

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0017	
1. Location	122 and 122A Cromwellsfort Road and 2 Cherry Grove Road, Dublin 12		
2. Development	Change of use from Solicitors offices to Osteopathic Clinic.		
3. Date of Application	17/01/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/03/2000 2.	1. 03/04/2000 2.
4. Submitted by	Name: M. F. Crowe, Architect, Address: 9 Flemingstown Park, Dublin 14.		
5. Applicant	Name: The Littlejohn Clinic, Address: 122A Cromwellsfort Road, Dublin 12.		
6. Decision	O.C.M. No. 1197 Date 01/06/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1571 Date 18/07/2000	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



PLANNING DEPARTMENT
Applications/Registry/Appeals
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Town Centre, Tallaght
Dublin 24

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M. F. Crowe, Architect,
9 Flemingstown Park,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1571	Date of Final Grant 18/07/2000
Decision Order Number 1197	Date of Decision 01/06/2000
Register Reference S00A/0017	Date 03/04/00

Applicant The Littlejohn Clinic,

Development Change of use from Solicitors offices to Osteopathic Clinic.

Location 122 and 122A Cromwellsfort Road and 2 Cherry Grove Road,
Dublin 12

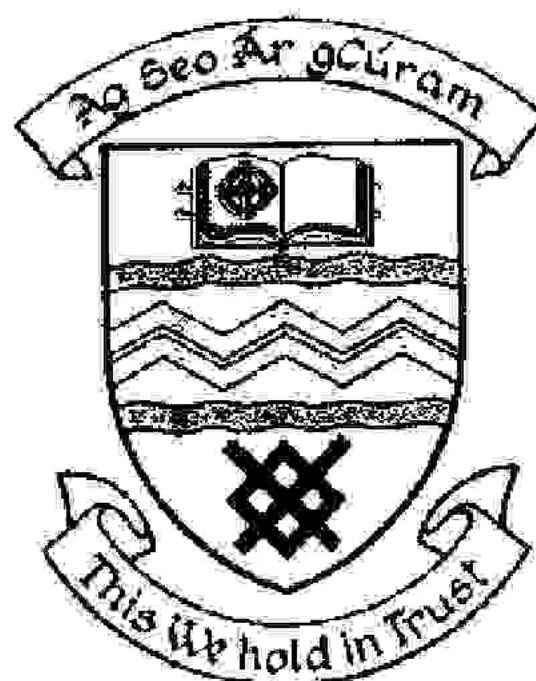
Floor Area 392.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 13/03/2000 /03/04/2000

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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Conditions and Reasons

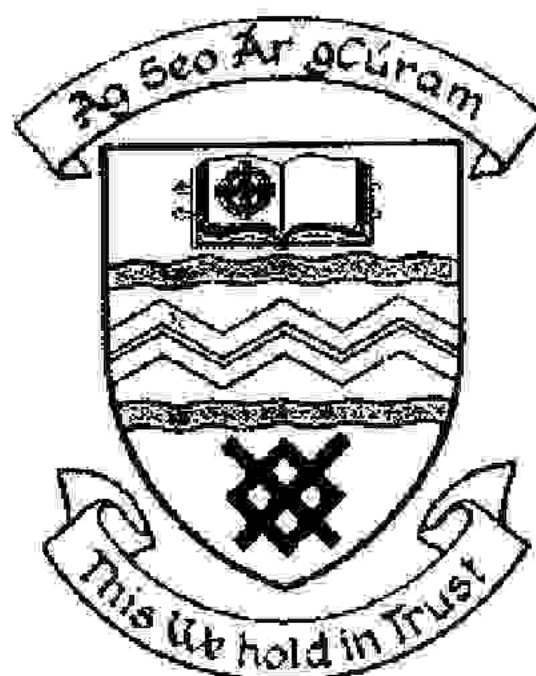
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 03/04/00, save as may be required by the other conditions attached hereto.
 REASON:
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the internal layout of the proposed clinic shall provide for 6 consultancy rooms as indicated on Drawing No's. 0991223/1 and 0991223/2 and that the number of consultancy rooms shall not be increased without the prior approval of the Planning Authority or An Bord Pleanála on appeal.
 REASON:
 In the interest of the proper planning and development of the area.
- 3 Prior to the commencement of development on site, the applicant shall submit for the written agreement of the Planning Authority a full works specification and timescale for the implementation of the landscaping scheme as indicated on site layout plans submitted with this application. The applicant shall ensure that the landscaping proposals are sufficient to screen the parking area from the main road and surrounding residential properties and that every effort is made to retain and protect the existing mature trees on the site.
 REASON:
 In the interest of visual amenity.
- 4 Prior to commencement of the proposed use on site, the applicant shall submit for the written agreement of the Planning Authority a revised car parking layout showing the omission of car parking spaces no 14-17 inclusive and car parking space no. 20. The existing front garden/open space area shall therefore be retained to the front of the 2 storey semi detached block and landscaping shall be instated on the location of car parking space no. 20. As the proposed development has a surplus of parking provision, the omission of these spaces and retention of soft landscaping features should preserve the residential character of the two storey semi detached block and protect adjoining residential amenity.
 REASON:

