

P/4831/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1443 Date Received : 3rd September 1991

Correspondence : P.M. Ging, Architect,
Name and : "Laureston",
Address : Monastery Road,
 Dublin 22.

Development : Change of use of part of house to Osteopathy Medical Practice

Location : 18 Cromwellsfort Road, Walkinstown

Applicant : C. Campbell

App. Type : Permission

Zoning :

Floor Area : 53.4 Sq.metres

(NOB/AC)

Report of the Dublin Planning Officer dated 15 October 1991.

This is an application for PERMISSION for a change of use of part of a dwelling for use as a Medical Osteopathy Practice at 18 Cromwellsfort Road, Walkinstown.

The site is located in an area subject to the zoning objective "to protect and/or improve residential amenity".

The current application is for a change of use of part of the ground floor for a medical practitioners use. The site is an end of terrace two-storey dwelling with a single-storey side extension. Part of the front garden has been surfaced to provide additional off-road car parking. No parking layout has been indicated on the submitted plans and no proposals are indicated regarding the entrance. The side and front gardens are screened by mature evergreen trees.

There is space in the side garden area for additional parking space.

The proposed change of use relates to the entire side extension and half of the ground floor of the main building. Provision is made for 3 treatment rooms and a waiting room. Employment is envisaged to be 2 practitioners and a receptionist.

Roads Department report *not received*

The plans do not indicate any proposals for structural work. The proposed use of part of the dwelling only for medical practitioners would not conflict

CONT:	
Stand:	436
Roads:	
S. Servs:	
Open Space:	
Other:	
SECURITY:	
Bond / C.I.F.:	
Cash:	

W

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1443

Page No: 0002

Location: 18 Cromwellsfort Road, Walkinstown

with zoning objective.

Supervising Environmental Health Officer report *not received*

PL
Sanitary Services Section report *not received*

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following () conditions:-

CONDITIONS / REASONS

- 01 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.
- 02 That a financial contribution in the sum of £ 436 be paid by the proposer to the 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.
- 03 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of health.
- 04 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of safety and the avoidance of fire hazard.
- 05 That when the structure is no longer required for use as Osteopathy Medical Practice by the applicant, that its use revert to use as part of the existing dwelling unit.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1443

Page No: 0003

Location: 18 Cromwellsfort Road, Walkinstown

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

06 Before any development commenced the applicant shall submit for the written agreement of the Planning Authority a plan indicating provision for four off-street car parking spaces in accordance with County Council standards.

06 REASON: In the interest of the proper planning and development of the area.

07 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.

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

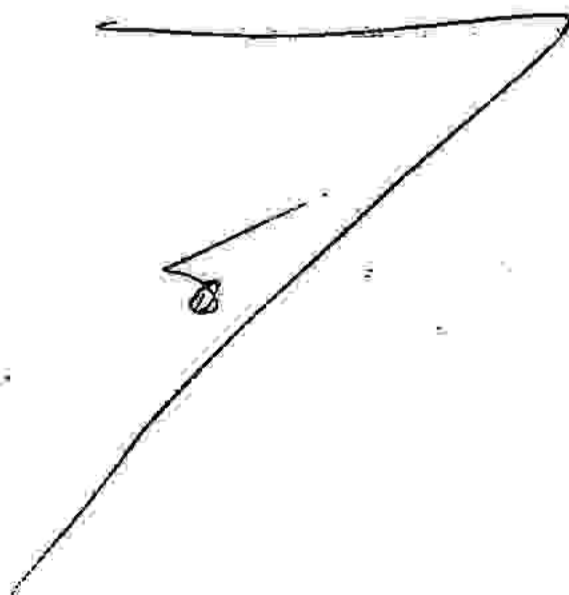
08 That the ^{use of the} structure ~~shall be removed~~ ^{as an osteopathy medical practise shall cease} on or before 17.10.92 unless before that date permission for its retention is granted by the Planning Authority or by An Bord Pleanala on appeal.

REASON: To enable the effect of the development on the amenities of the area to be reviewed, having regard to the conditions then obtaining.

NOTE 1: The applicant is advised to consult with the Council's Roads Department concerning vision at the entrance to the parking area.

NOTE 2: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.

09 That the use of the structure as an osteopathy medical practise be confined to those areas of the ground shown on lodged plans.
Reason: In the interest of the proper planning & development of the area.



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1443

Page No: 0004

Location: 18 Cromwellsfort Road, Walkinstown

5

.....
for Principal Officer

.....
for Dublin Planning Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (19) conditions set out above is hereby made.

30th OCTOBER 1991
Dated :

.....
ASSISTANT COUNTY MANAGER/~~APPROVED OFFICER~~

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 28th October 1991.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Medical Practice at 18 Cromwellsfort Road, Walkinstown for C. Campbell.

P. M. Ging, Architect,
Laureston,
Monastery Road,
Clondalkin,
Dublin 22.

Reg. Ref. 91A/1443
COMP. REC'D: 18.11.1991

Report of the Dublin Planning Officer, dated 16 January 1992.

