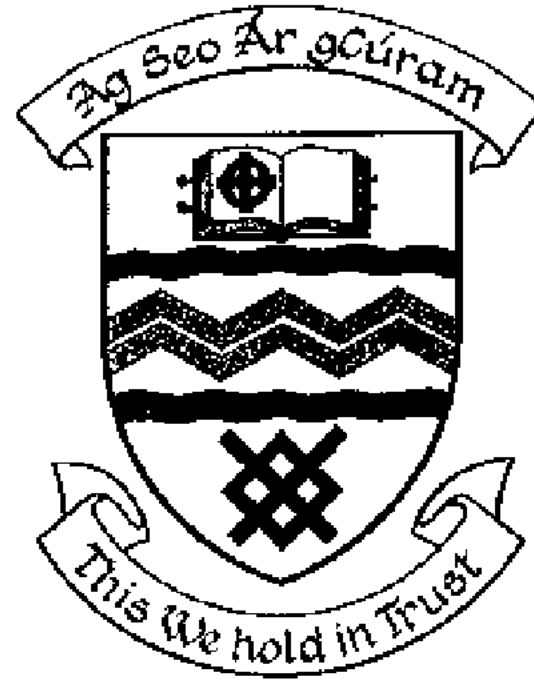


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0785	
1. Location	86 Old Bawn Road, Tallaght, Dublin 24.		
2. Development	Retention of use of ground floor as Chiropodist practice, conversion of garage for use as Chiropodist practice, single storey porch extension and retention of widening of entrance.		
3. Date of Application	08/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/12/1999 2.	1. 18/01/2000 2.
4. Submitted by	Name: Enda Fanning Architect, Address: 40 Main Street, Rathfarnham,		
5. Applicant	Name: Mr. J. Kelly, Address: 86 Old Bawn Road, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0527 Date 14/03/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 863 Date 26/04/2000	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



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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0527	Date of Decision 14/03/2000 <i>MA</i>
Register Reference S99A/0785	Date: 08/11/99

Applicant Mr. J. Kelly,

Development Retention of use of ground floor as Chiropodist practice,
conversion of garage for use as Chiropodist practice,
single storey porch extension and retention of widening of
entrance.

Location 86 Old Bawn Road, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 21/12/1999 /18/01/2000

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

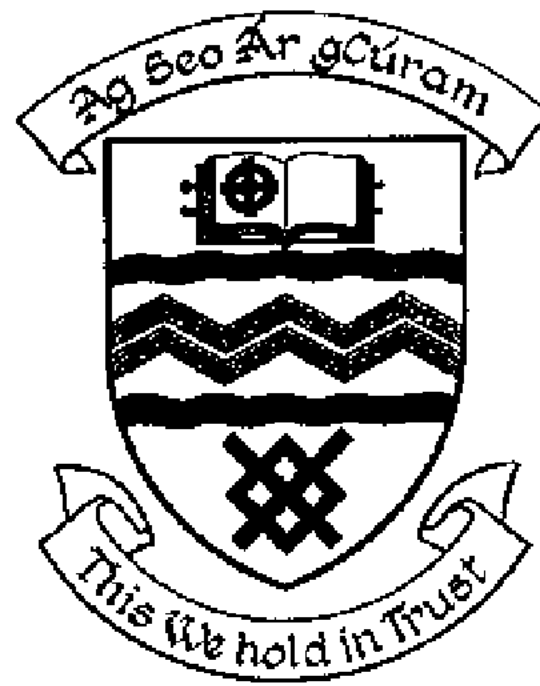
MA
..... 15/03/00
for SENIOR ADMINISTRATIVE OFFICER

Enda Fanning Architect,
40 Main Street,
Rathfarnham,
Dublin 14.

