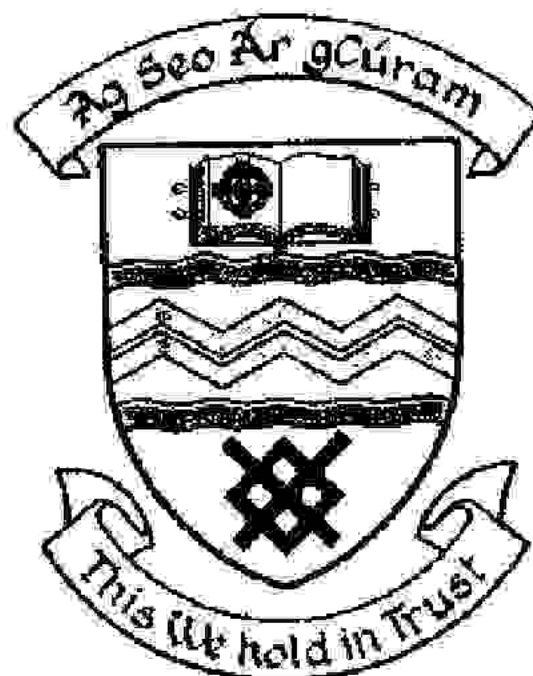


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0080	
1. Location	267 Templeogue Road, Templeogue, Dublin 6W.		
2. Development	Partial change of use to dental surgery, alterations and extensions to the existing residential premises comprising widening of site entrance and replacement of existing wall and pillars to front boundary line; enlargement of front driveway; revised internal layout with new single storey extensions to the front and rear to provide dental surgery, entrance porch, stairs, living room, lobby, toilet, kitchen and family room at ground floor level and landing, two double bedrooms, one single bedroom, toilet and bathroom at first floor level.		
3. Date of Application	12/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: J. Hannigan, Arch, & Project Manage Cons. Address: 24 Griffith Avenue, Drumcondra,		
5. Applicant	Name: Mr. J. Kinsley & Dr. K. Baxter, Address: 26 Lakelands Park, Terenure, Dublin 6W.		
6. Decision	O.C.M. No. 0747  Date 10/04/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1095  Date 24/05/2001	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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Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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Dublin 24

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J. Hannigan, Arch, & Project Manage Cons.  
24 Griffith Avenue,  
Drumcondra,  
Dublin 9.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 1095	Date of Final Grant 24/05/2001
Decision Order Number 0747	Date of Decision 10/04/2001
Register Reference S01A/0080	Date 12/02/01

**Applicant** Mr. J. Kinsley & Dr. K. Baxter,

**Development** Partial change of use to dental surgery, alterations and extensions to the existing residential premises comprising widening of site entrance and replacement of existing wall and pillars to front boundary line; enlargement of front driveway; revised internal layout with new single storey extensions to the front and rear to provide dental surgery, entrance porch, stairs, living room, lobby, toilet, kitchen and family room at ground floor level and landing, two double bedrooms, one single bedroom, toilet and bathroom at first floor level.

**Location** 267 Templeogue Road, Templeogue, Dublin 6W.

**Floor Area** 182.24 Sq Metres

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

**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (15) Conditions.



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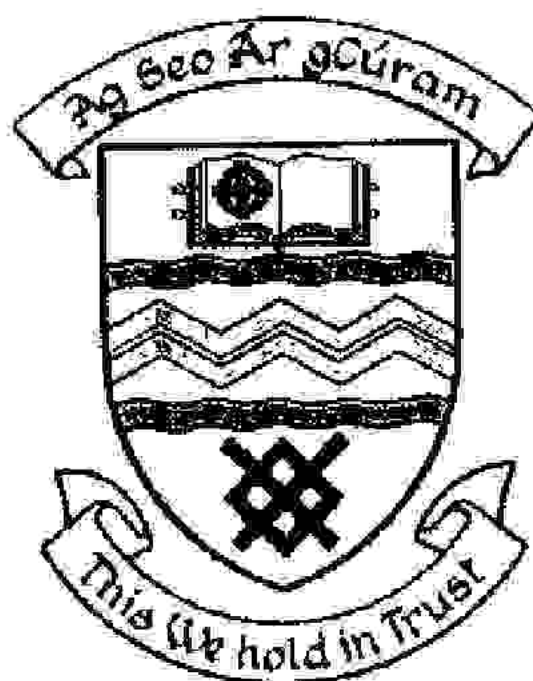
**Conditions and Reasons**