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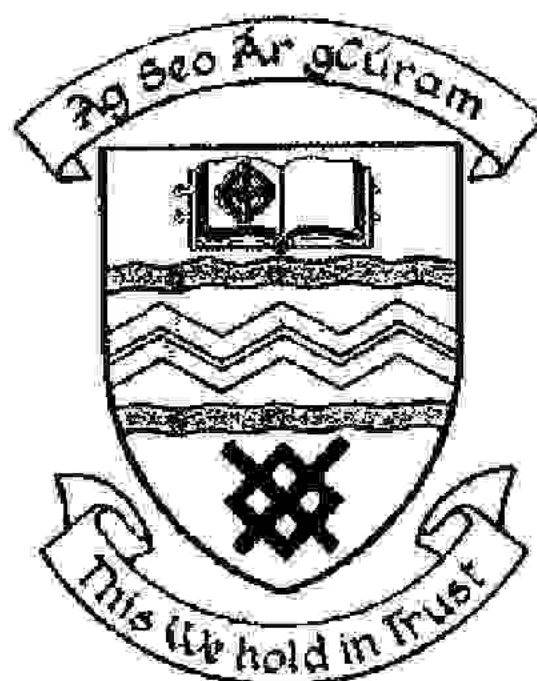
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In the interest of the proper planning and development of the area and the protection and enhancement of surrounding residential amenity.

- 5 A 1m high brick faced wall as indicated on drawings submitted with this application shall be erected around the perimeter of the site to screen the parking area and complement the landscaping proposals.
REASON:
In the interest of visual amenity.
- 6 That no advertising sign or structure be erected except those which are exempted development, without prior grant of planning permission by the Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 7 The car parking area indicated on the submitted site layout plan as amended by Condition No. 4 above shall be clearly marked out and available at all times for car parking use and shall not be used for storage, display or other uses.
REASON:
In the interest of the proper planning and development of the area.
- 8 Applicant to ensure full and complete separation of foul and surface water systems.
REASON:
In the interest of public health.
- 9 Applicant indicates the use of a combined sewer. Surface water and foul systems exist within the vicinity of the site. Prior to the change of use of the site the applicant is to submit details indicating complete separation of foul and surface water systems.
REASON:
In the interest of public health.
- 10 That a financial contribution in the sum of £3,165 (three thousand one hundred and sixty five pounds) EUR 4,018 (four thousand 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

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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 11 That a financial contribution in the sum of £8,232 (eight thousand two hundred and thirty two pounds) EUR 10,452 (ten thousand four hundred and fifty two 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.

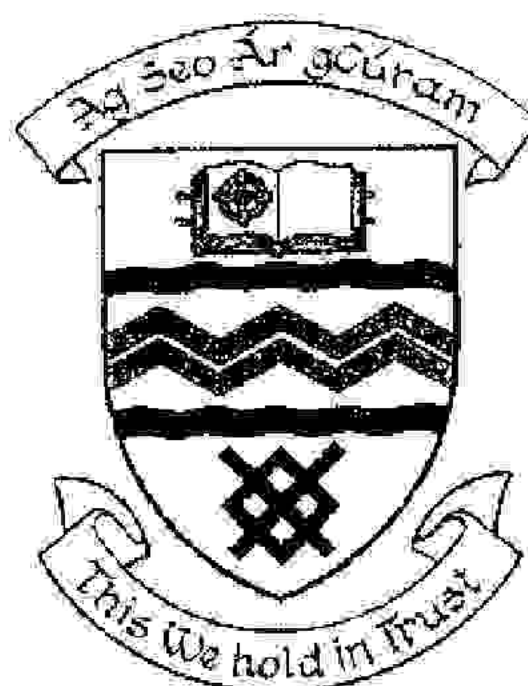
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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.