This is a submission for COMPLIANCE with Condition No. 6 of decision to Grant Permission by Order No. P/4831/91, dated, 30th October, 1991, in connection with the above *which states that the applicant should submit for the written agreement of the Planning Authority a plan showing provision for off street car parking spaces in accordance with the standards.*

87 The submission indicates provision for 4 off street car parking spaces within the front garden.

I recommend that the applicant be advised that the submission is satisfactory provided the spaces to be provided are clearly marked out on the site and available at all times that the practice is in operation, *and provided a suitable planting of shrubs takes place to provide screening of car park.*

87
NOB/BB

Endorsed: - *[Signature]*
for Principal Officer

[Signature]
For Dublin Planning Officer

Order:- Applicant to be informed as set out in the above report.

Dated: 28th January, 1992.

[Signature]
Assistant City ~~and~~ County Manager

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated

EASTERN HEALTH BOARD

P.C. _____ Reg. Ref: 91A/1443

Proposed: Ch. of use of part of House TO Osteopathy Medical Practice

At: 18 CROMWELLSTON ROAD WARRINGTON

For: _____

Plans lodged: ADDITIONAL INFORMATION

Architect: MR. PETER GING

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

THE ABOVE PROPOSAL IS NOW ACCEPTABLE TO THIS OFFICE.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 28.11.91
Time 9.30

Peter Whelan
25/11/91

of a Devire
for John O'Keilly SEHO
25/11/91

EASTERN HEALTH BOARD

P.C. _____ Reg. Ref: 91A/1443.

Proposed: Ch. of use of part of house to Osteopathy Medical Practice

At: 18 Cromwell Street ROAD, WAINSTON

For: _____

Plans lodged: ADDITIONAL INFORMATION

Architect: MR. PETER GING

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

The above proposal is now acceptable to this office.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 02.12.91
Time 4.00

Peter Whelan
25/11/91

of a Devine
for John O'Reilly SEHO
25/11/91

Paul O'Byrne

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1443.

DEVELOPMENT: Change of use of part of house to Osteopathy Medical Practice.

LOCATION: 18 Cromwellsfort Road, Walkinstown.

APPLICANT: C. Campbell.

DATE LODGED: 3.9.91.

This application is for change of use of part of house to Osteopathy Medical Practice at Walkinstown.

The practice appears to operating or at least at the final stage of construction and is located on the corner of Cherryfield Road and Cromwell's Fort Road, approximately 70-80m from Walkinstown roundabout. The parking area may indeed take six cars which would be required (two for the dwelling and four for the practice) but turning areas are lacking. Cromwellsfort Road is a heavily trafficked radial route. It is noted that the junction of Bunting Road is some 60m away. Roads would be opposed to the location of a traffic generating practice at an existing junction as the generation of additional turning movements and on-street parking at this location on the heavily trafficked Cromwellsfort Road close to the Walkinstown Roundabout would endanger public safety by reason of traffic hazard.

MA/BMcC
18.10.91.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 4.11.91
Time 10.15
.....

SIGNED: *Michael Arthur*

ENDORSED: *Paul Henry*

DATE: 23-10-91

DATE: 28/10/91

DUBLIN COUNTY COUNCIL
21 OCT 1991
ENVIRONMENTAL HEALTH

Register Reference : 91A/1443

Date: 11th September 1991

Development : Change of use of part of house to Osteopathy Medical Practice

LOCATION : 18 Cromwellsfort Road, Walkinstown

Applicant : C. Campbell

App. Type : PERMISSION

Planning Officer : N.O'BYRNE

Date Recd. : 3rd September 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 24.10.91
Time 5.00

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

Yours faithfully,

.....
for PRINCIPAL OFFICER

ADDITIONAL INFORMATION REQUIRED REGARDING

1/ THE SANITARY ACCOMMODATION TO BE PROVIDED FOR THE USE OF STAFF AND PATIENTS NOT INDICATED

2/ WASH HAND BASINS TO BE FITTED IN EACH OF THE TREATMENT ROOMS NOT INDICATED

3/ NO DRAINAGE DETAILS INDICATED

4/ Permanent ventilation of all rooms not indicated

DUBLIN COUNTY COUNCIL
21 OCT 1991
ENVIRONMENTAL HEALTH

John O'Keefe
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

22/10/91.

Peter Whelan

22/10/91

SS + CMS.

P.