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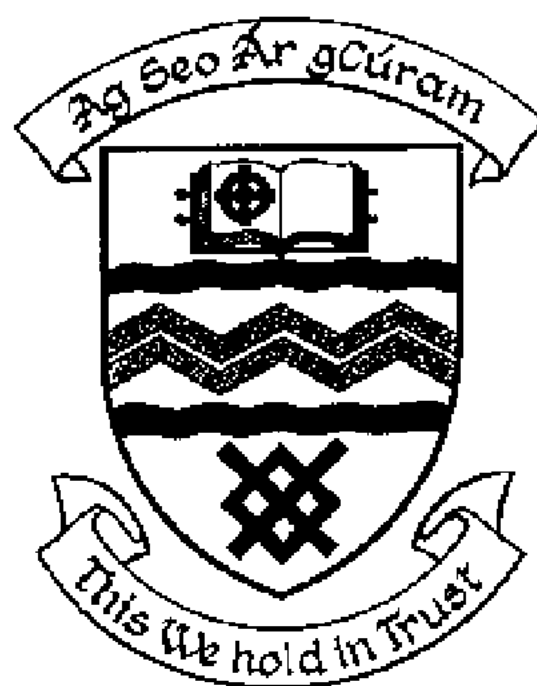
Conditions and Reasons

- 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 18/01/00, 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 all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 With regard to foul and surface water drainage, the applicant shall ensure the full and complete separation of foul and surface water systems.
REASON:
In the interest of the proper planning and development of the area.
- 4 The applicant shall ensure the correct disposal of clinical products in sharps boxes and that appropriate disposal arrangements are organised.
REASON:
In the interest of the proper planning and development of the area.
- 5 That a financial contribution in the sum of £517 (five hundred and seventeen pounds) EUR 656 (six hundred and fifty six 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

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REG. REF. S99A/0785

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

- 6 That a financial contribution in the sum of £1,344 (one thousand three hundred and forty four pounds) EUR 1,706 (one thousand seven hundred and six 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.

- 7 The hours of operation of the practice shall be confined to five three hourly sessions per week.

REASON:

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

- 8 The widening of the vehicular entrance shall be carried out to the satisfaction of the Area Engineer, Roads Maintenance (Ballymount Depot) at the applicants expense.

REASON:

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

- 9 Adequate ventilation shall be provided in all rooms including the lobby between the waiting room and the chiropodist room.

REASON:

In the interest of public health.

- 10 The use shall only be operated by the residential occupier of the premises and the ground floor shall not be sold off, let or otherwise disposed of independently of the first floor. The ground floor shall revert to part of the dwellinghouse when no longer required as a chiropodist's practice.

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REASON:

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

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

REASON:

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

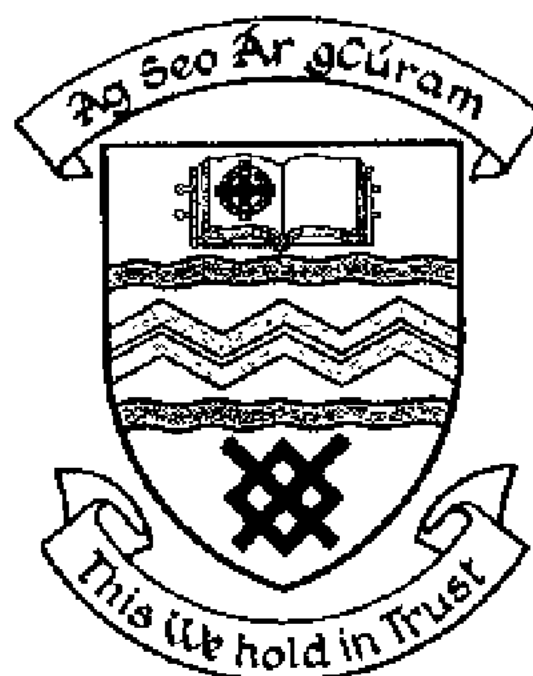
- 12 The use hereby permitted shall cease at or before three years from the date of the final grant of permission unless retention is permitted by An Bord Pleanála on appeal or by the Planning Authority.

REASON:

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

NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

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Enda Fanning Architect,
40 Main Street,
Rathfarnham,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 863	Date of Final Grant 26/04/2000
Decision Order Number 0527	Date of Decision 14/03/2000
Register Reference S99A/0785	Date 18/01/00

Applicant Mr. J. Kelly,

Development Retention of use of ground floor as Chiropodist practice,
conversion of garage for use as Chiropodist practice,
single storey porch extension and retention of widening of
entrance.