.....18/07/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0017	
1. Location	122 and 122A Cromwellsfort Road and 2 Cherry Grove Road, Dublin 12		
2. Development	Change of use from Solicitors offices to Osteopathic Clinic.		
3. Date of Application	17/01/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/03/2000 2.	1. 03/04/2000 2.
4. Submitted by	Name: M. F. Crowe, Architect, Address: 9 Flemingstown Park, Dublin 14.		
5. Applicant	Name: The Littlejohn Clinic, Address: 122A Cromwellsfort Road, Dublin 12.		
6. Decision	O.C.M. No. 1197 Date 01/06/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1197	Date of Decision 01/06/2000 <i>LM</i>
Register Reference S00A/0017	Date: 17/01/00

Applicant The Littlejohn Clinic,
Development Change of use from Solicitors offices to Osteopathic Clinic.
Location 122 and 122A Cromwellsfort Road and 2 Cherry Grove Road,
 Dublin 12
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 13/03/2000 /03/04/2000
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 (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

LM
..... 01/06/00
for SENIOR ADMINISTRATIVE OFFICER

M. F. Crowe, Architect,
9 Flemingstown Park,
Dublin 14.

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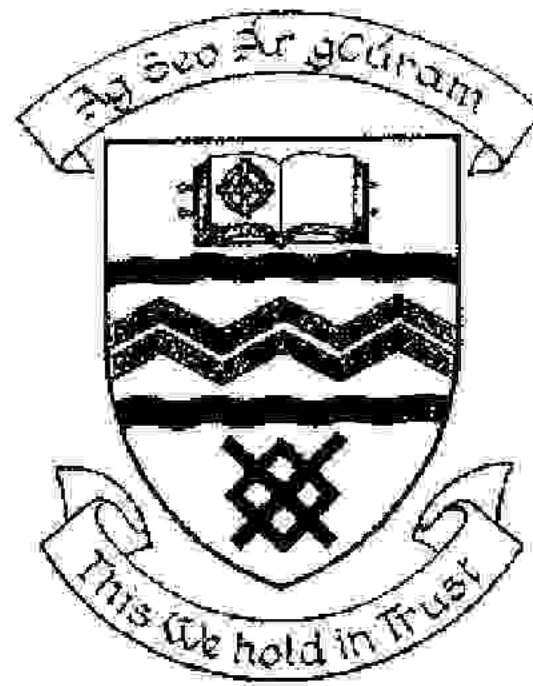
Conditions and Reasons

- 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 03/04/00, 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 internal layout of the proposed clinic shall provide for 6 consultancy rooms as indicated on Drawing No's. 0991223/1 and 0991223/2 and that the number of consultancy rooms shall not be increased without the prior approval of the Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 3 Prior to the commencement of development on site, the applicant shall submit for the written agreement of the Planning Authority a full works specification and timescale for the implementation of the landscaping scheme as indicated on site layout plans submitted with this application. The applicant shall ensure that the landscaping proposals are sufficient to screen the parking area from the main road and surrounding residential properties and that every effort is made to retain and protect the existing mature trees on the site.
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on the location of car parking space no. 20. As the proposed development has a surplus of parking provision, the omission of these spaces and retention of soft landscaping features should preserve the residential character of the two storey semi detached block and protect adjoining residential amenity.

REASON:

In the interest of the proper planning and development of the area and the protection and enhancement of surrounding residential amenity.

- 5 A 1m high brick faced wall as indicated on drawings submitted with this application shall be erected around the perimeter of the site to screen the parking area and complement the landscaping proposals.

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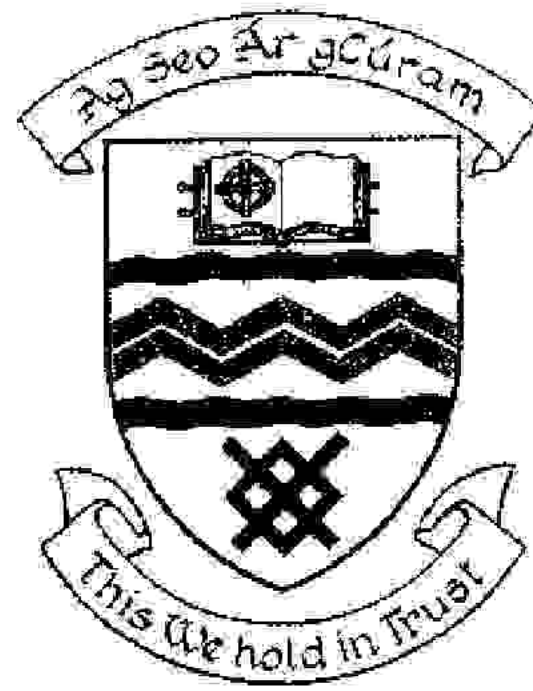
- 8 Applicant to ensure full and complete separation of foul and surface water systems.

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- 9 Applicant indicates the use of a combined sewer. Surface water and foul systems exist within the vicinity of the site. Prior to the change of use of the site the applicant is to submit details indicating complete separation of foul

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and surface water systems.

REASON:

In the interest of public health.