Register Reference : 91A/1443

Date : 11th September 1991

Development : Change of use of part of house to Osteopathy Medical Practice

LOCATION : 18 Cromwellsfort Road, Walkinstown

Applicant : C. Campbell

App. Type : PERMISSION

Planning Officer : N.O'BYRNE

Date Recd. : 3rd September 1991

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

Yours faithfully,

Date received in Sanitary Services

DUBLIN CO. COUNCIL
19 SEP 1991
SAN SERV

DUBLIN CO. COUNCIL
SANITARY SERVICES OFFICER
FOR PRINCIPAL SERVICES
17 OCT 1991
Returned *J.P.*

FOUL SEWER

No objection

SURFACE WATER

No objection

N. O'Byrne
11. 10. 91

SENIOR ENGINEER,
SANITARY SERVICES DEPARTMENT,
46/49 UPPER O'CONNELL STREET,
DUBLIN 1

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 18.10.91
Time 12.00

J.P.
14/10/91
SS + CMS

DE 354

Register Reference : 91A/1443

Date : 11th September 1991

.....
ENDORSED _____

DATE _____

WATER SUPPLY.....

Available for Zoned Use, Supply to be metered at owners expense.

R. J. Spain
31 Oct '91

A/SEE
4/10/91

.....
ENDORSED _____

[Handwritten signature]

DATE

15/10/91

PLANNING DEPT.	
DEVELOPMENT CONTROL (SEC)	
Date	18.10.91
Time	12.00

PLANNING APPLICATION FEES

Reg. Ref. 91A/1443 Cert. No. 26537
 PROPOSAL Change use of part of house to Medical Practice
 LOCATION 18 Cromwell Street Road, Walkers town
 APPLICANT C. Campbell

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32				
2	Domestic	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres <u>54.0</u>	@£1.75 per m2 or £40	<u>£94.50</u>	<u>2/94.50</u>		
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: [Signature] Grade D/TI Date 10/9/91
 Column 1 Endorsed: Signed: [Signature] Grade S-O Date 9/9/91
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade S-O Date 9/9/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: [Signature] Grade S-O Date 9/9/91

ASSESSMENT OF FINANCIAL CONTRIBUTIONS

EC. REF.: 91A/14443

INT. REF.:

EMPLOYEES INVOLVED: WATER TOLL SEWER SURFACE WATER

REA OF SITE:

LOCAL AREA OF PRESENT PROPOSAL:

581 ft²

MEASURED BY:

J.Y. 10/19/91

HECKED BY:

Handwritten signature

PERIOD OF ASSESSMENT:

TOTAL ASSESSMENT

581
1000 @ 710

WARDEN'S ORDER NO. P. A. DATE

ENTERED IN CONTRIBUTIONS REGISTER

145 1/4
43 5 1/2

= 435.75
£ 435

ENVIRONMENT CONTROL ASSISTANT GRADE

Large handwritten signature and date 23/10/91

P. M. Ging, Architect,
Laureston,
Monastery Road,
Clondalkin,
Dublin 22.

-91A-1443

29 January 1992

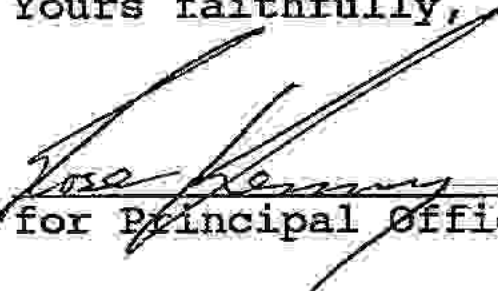
Re: Medical Practice at 18, Cromwellsfort Road,
Walkinstown for C. Campbell.

Dear Sir/Madam,

I refer to your submission received on 18th November, 1991, to comply with Condition No. 6, of decision to grant permission by Order No. P/4831/91, dated 30th October, 1991, in connection with the above.

In this regard, I wish to inform you that the submission is satisfactory provided the spaces to be provided are clearly marked out on the site and available at all times that the practice is in operation, and provided a suitable planting of shrubs takes place to provide screening of car park.

Yours faithfully,


for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.

Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Telephone: 773066

Telephone: 724755
Extension: 231/234

22nd November, 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

LOCATION: 18 Cromwellsfort Road, Walkinstown
PROPOSED DEVELOPMENT: Medical Practice
APPLICANT: C. Campbell
PLANNING REG. REF.: 91A/1443
DATE OF RECEIPT OF SUBMISSION: 18th November, 1991

A Chara,

With reference to above, I acknowledge receipt of application for:

Compliance with Conditions

Mise, le meas

A. Smith

PRINCIPAL OFFICER

P.M. Ging, Architect,

Laureston,

Monastery road,

Glondalkin,

Dublin 22

Dublin County Council
Planning Department
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

P M GING Architect

Laureston
Monastery Road
Clondalkin
Dublin 22
Telephone 01 592149

P M Ging Dip Arch MRIAI

13 November 1991

91A/1443

1-1-0

LONG

18 Cromwellsfort Road, Walkinstown
Reg. Ref. No. 91A / 1443

Dear Sirs

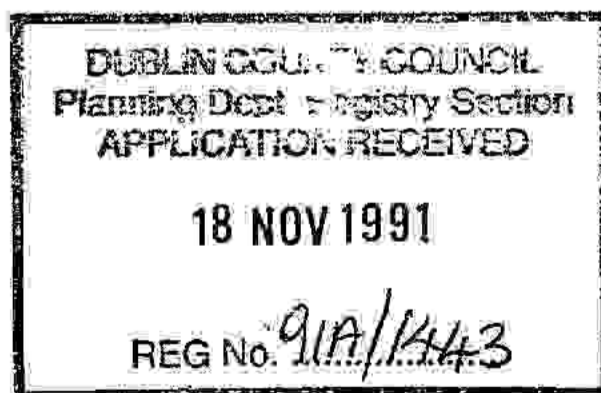
Further to Condition 6 of the Decision to Grant Permission dated 30 October 1991, I now enclose a plan showing the provision of four off street car parking spaces at the front of the house.