- 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 The following requirements of the Environmental Services Department are to be met in full:
  - a) The applicant is to ensure a full and complete separation of foul and surface water systems.
  - b) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - c) All pipes be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
  - d) drains that run under proposed buildings shall comply with the Building Regulations 1997 Technical Guidance Document H (Drainage and Wastewater Disposal). Measures shall be taken to protect foul drain including constructing foundations beneath the drain bed.
  - e) The water supply to the surgery shall be commercially metered.REASON:  
In order to comply with the Sanitary Services Acts 1878-1964.
- 5 The following requirements of the Roads Department are to be met in full:
  - a) Footpath and kerb to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
  - b) Relocation / replacement of tree to be at

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applicant's own expense.

**REASON:**

In the interests of public safety and amenity.

- 6 The boundary wall to the front shall omit the centre mock pillars and the curved capping shall be replaced with a straight capping. This boundary wall will match that of house number 269 and other properties in the area.

**REASON:**

In the interest of the protection of residential amenity, the maintenance of visual amenity and the proper planning and development of the area.

- 7 That when the structure is no longer require 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.

- 8 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.

- 9 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.

- 10 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal.

**REASON:**

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

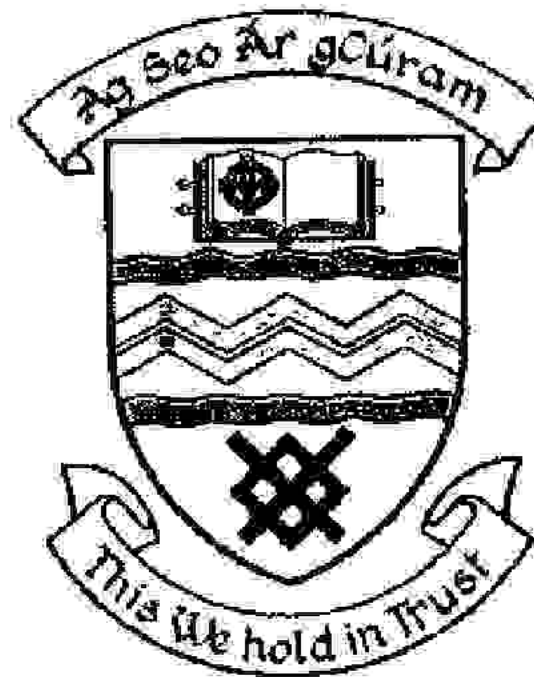
- 11 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

**REASON:**

In the interest of amenity.



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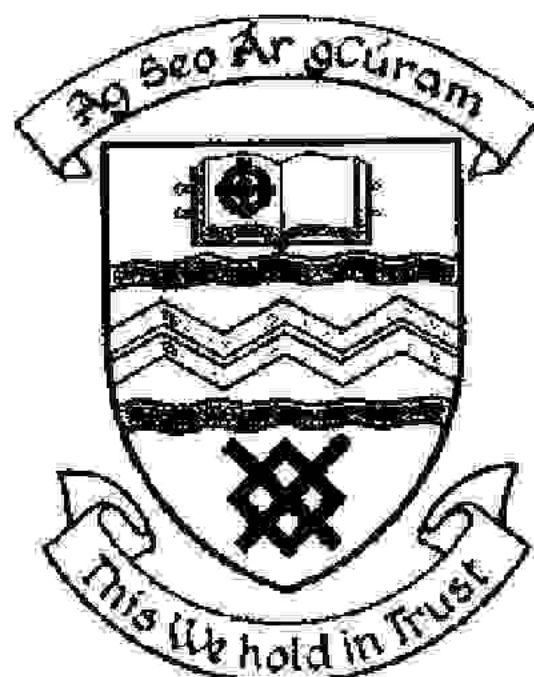
- 12 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
 REASON:  
 To protect the amenities of the area.
  
