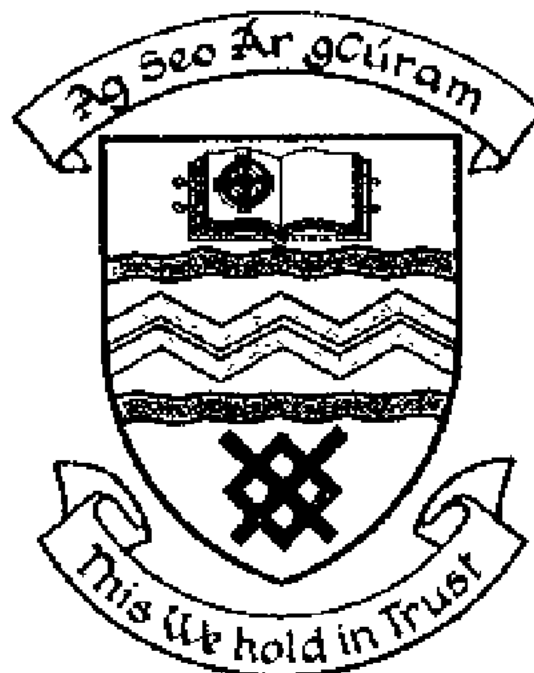


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0942	
1. Location	Old Nangor Road, with access through existing vehicular entrance on 'The Link Road', Clondalkin, Dublin 22.		
2. Development	Extension to existing single-storey building (medical centre), comprising (at ground floor) an entrance hall and (at first floor) 3 no. apartments (total area 178 sq. metres).		
3. Date of Application	23/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/02/2000 2.	1. 13/04/2000 2.
4. Submitted by	Name: Dixon McGaver, Address: 14 Lower Baggot Street, Dublin 2.		
5. Applicant	Name: Dr. D. Ramiah, Address: Health Centre, Link Road, New Nangor Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1264 Date 09/06/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1611 Date 20/07/2000	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
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Lár an Bhaile, Tamhlacht
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Dublin 24

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Dixon McGaver,
14 Lower Baggot Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1611	Date of Final Grant 20/07/2000
Decision Order Number 1264	Date of Decision 09/06/2000
Register Reference S99A/0942	Date 13/04/00

Applicant Dr. D. Ramiah,

Development Extension to existing single-storey building (medical centre), comprising (at ground floor) an entrance hall and (at first floor) 3 no. apartments (total area 178 sq. metres).

Location Old Nangor Road, with access through existing vehicular entrance on 'The Link Road', Clondalkin, Dublin 22.

Floor Area 160.00 Sq Metres

Time extension(s) up to and including

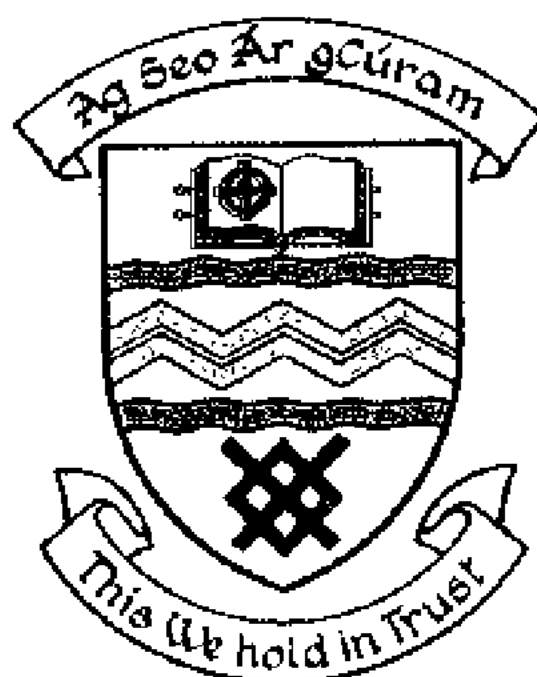
Additional Information Requested/Received 22/02/2000 /13/04/2000

A Permission has been granted for the development described above,
subject to the following (16) Conditions.