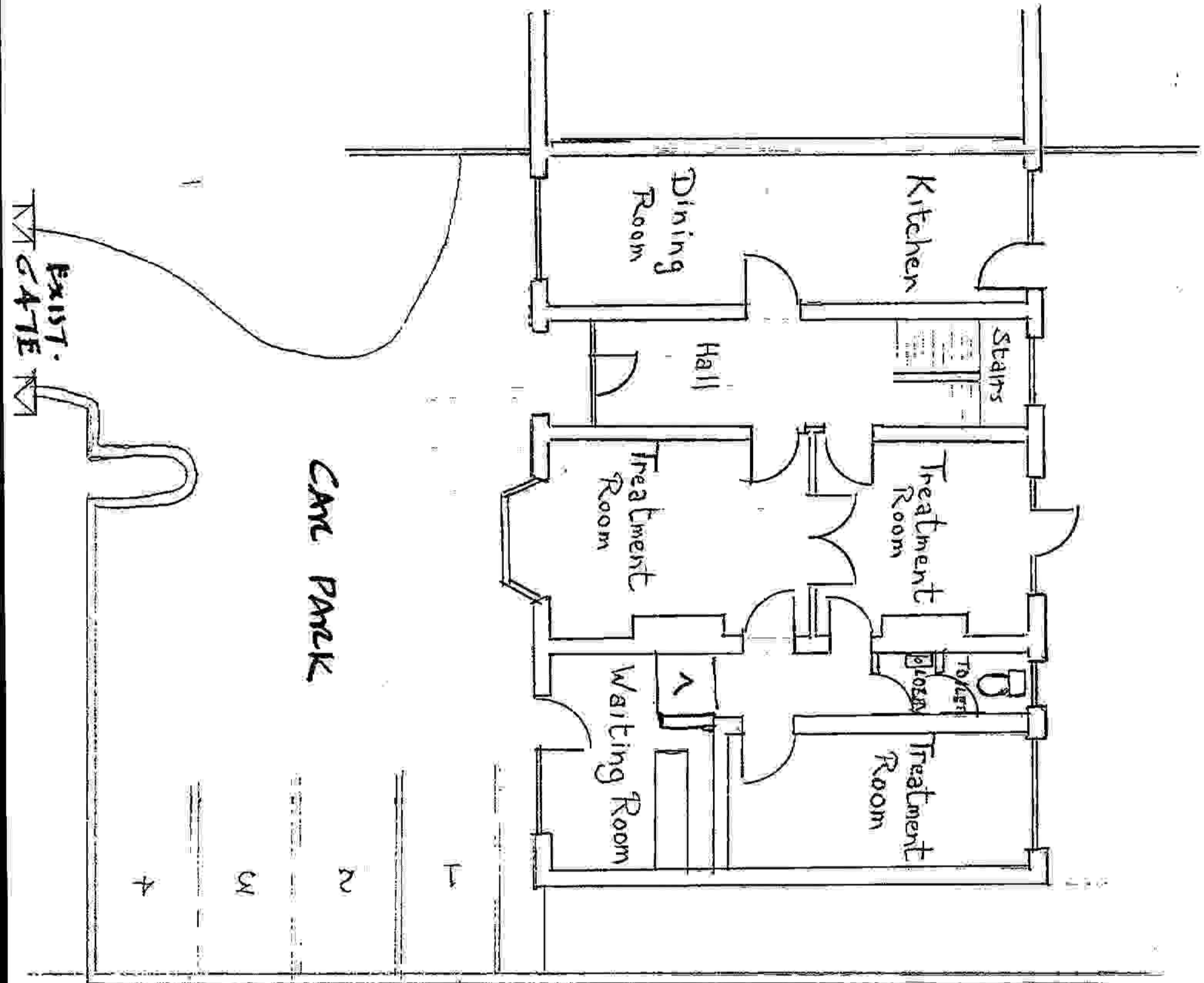
Yours faithfully



Peter Ging

Encl: as above





DUBLIN COUNTY COUNCIL
 Planning Dept. Registration Section
 APPLICATION RECEIVED
 18 NOV 1991
 REG No. 9.1A/1443

Scale 1/8"=1'
 18 CROMWELL FORT RD.