- 13 That a financial contribution in the sum of £565 (five hundred and sixty five pounds) Eur 718 (seven hundred and eighteen euros) 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.
  
- 14 That a financial contribution in the sum of £1,470 (one thousand four hundred and seventy pounds) Eur 1,867 (one thousand eight hundred and sixty seven euros) 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.
  
- 15 That prior to the commencement of development, the applicant shall make a financial contribution to the Council in the sum of £1,000 (one thousand pounds) Eur 1,269 (one thousand two hundred and sixty nine euros) calculated on the basis of providing 1 car space in Templeogue Village to facilitate the shortfall in car parking spaces encountered.  
 REASON:  
 In the interest of road safety and the proper planning and development of the area.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.

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- 
- (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.

*J.K.* ..... 24/05/01  
for SENIOR ADMINISTRATIVE OFFICER



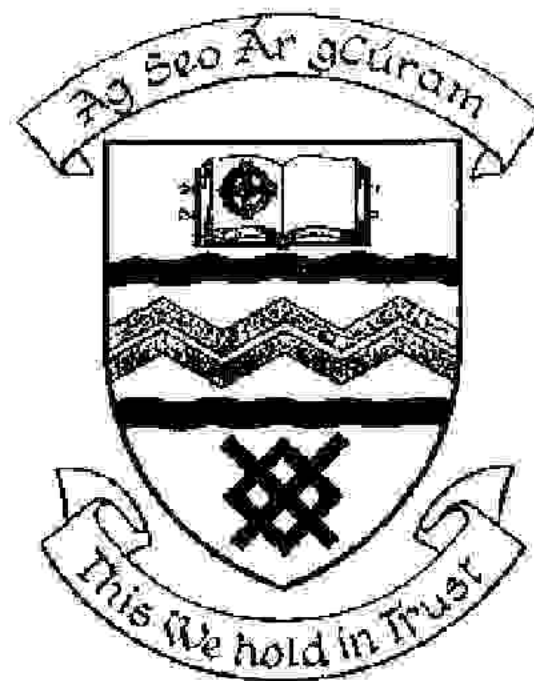
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0080	
1. Location	267 Templeogue Road, Templeogue, Dublin 6W.		
2. Development	Partial change of use to dental surgery, alterations and extensions to the existing residential premises comprising widening of site entrance and replacement of existing wall and pillars to front boundary line; enlargement of front driveway; revised internal layout with new single storey extensions to the front and rear to provide dental surgery, entrance porch, stairs, living room, lobby, toilet, kitchen and family room at ground floor level and landing, two double bedrooms, one single bedroom, toilet and bathroom at first floor level.		
3. Date of Application	12/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: J. Hannigan, Arch, & Project Manage Cons. Address: 24 Griffith Avenue, Drumcondra,		
5. Applicant	Name: Mr. J. Kinsley & Dr. K. Baxter, Address: 26 Lakelands Park, Terenure, Dublin 6W.		
6. Decision	O.C.M. No. 0747  Date 10/04/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1095  Date 24/05/2001	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.