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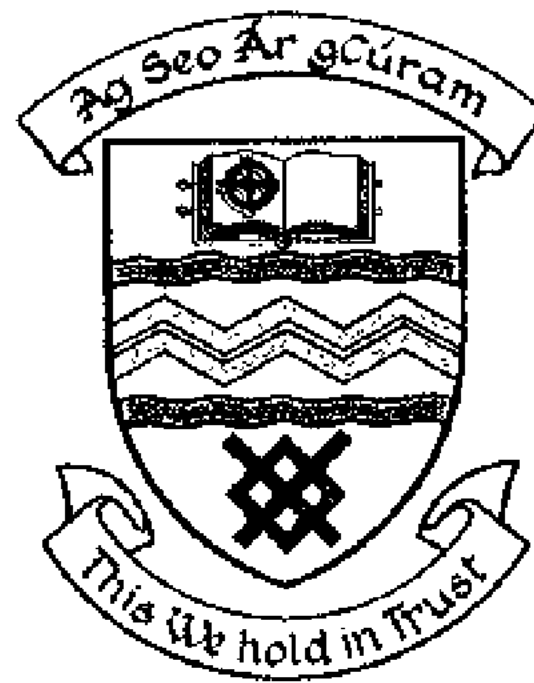
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Conditions and Reasons

- 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 on 13/04/00, 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 area indicated as a proposed private garden on Drawing No. 99123-301-A shall be landscaped, enclosed by fencing of height and design indicated on drawings submitted with the application and set aside for the private use of residents of the proposed apartments. This open space provision shall be provided for residential amenity purposes only and shall not be accessible to or facilitate the use of the ground floor as a medical clinic.
REASON:
In the interest of residential amenity.
- 3 The applicant shall implement a landscaping scheme along the eastern boundary of the site to screen the application premises from potential infill residential sites adjoining the eastern boundary.
REASON:
In the interest of residential amenity.
- 4 The car parking area indicated on the submitted site layout plan shall be clearly marked out with the car parking spaces for the apartment units reserved solely for residential use. The car parking area should be available at all times for car parking use and shall not be used for storage, display or other such uses.
REASON:
In the interest of the proper planning and development of the area.
- 5 The proposed first floor extension shall not be used for commercial activities or activities related to the use of the ground floor as a medical clinic without the prior permission of the Planning Authority or An Bord Pleanala on appeal.
REASON:
To prevent unauthorised development.
- 6 That no advertising sign or structure be erected except those which are exempted development, without the prior

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permission of the Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 7 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.

- 8 That no apartment be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 9 In relation to foul drainage and surface water, the applicant to ensure full and complete separation of foul and surface water systems.

REASON:

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

- 10 In relation to water, the applicant shall ensure the following:-

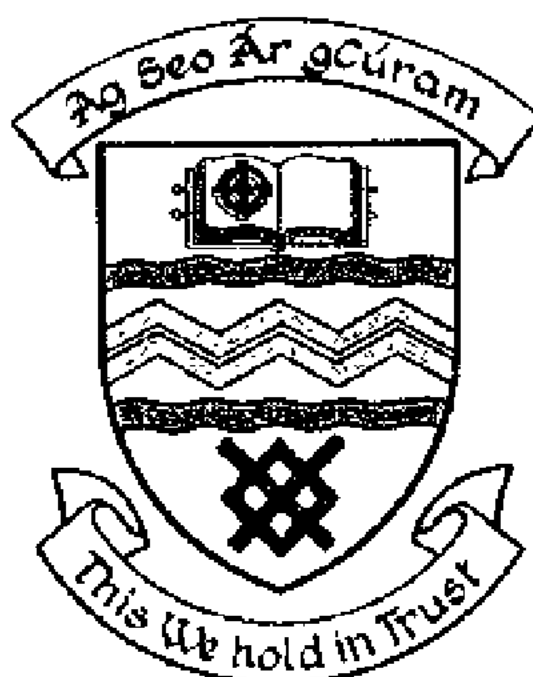
- (a) Separate connections required for proposed apartments.
- (b) Connections and tapping of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense.
- (c) No dwelling shall be greater than 46m from a hydrant.
- (d) 24 hour storage per unit shall be provided.

REASON:

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

- 11 That a financial contribution in the sum of £2,244 (two thousand two hundred and forty four pounds) EUR 2,849 (two thousand eight hundred and forty nine 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:

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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.

- 12 That a financial contribution in the sum of £4,956 (four thousand nine hundred and fifty six pounds) EUR 6,292 (six thousand two hundred and ninety 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.

- 13 That a financial contribution in the sum of £1,500 (one thousand five hundred pounds) EUR 1,904 (one thousand nine hundred and four euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on 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 the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 14 That an acceptable naming and numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed apartments.

REASON:

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

- 15 That details of the Management Agreement for the maintenance and Control of the development be submitted and agreed with the Planning Authority prior to the commencement of development.