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 4831 /91 Date of Decision : 30th October 1991
Register Reference : 91A/1443 Date Received : 3rd September 1991
Applicant : C. Campbell
Development : Change of use of part of house to Osteopathy Medical
Practice
Location : 18 Cromwellsfort Road, Walkinstown
Floor Area : Sq.Metres
Time Extension(s) up to and including :
Additional Information Requested/Received : //

In pursuance of its functions under the above mentioned Acts, the 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 on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ...⁹... ATTACHED.

Signed on behalf of the Dublin County Council... *Rose Kennedy* ...
for Principal Officer

Date: ... 31/10/91 ...

P.M. Ging, Architect,
"Laureston",
Monastery Road,
Dublin 22.

Reg. Ref. 91A/1443
Decision Order No. P/ 4831 /91
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1,
Telephone: (01)724755
Fax: (01)724896

C O N D I T I O N S / R E A S O N S

- 01 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.
- 02 That a financial contribution in the sum of £436.00 be paid by the proposer to the 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.
- 03 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of health.
- 04 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of safety and the avoidance of fire hazard.
- 05 That when the structure is no longer required for use as Osteopathy Medical Practice 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.
- 06 Before any development commenced the applicant shall submit for the written agreement of the Planning Authority a plan indicating provision for four off-street car parking spaces in accordance with county council standards.
06 REASON: In the interest of the proper planning and development of the area.
- 07 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.
REASON: In the interest of the proper planning and development of the area.
- 08 That the use of the structure as an Osteopathy medical practice shall cease on or before 17.10.92, unless before that date permission for its retention is granted by the Planning Authority or by An Bord Pleanala on appeal.



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.

Telephone. (01)724755
Fax. (01)724896

Reg.Ref. 91A/1443

Decision Order No. P/ 4831 /91

Page No: 0003

REASON: To enable the effect of the development on the amenities of the area to be reviewed, having regard to the conditions then obtaining.

09 That the use of the structure as an osteopathy medical practice be confined to those areas of the ground floor as shown on lodged plans.

09 REASON: In the interest of the proper planning and development of the area.

NOTE 1: The applicant is advised to consult with the Council's Roads Department concerning vision at the entrance to the parking area.

NOTE 2: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.

V/A

Dublin Corporation
Planning Department
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

P M GING Architect

Laureston
Monastery Road
Clondalkin
Dublin 22
Telephone 01 592149

P M Ging Dip Arch MRIAI

25 October 1991

RECEIVED
3. OCT 1991
PLANNING DEPT.

ADDITIONAL INFORMATION -

18 Cromwellsfort Road, Walkinstown
Change of Use of part of house to Osteopathy Medical Practice
Reg. Ref. No. 91A / 1443

Dear Sirs

Further to the recent visit of the Environmental Health Officer, I have now revised the layout to provide for his requirements as follows :-

- (1) Toilet and lobby provided, serving practice only.
- (2) Wash basins in each Consulting Room.
- (3) Permanent ventilator provided in rear Treatment Room.

I trust this is satisfactory and look forward to an early decision.