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**SOUTH DUBLIN COUNTY COUNCIL**  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999**  
**AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 0747	Date of Decision 10/04/2001
Register Reference S01A/0080	Date: 12/02/01

**Applicant** Mr. J. Kinsley & Dr. K. Baxter,

**Development** Partial change of use to dental surgery, alterations and extensions to the existing residential premises comprising widening of site entrance and replacement of existing wall and pillars to front boundary line; enlargement of front driveway; revised internal layout with new single storey extensions to the front and rear to provide dental surgery, entrance porch, stairs, living room, lobby, toilet, kitchen and family room at ground floor level and landing, two double bedrooms, one single bedroom, toilet and bathroom at first floor level.

**Location** 267 Templeogue Road, Templeogue, Dublin 6W.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** /

**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 Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

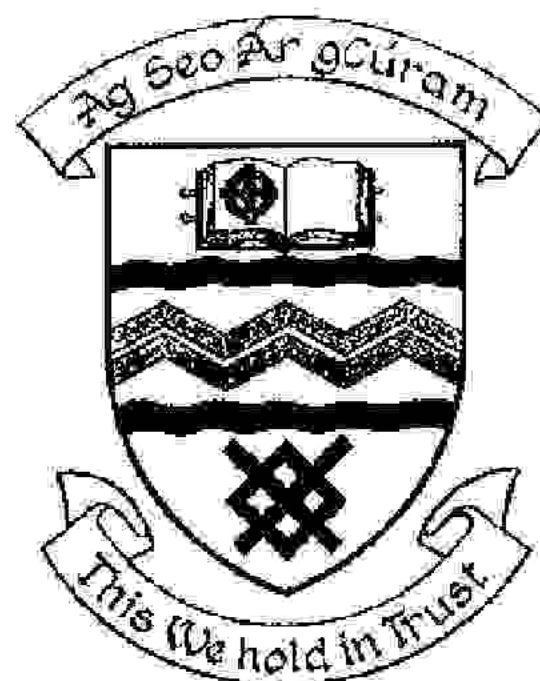
Subject to the conditions ( 15 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

J. Hannigan, Arch, & Project Manage Cons.  
24 Griffith Avenue,  
Drumcondra,  
Dublin 9.

**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S01A/0080

..... 10/04/01  
for SENIOR ADMINISTRATIVE OFFICER

**Conditions and Reasons**

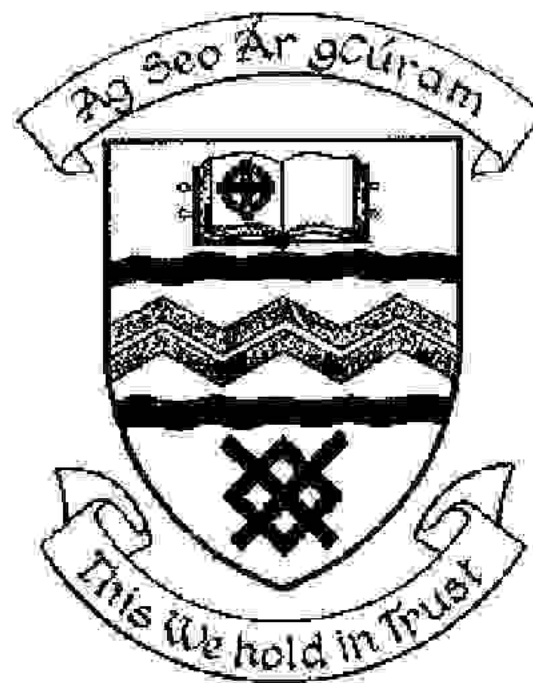
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission, and that 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 The following requirements of the Environmental Services Department are to be met in full:
  - a) The applicant is to ensure a full and complete separation of foul and surface water systems.
  - b) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - c) All pipes be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open



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REG. REF. S01A/0080

space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

- d) drains that run under proposed buildings shall comply with the Building Regulations 1997 Technical Guidance Document H (Drainage and Wastewater Disposal). Measures shall be taken to protect foul drain including constructing foundations beneath the drain bed.
- e) The water supply to the surgery shall be commercially metered.