Location 86 Old Bawn Road, Tallaght, Dublin 24.

Floor Area 73.00 Sq Metres

Time extension(s) up to and including

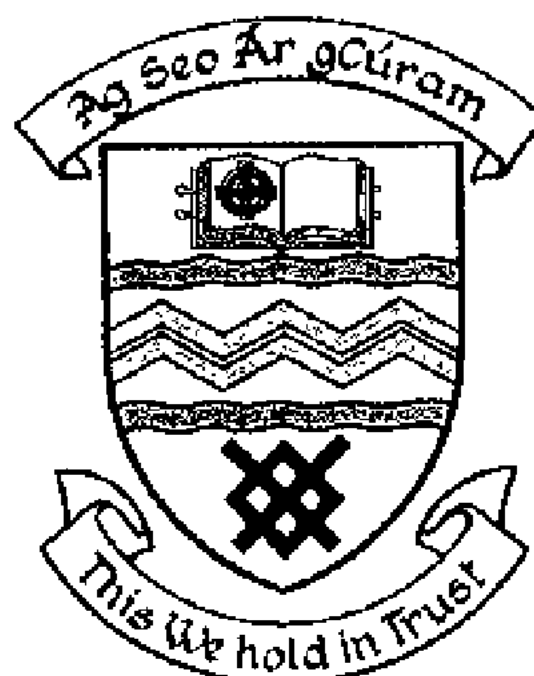
Additional Information Requested/Received 21/12/1999 /18/01/2000

A Permission has been granted for the development described above,
subject to the following (12) Conditions.

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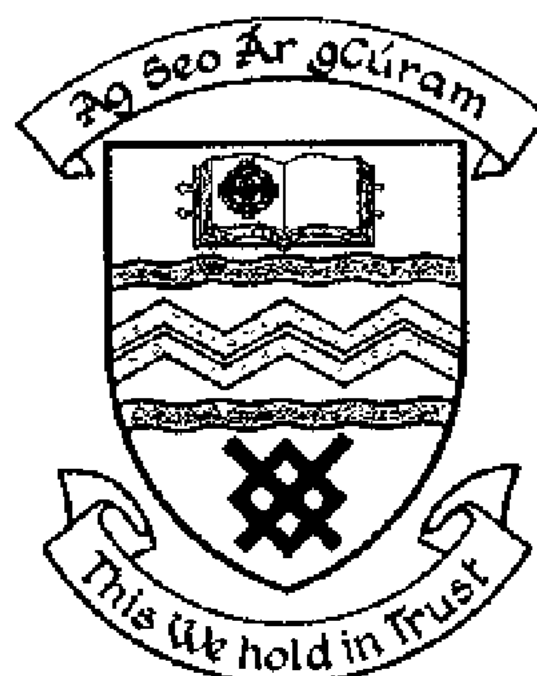
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Conditions and Reasons

- 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 by the Planning Authority on 18/01/00, 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 all external finishes harmonise in colour and texture with the existing premises.
 REASON:
 In the interest of visual amenity.
- 3 With regard to foul and surface water drainage, the applicant shall ensure the full and complete separation of foul and surface water systems.
 REASON:
 In the interest of the proper planning and development of the area.
- 4 The applicant shall ensure the correct disposal of clinical products in sharps boxes and that appropriate disposal arrangements are organised.
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- 5 That a financial contribution in the sum of £517 (five hundred and seventeen pounds) EUR 656 (six hundred and fifty six 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.
- 6 That a financial contribution in the sum of £1,344 (one thousand three hundred and forty four pounds) EUR 1,706 (one thousand seven hundred and six 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

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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.

- 7 The hours of operation of the practice shall be confined to
 five three hourly sessions per week.

REASON:

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

- 8 The widening of the vehicular entrance shall be carried out
 to the satisfaction of the Area Engineer, Roads Maintenance
 (Ballymount Depot) at the applicants expense.

REASON:

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

- 9 Adequate ventilation shall be provided in all rooms
 including the lobby between the waiting room and the
 chiropodist room.