- 10 That a financial contribution in the sum of £3,165 (three thousand one hundred and sixty five pounds) EUR 4,018 (four thousand 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:

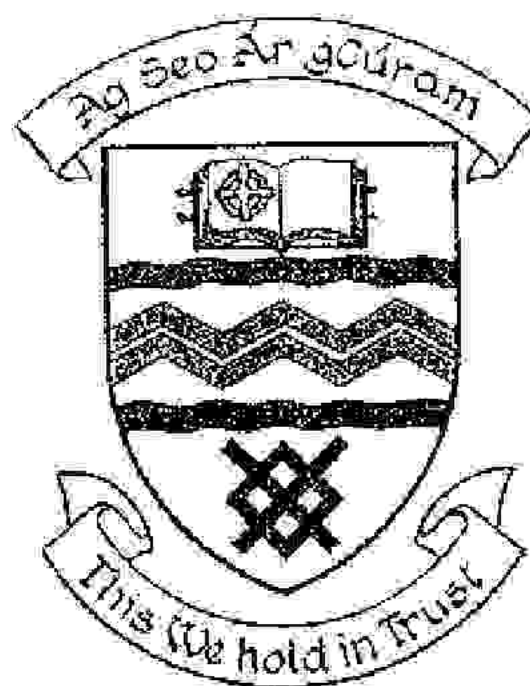
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 11 That a financial contribution in the sum of £8,232 (eight thousand two hundred and thirty two pounds) EUR 10,452 (ten thousand four hundred and fifty two 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:

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



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

Decision Order Number 0511	Date of Decision 13/03/2000
Register Reference S00A/0017	Date: 17/01/00

Applicant The Littlejohn Clinic,
Development Change of use from Solicitors offices to Osteopathic Clinic.

Location 122 and 122A Cromwellsfort Road and 2 Cherry Grove Road,
 Dublin 12

App. Type Permission

Dear Sir/Madam,

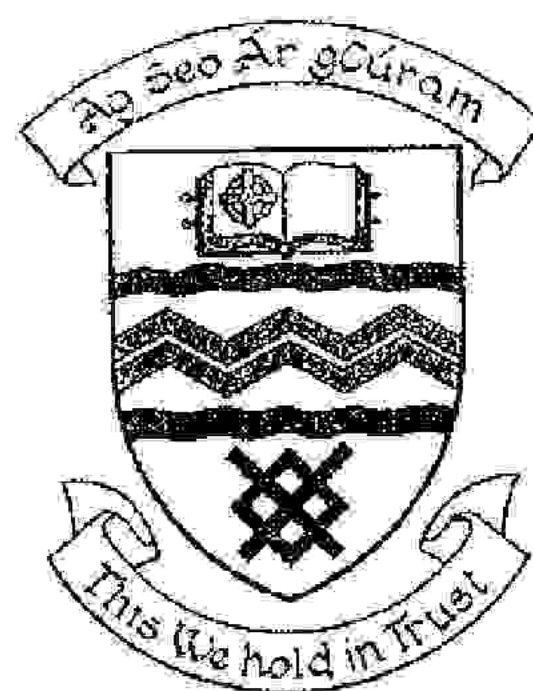
With reference to your planning application, received on 17/01/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to clarify with the Planning Authority the exact number of proposed consultancy rooms located within the single storey structure referred to as Block 1 and the two storey semi detached structure referred to as Block 2 in drawings submitted with this application. The parking requirement for the proposed Osteopathic Clinic according to the South Dublin County Council Development Plan 1998 is 2 spaces per consulting room. Therefore, in order to assess the parking layout submitted with this application, the Planning Authority require the proposed use of all rooms within each block to properly assess the parking provision for this development. Additional landscaping to screen the proposed car parking area to the front of the premises is also required to be detailed on a revised site layout plan.

Signed on behalf of South Dublin County Council

M. F. Crowe, Architect,
9 Flemingstown Park,
Dublin 14.

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PH
.....
for Senior Administrative Officer

13/03/00

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

Order Number 0219	Date of Order 07/02/2000
Register Reference S00A/0017	Date 17/01/00

Applicant The Littlejohn Clinic,
Development Change of use from Solicitors offices to Osteopathic Clinic.
Location 122 and 122A Cromwellsfort Road and 2 Cherry Grove Road,
 Dublin 12

Dear Sir/Madam,

An inspection carried out on 03.02.2000 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department :

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

- 1. Must be durable material
- 2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
- 3. Must be headed "Application to Planning Authority".
- 4. Must state:

M. F. Crowe, Architect,
9 Flemingstown Park,
Dublin 14.

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- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,


.....
for Senior Administrative Officer.

07/02/00