REASON:

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

- 5 The following requirements of the Roads Department are to be met in full:

- a) Footpath and kerb to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
- b) Relocation / replacement of tree to be at applicant's own expense.

REASON:

In the interests of public safety and amenity.

- 6 The boundary wall to the front shall omit the centre mock pillars and the curved capping shall be replaced with a straight capping. This boundary wall will match that of house number 269 and other properties in the area.

REASON:

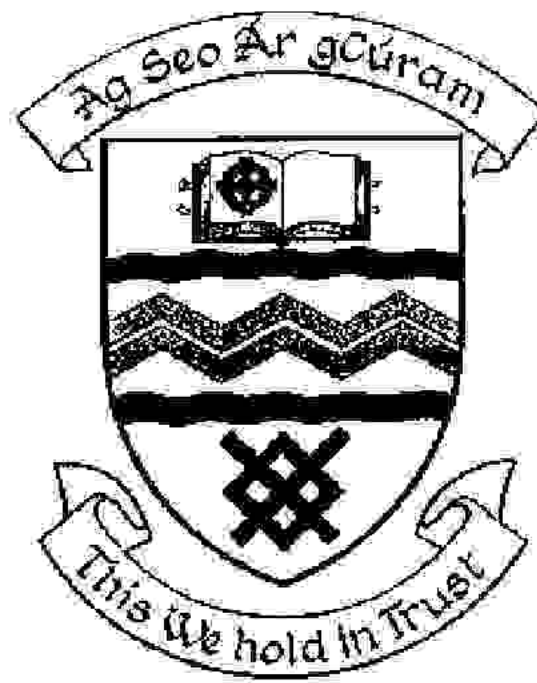
In the interest of the protection of residential amenity, the maintenance of visual amenity and the proper planning and development of the area.

- 7 That when the structure is no longer require 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.

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- 8 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.

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- 9 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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In the interest of health.

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- 11 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

In the interest of amenity.

- 12 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.

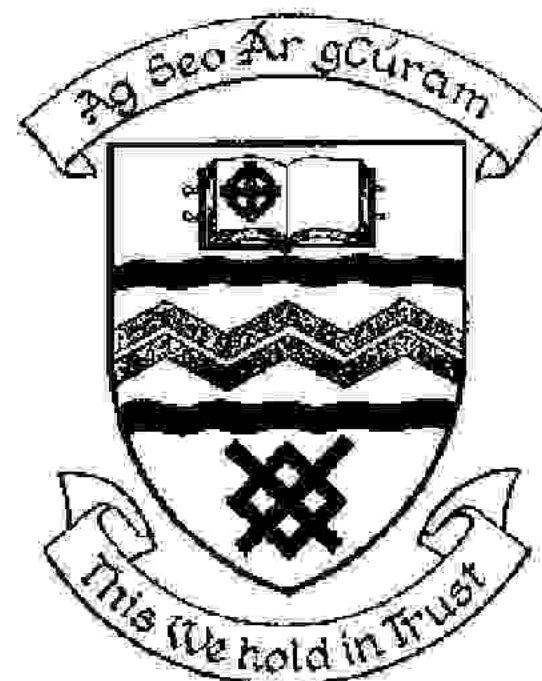
REASON:

To protect the amenities of the area.

- 13 That a financial contribution in the sum of £565 (five hundred and sixty five pounds) Eur 718 (seven hundred and eighteen euros) 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.

- 14 That a financial contribution in the sum of £1,470 (one thousand four hundred and seventy pounds) Eur 1,867 (one thousand eight hundred and sixty seven euros) 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.

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- 15 That prior to the commencement of development, the applicant shall make a financial contribution to the Council in the sum of £1,000 (one thousand pounds) Eur 1,269 (one thousand two hundred and sixty nine euros) calculated on the basis of providing 1 car space in Templeogue Village to facilitate the shortfall in car parking spaces encountered.

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