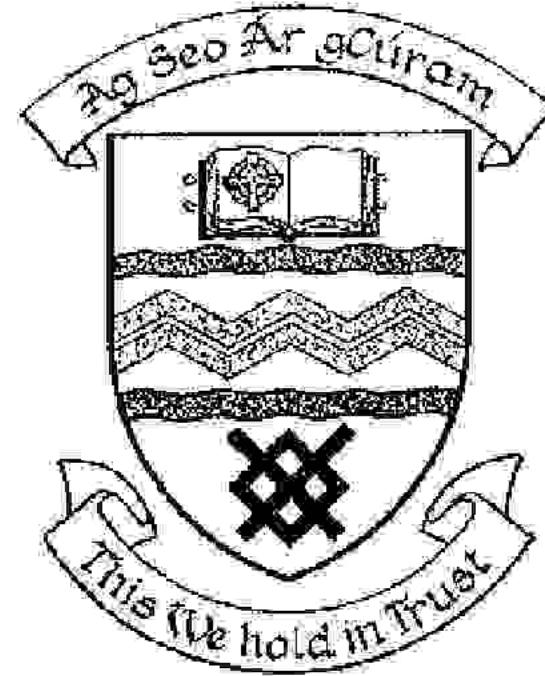
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REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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Lár an Bhaile, Tamhlacht,  
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Telefon: 01-414 9000  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**  
County Hall,  
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Telephone: 01-414 9000  
Fax: 01-414 9104

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reasonable that the developer should contribute towards the cost of providing the services.

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**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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**REASON:**

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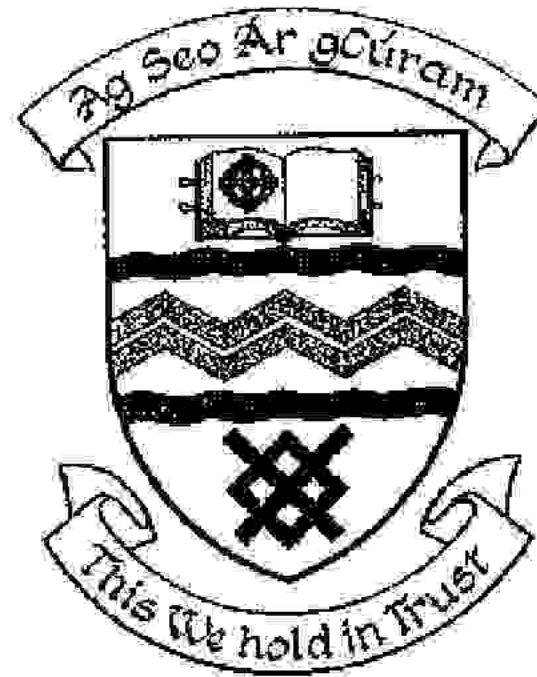


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Lár an Bhaile, Tamhlacht,  
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Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

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

Decision Order Number 3612	Date of Decision 10/12/2001
Register Reference S01A/0694	Date: 17/10/01

**Applicant** Dr. D Ramiah,  
**Development** Extension to existing single-storey building (medical centre) comprising entrance hall at ground floor and offices at first floor (total area 178 sq. metres).

**Location** Health Centre, Link Road, New Nangor Road, Clondalkin, Dublin 22.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 17/10/01 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 proposed development constitutes autonomous speculative offices and as such contravenes the zoning objective A "to protect and/or improve residential amenity". Therefore the applicant is requested to reduce the floor area of proposed offices in order that the proposed development, if constructed, would conform with the zoning objective i.e. less than 100 sq. metres, or alternatively, the Planning Authority would consider a development of this scale at this location if the proposed offices were for use as medical suites/ doctors/dentist/veterinary surgery or offices directly related to the existing use as a medical clinic.
- 2 The applicant is requested to submit a revised layout to the proposal which makes provision for an additional 2 car parking spaces i.e. an additional 6 car parking spaces for the proposed extension.

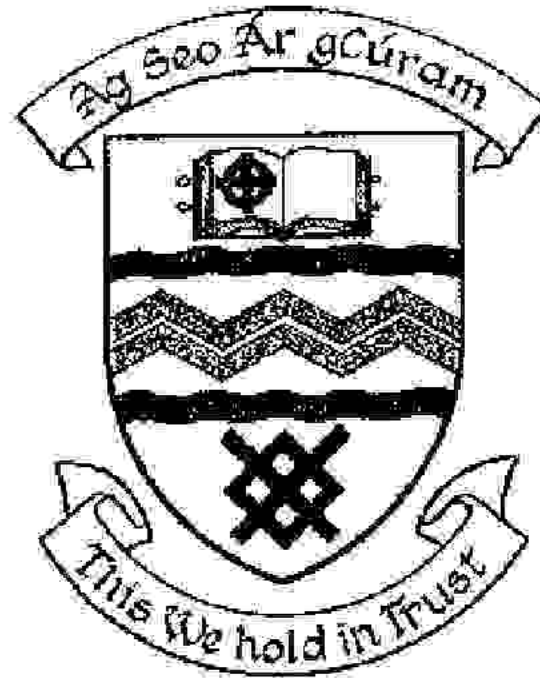
Dixon McGaver Nolan Arch.,  
14 Lower Baggot Street,  
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Halla an Chontae,  
Lár an Bhaile, Tamlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
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- 3 The applicant is requested to submit a letter of consent to the development from the Department of Defence in respect of the flight path relating to Baldonnell Airport (Casement Aerodrome).

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

11/12/01