Yours faithfully

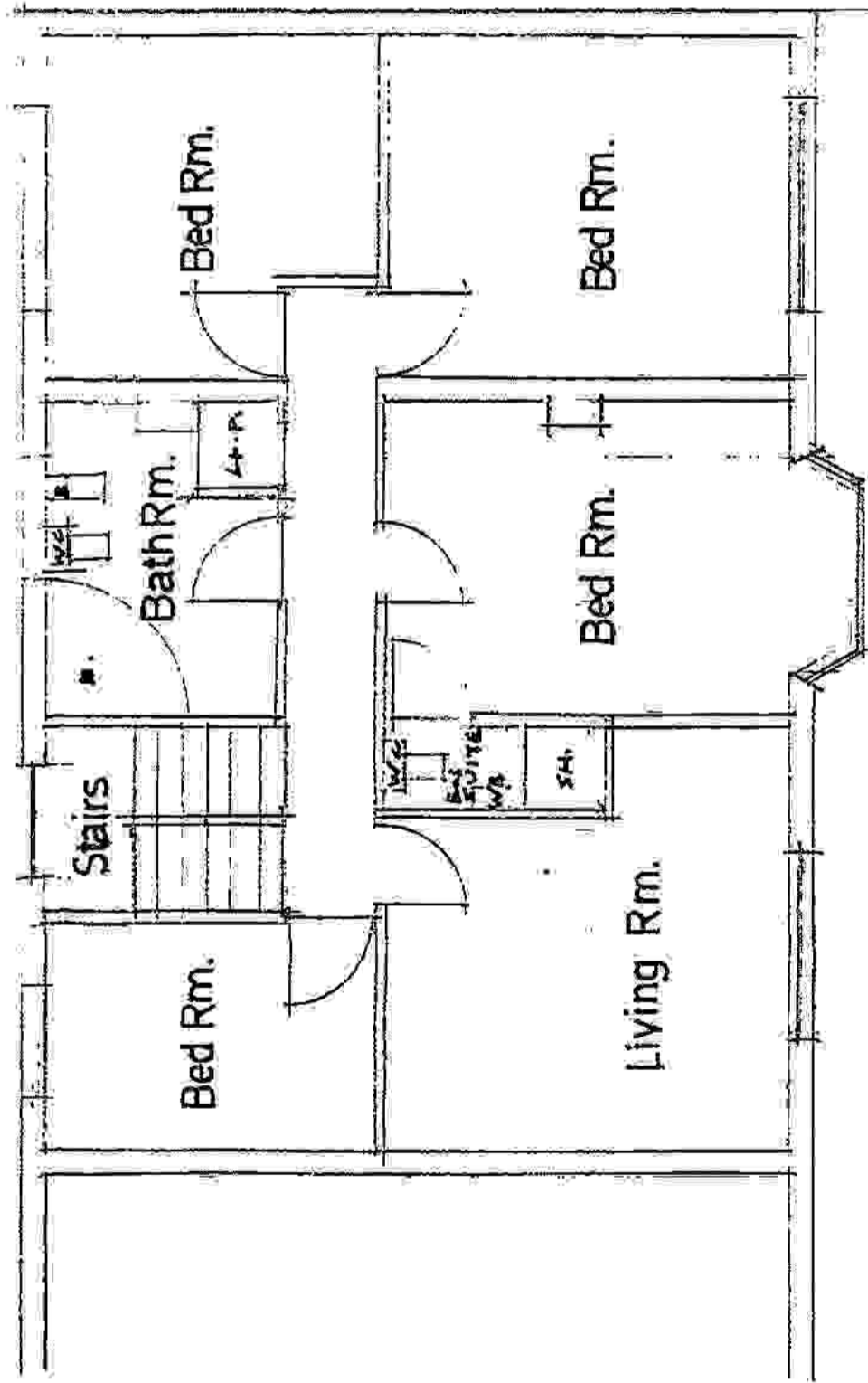

Peter Ging

91A/1443

1.4.0

Wash A.1

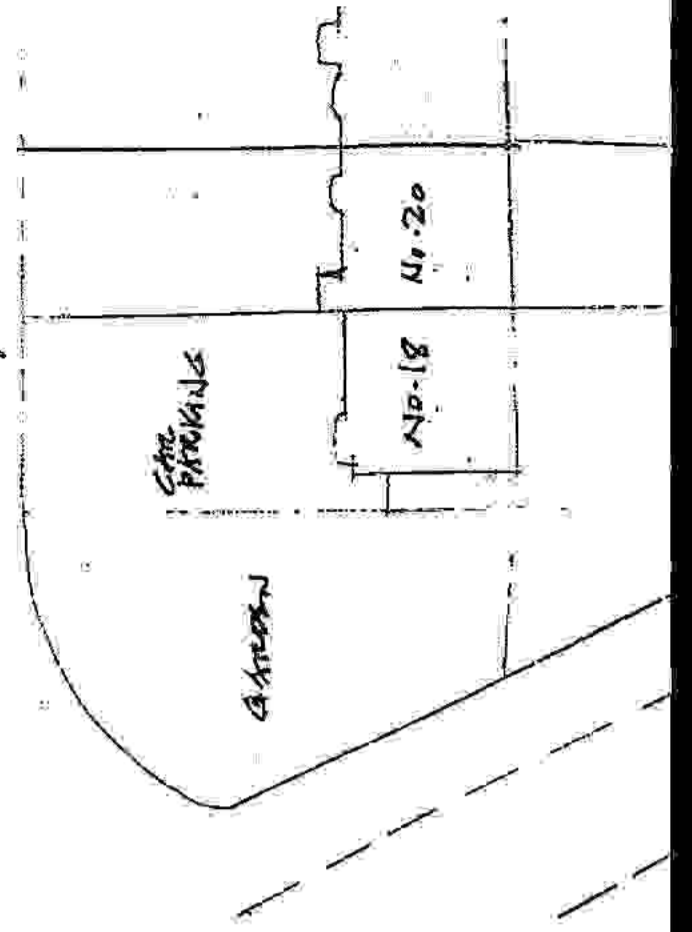
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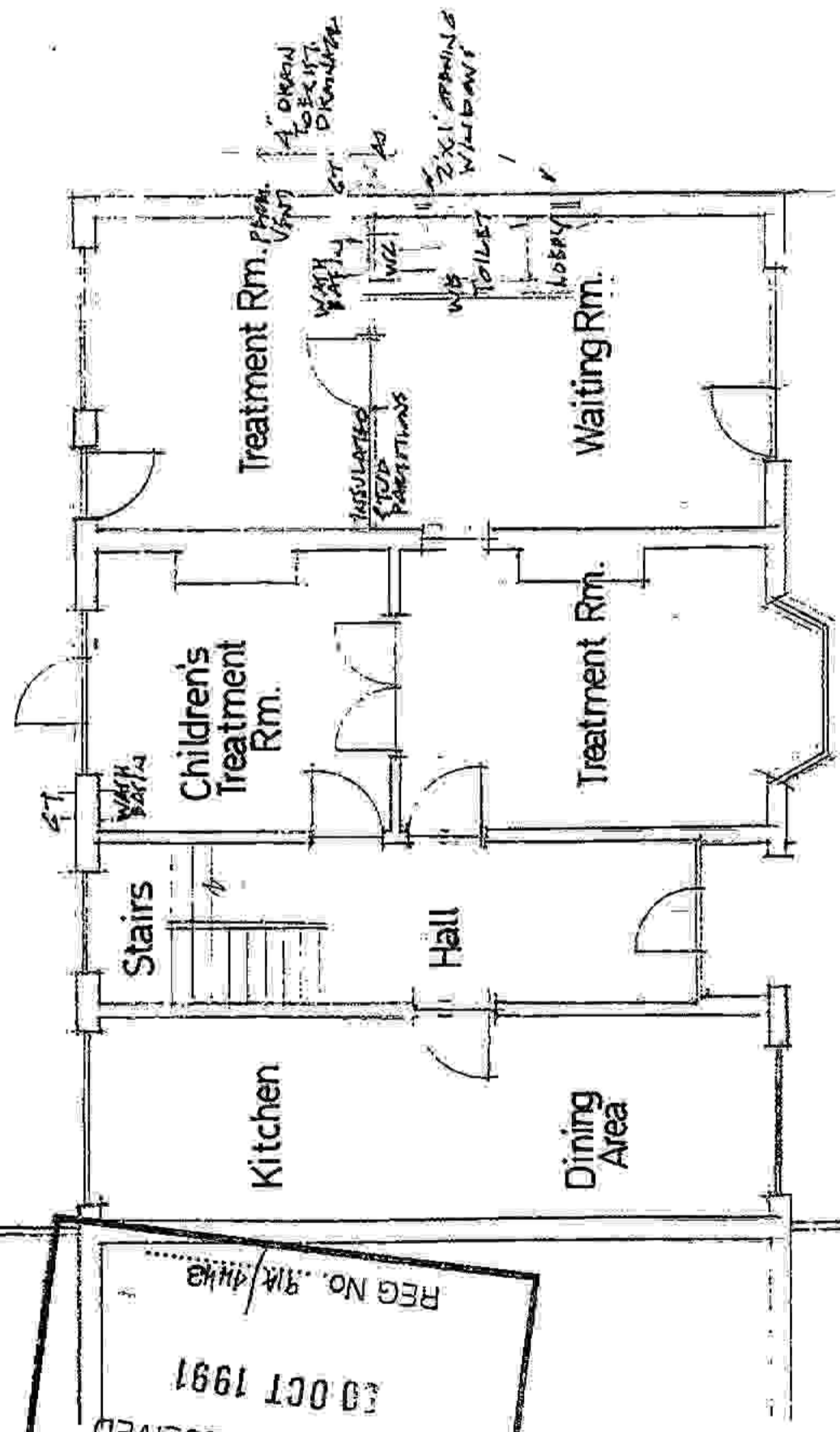
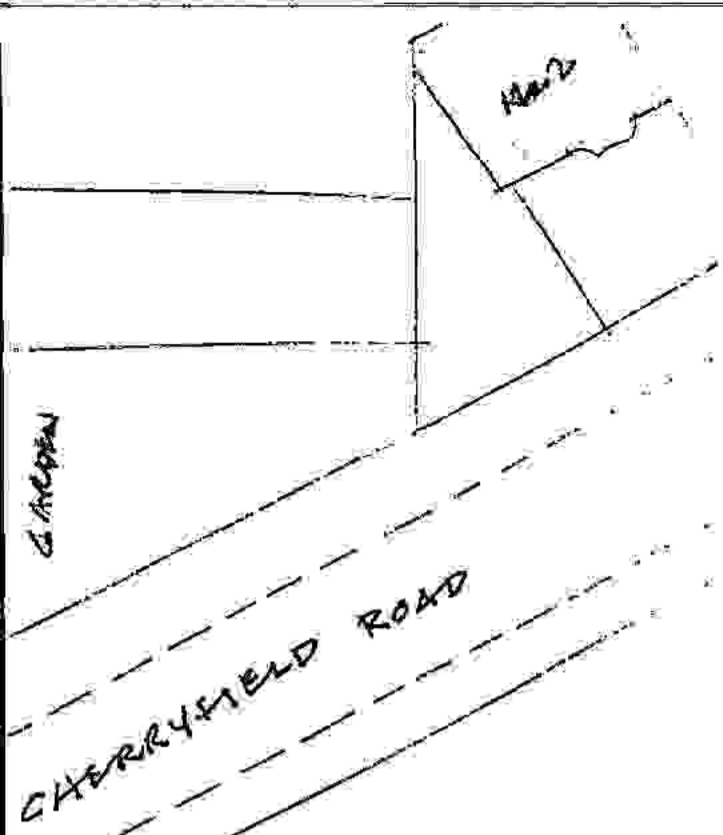


FIRST FLOOR PLAN



CROMWELL'S FORT ROAD





DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 30 OCT 1991
 REG No. 91K/4143

18 CROMWELLSFORT ROAD,
 WALKINSTOWN, DUBLIN 12

P. M. GING ARCHITECT
 REVA
 2036

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone: (01)724755
Fax: (01)724896

Register Reference : 91A/1443

Date : 4th September 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Change of use of part of house to Osteopathy Medical Practice

LOCATION : 18 Cromwellsfort Road, Walkinstown

APPLICANT : C. Campbell

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 3rd September 1991.