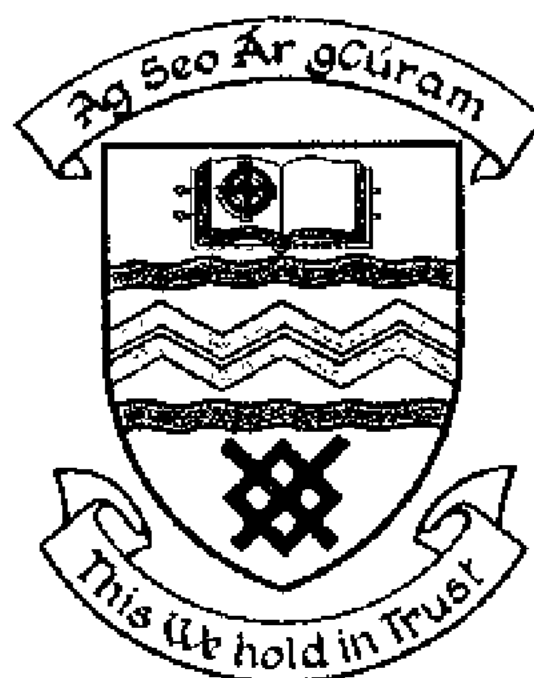
REASON:

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

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- 16 Before development is commenced, the developer shall lodge with South Dublin County a cash deposit of £3,000 (three thousand pounds) EUR 3,809 (three thousand eight hundred and nine euros) or a bond of an Insurance Company, or other security to the value of £4,500 (four thousand five hundred pounds) EUR 5,714 (five thousand seven hundred and fourteen euros) to secure the provision and satisfactory completion to taking in charge standard of roads, footpaths, watermains, drains, public open space and other services required in connection with the development.

REASON:

To ensure the satisfactory completion and maintenance of the development.

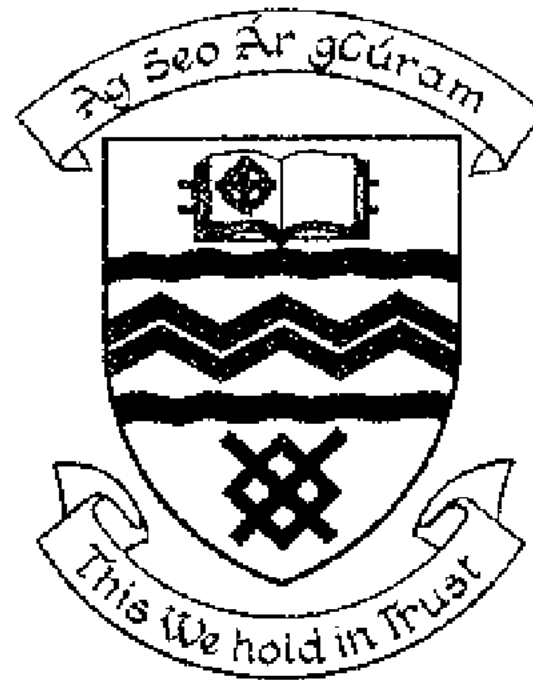
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority,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

.....26/07/00
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0942	
1. Location	Old Nangor Road, with access through existing vehicular entrance on 'The Link Road', Clondalkin, Dublin 22.		
2. Development	Extension to existing single-storey building (medical centre), comprising (at ground floor) an entrance hall and (at first floor) 3 no. apartments (total area 178 sq. metres).		
3. Date of Application	23/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/02/2000 2.	1. 13/04/2000 2.
4. Submitted by	Name: Dixon McGaver, Address: 14 Lower Baggot Street, Dublin 2.		
5. Applicant	Name: Dr. D. Ramiah, Address: Health Centre, Link Road, New Nangor Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1264 Date 09/06/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1264	Date of Decision 09/06/2000
Register Reference S99A/0942	Date: 23/12/99

Applicant Dr. D. Ramiah,

Development Extension to existing single-storey building (medical centre), comprising (at ground floor) an entrance hall and (at first floor) 3 no. apartments (total area 178 sq. metres).

Location Old Nangor Road, with access through existing vehicular entrance on 'The Link Road', Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 22/02/2000 /13/04/2000

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

..... 09/06/00
for SENIOR ADMINISTRATIVE OFFICER

Dixon McGaver,
14 Lower Baggot Street,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0942

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 on 13/04/00, 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 area indicated as a proposed private garden on Drawing No. 99123-301-A shall be landscaped, enclosed by fencing of height and design indicated on drawings submitted with the application and set aside for the private use of residents of the proposed apartments. This open space provision shall be provided for residential amenity purposes only and shall not be accessible to or facilitate the use of the ground floor as a medical clinic.