REASON:

In the interest of public health.

- 10 The use shall only be operated by the residential occupier
 of the premises and the ground floor shall not be sold off,
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 dwellinghouse when no longer required as a chiropodist's
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REASON:

In the interest of the proper planning and development of
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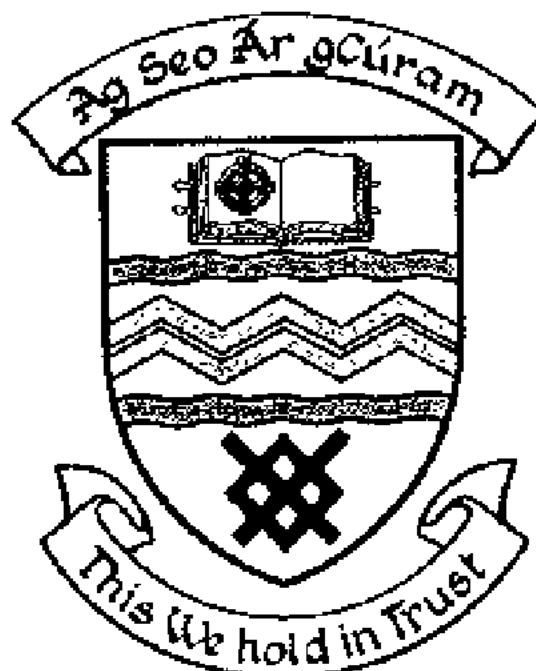
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 those which are exempted development, without prior approval
 of Planning Authority or An Bord Pleanala on appeal.

REASON:

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

- 12 The use hereby permitted shall cease at or before three
 years from the date of the final grant of permission unless
 retention is permitted by An Bord Pleanala on appeal or by

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the Planning Authority.

REASON:

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

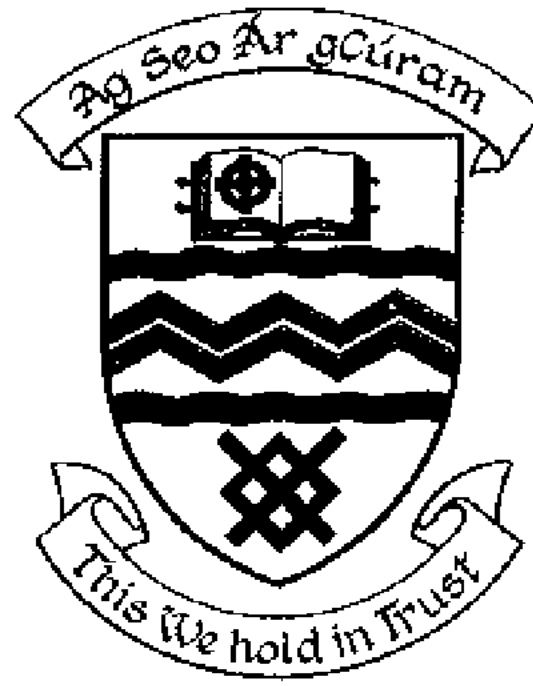
NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

- (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.

E. Bowler
.....02/05/00
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2839	Date of Decision 21/12/1999 <i>LM</i>
Register Reference S99A/0785	Date: 08/11/99

Applicant Mr. J. Kelly,
Development Retention of use of ground floor as Chiropodist practice,
 conversion of garage for use as Chiropodist practice,
 single storey porch extension and retention of widening of
 entrance.

Location 86 Old Bawn Road, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 08/11/99 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 The applicant is requested to indicate if it is proposed to increase the hours of operation of the practice from five three hourly sessions per week.
- 2 The applicant is requested to indicate the number of persons employed by the practice on a full and part time basis.
- 3 The applicant is requested to submit revised plans indicating a porch with a smaller forward projection. The Planning Authority would consider a projection of 1.5 metres to be more acceptable.

Signed on behalf of South Dublin County Council

LM
.....
for Senior Administrative Officer

21/12/99

Enda Fanning Architect,
40 Main Street,
Rathfarnham,
Dublin 14.