REASON:

In the interest of residential amenity.

- 3 The applicant shall implement a landscaping scheme along the eastern boundary of the site to screen the application premises from potential infill residential sites adjoining the eastern boundary.

REASON:

In the interest of residential amenity.

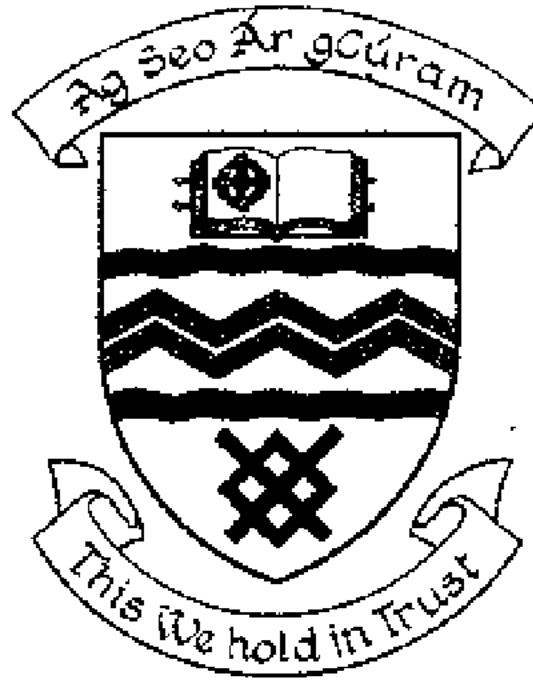
- 4 The car parking area indicated on the submitted site layout plan shall be clearly marked out with the car parking spaces for the apartment units reserved solely for residential use. The car parking area should be available at all times for car parking use and shall not be used for storage, display or other such uses.

REASON:

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

- 5 The proposed first floor extension shall not be used for commercial activities or activities related to the use of the ground floor as a medical clinic without the prior

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permission of the Planning Authority or An Bord Pleanala on appeal.

REASON:

To prevent unauthorised development.

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

REASON:

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

- 7 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.

- 8 That no apartment be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 9 In relation to foul drainage and surface water, the applicant to ensure full and complete separation of foul and surface water systems.

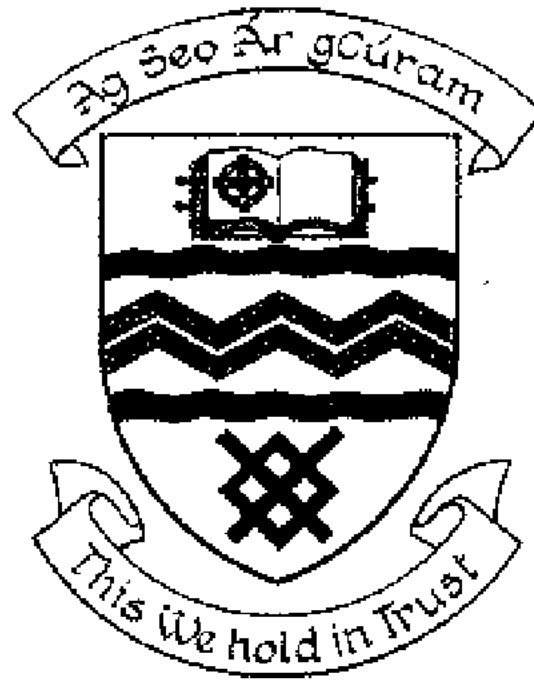
REASON:

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

- 10 In relation to water, the applicant shall ensure the following:-

- (a) Separate connections required for proposed apartments.
- (b) Connections and tapping of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense.
- (c) No dwelling shall be greater than 46m from a hydrant.
- (d) 24 hour storage per unit shall be provided.

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REASON:

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

- 11 That a financial contribution in the sum of £2,244 (two thousand two hundred and forty four pounds) EUR 2,849 (two thousand eight hundred and forty nine 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.

- 12 That a financial contribution in the sum of £4,956 (four thousand nine hundred and fifty six pounds) EUR 6,292 (six thousand two hundred and ninety 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.

- 13 That a financial contribution in the sum of £1,500 (one thousand five hundred pounds) EUR 1,904 (one thousand nine hundred and four euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

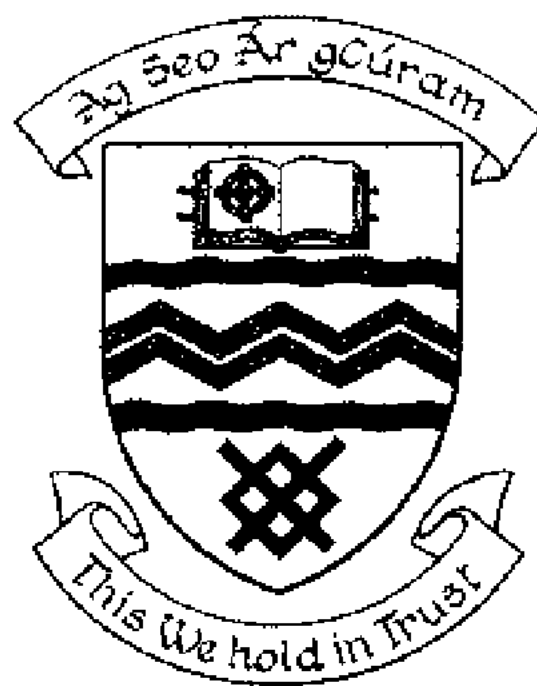
REASON:

It is considered reasonable that the developer should

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contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 14 That an acceptable naming and numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed apartments.

REASON:

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

- 15 That details of the Management Agreement for the maintenance and Control of the development be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 16 Before development is commenced, the developer shall lodge with South Dublin County a cash deposit of £3,000 (three thousand pounds) EUR 3,809 (three thousand eight hundred and nine euros) or a bond of an Insurance Company, or other security to the value of £4,500 (four thousand five hundred pounds) EUR 5,714 (five thousand seven hundred and fourteen euros) to secure the provision and satisfactory completion to taking in charge standard of roads, footpaths, watermains, drains, public open space and other services required in connection with the development.

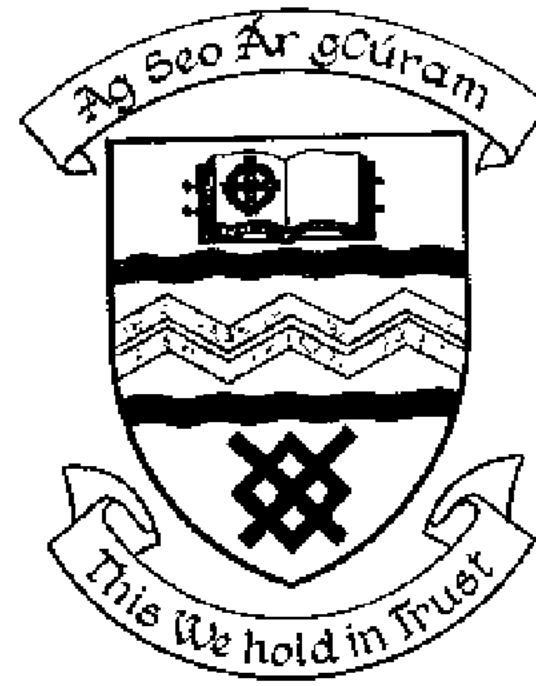
REASON:

To ensure the satisfactory completion and maintenance of the development.

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

Decision Order Number 0373	Date of Decision 22/02/2000 <i>LA</i>
Register Reference S99A/0942	Date: 23/12/99

Applicant Dr. D. Ramiah,
Development Extension to existing single-storey building (medical centre), comprising (at ground floor) an entrance hall and (at first floor) 3 no. apartments (total area 178 sq. metres).

Location Old Nangor Road, with access through existing vehicular entrance on 'The Link Road', Clondalkin, Dublin 22.

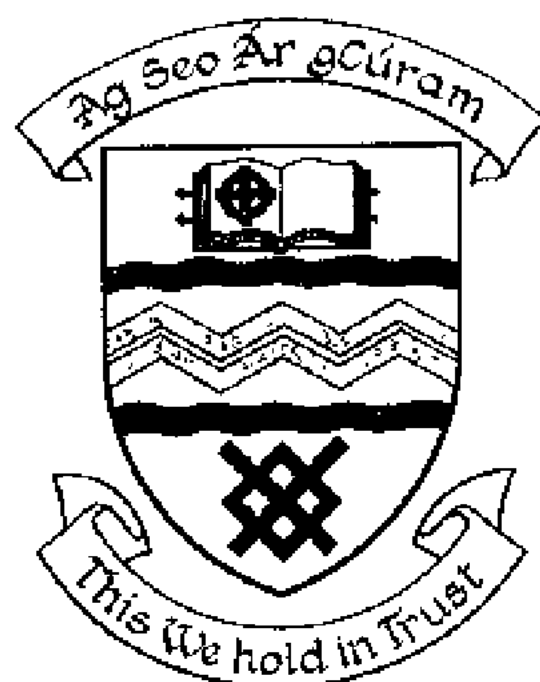
App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 23/12/99 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 It is considered by the Planning Authority that whilst the location of the proposed development does present the opportunity to create a landmark building at this site, the materials considered for the first floor extension (the proposed zinc cladding) and the flat roof profile of the building, as indicated on drawings submitted with this application, are not consistent with the character of the surrounding area which is suburban residential. The applicant shall indicate to the planning authority whether it is feasible or not to provide an alternative treatment to the external facade of the building and provide a pitched roof profile to the building whilst remaining consistent with the style and design of the medical clinic at ground floor. The applicant is advised to contact the area planner to discuss these issues prior to the lodgement of revised drawings.

Dixon McGaver,
14 Lower Baggot Street,
Dublin 2.

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

Decision Order Number 0373	Date of Decision 22/02/2000 <i>LA</i>
Register Reference S99A/0942	Date: 23/12/99

Applicant Dr. D. Ramiah,
Development Extension to existing single-storey building (medical centre), comprising (at ground floor) an entrance hall and (at first floor) 3 no. apartments (total area 178 sq. metres).

Location Old Nangor Road, with access through existing vehicular entrance on 'The Link Road', Clondalkin, Dublin 22.

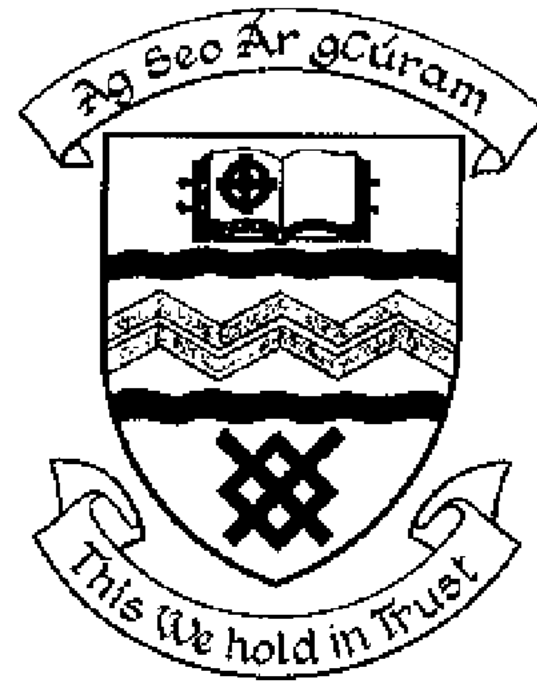
App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 23/12/99 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 It is considered by the Planning Authority that whilst the location of the proposed development does present the opportunity to create a landmark building at this site, the materials considered for the first floor extension (the proposed zinc cladding) and the flat roof profile of the building, as indicated on drawings submitted with this application, are not consistent with the character of the surrounding area which is suburban residential. The applicant shall indicate to the planning authority whether it is feasible or not to provide an alternative treatment to the external facade of the building and provide a pitched roof profile to the building whilst remaining consistent with the style and design of the medical clinic at ground floor. The applicant is advised to contact the area planner to discuss these issues prior to the lodgement of revised drawings.

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- 2 The applicant shall show clearly on a revised site plan the delineation of a landscaped private open space area for residents of the apartments. This landscaped area should be no less than 10% of the total site area in accordance with Development Control Objective 3.4.17(i) of the South Dublin County Council Development Plan 1998. The applicants shall also indicate clearly how such landscaped open spaces are separated from areas accessible to the general public visiting the clinic
- 3 It is considered by the Planning Authority that the positioning of windows along the eastern elevation of the first floor level as indicated on drawings submitted with this application is unacceptable. This is due to the development potential of residential units on the vacant site located immediately beyond the eastern boundary of the subject site. The proposed windows along the eastern elevation of the apartment units would look directly onto this vacant site and consequently would infringe upon the privacy of future residents on this site. The applicant is advised to reconsider an alternative layout to the proposed apartment units in order to avoid this problem occurring. The applicant is also advised to contact the area planner to discuss these issues prior to the lodgement of revised drawings.

Signed on behalf of South Dublin County Council

LA
.....
for Senior Administrative Officer

22/02/00