Yours faithfully,

.....
FOR PRINCIPAL OFFICER

P.M. Ging, Architect,
"Laureston",
Monastery Road,
Dublin 22.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building 18 CROMWELLS FORT ROAD
(If none, give description sufficient to identify) WALKINTOWN DUBLIN 12

3. Name of applicant (Principal not Agent) MR. CHRIS CAMPBELL
Address 110 CHERRYFIELD RD. WALKINTOWN D.12 Tel. No. 501724

4. Name and address of person or firm responsible for preparation of drawings P. M. GING ARCHITECT
"LAURESTON" MANATTERY RD. CLONDAKIN DUBLIN 22 Tel. No. 592149 4/9

5. Name and address to which notifications should be sent P. M. GING ABOVE 194.50
N47714

6. Brief description of proposed development CHANGE OF USE OF PART OF HOUSE TO
OSTEOPATHY MEDICAL PRACTICE

7. Method of drainage PUBLIC SEWER 8. Source of Water Supply PUBLIC MAINS

9. In the case of any building or buildings to be retained on site, please state:
(a) Present use of each floor or use when last used DWELLING HOUSE BOTH FLOORS
GROUND FL: MEDICAL PRACTICE AND DWELLING
(b) Proposed use of each floor FIRST FL: DWELLING

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? YES

11. (a) Area of Site 900 Sq. m.
(b) Floor area of proposed development 53.4 Sq. m.
(c) Floor area of buildings proposed to be retained within site (INCL. B ABOVE) 176.5 Sq. m.

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) OWNER

13. Are you now applying also for an approval under the Building Bye Laws? Yes No Place in appropriate box.

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:

15. List of documents enclosed with application. COVERING LETTER, NEWSPAPER NOTICE,
4 COPIES OF SITE MAP AND DRAWING.

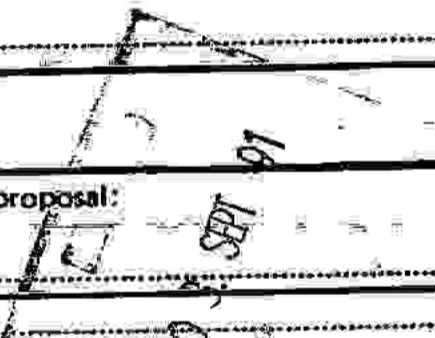
16. Gross floor space of proposed development (See back) 53.4 Sq. m.

No of dwellings proposed (if any) Class(es) of Development 4
Fee Payable £ 94.50 Basis of Calculation 54 x 1.75
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) M. W. W. W. W. Date 22 AUG 91

Application Type P FOR OFFICE USE ONLY
Register Reference 91A/1443
Amount Received £ 28.0
Receipt No. 22-1
Date

Irish
Pres
23/8/91



LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1:2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are.
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1. Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS			BUILDING BYE-LAW APPLICATIONS		
CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m ² (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee.

PAID BY —
CASH
CHEQUE
M.O.
B.L.
I.T.

£ 94.50

Received this 4th day of August 1988

from C. & J. Campbell
118 Cherryfield Rd.
Dalkestown

the sum of ninety four Pounds

fifty Pence being planning application at
Rd.

Moela Deane Cashier

CAREY Principal Officer

Dublin County Council
Planning Department
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

P M GING Architect

Laureston
Monastery Road
Clondalkin
Dublin 22
Telephone 01 592149

26 August 1991

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED

- 3 SEP 1991

REG No. 91A/1143

18 Cromwellsfort Road, Walkinstown

P M Ging Dip Arch MRIAI

Dear Sirs

Further to my recent meeting with Mr Neil O'Byrne, I now enclose a Planning Application for the proposed use of part of the Ground Floor of the house as an Osteopathy Medical Practice. (Osteopathy is the profession of manipulative surgery).

The Applicant, Mr Chris Campbell, lives nearby at 118 Cherryfield Road and has practiced as an Osteopath for a number of years, serving patients in Walkinstown, Terenure and Tallaght.

It is planned to have a Receptionist and two practitioners (including Mr Campbell). Patients' visits usually last about 30 minutes compared to about 15 minutes for the usual Doctor or Dentist Surgery, so the number of callers will be much less.

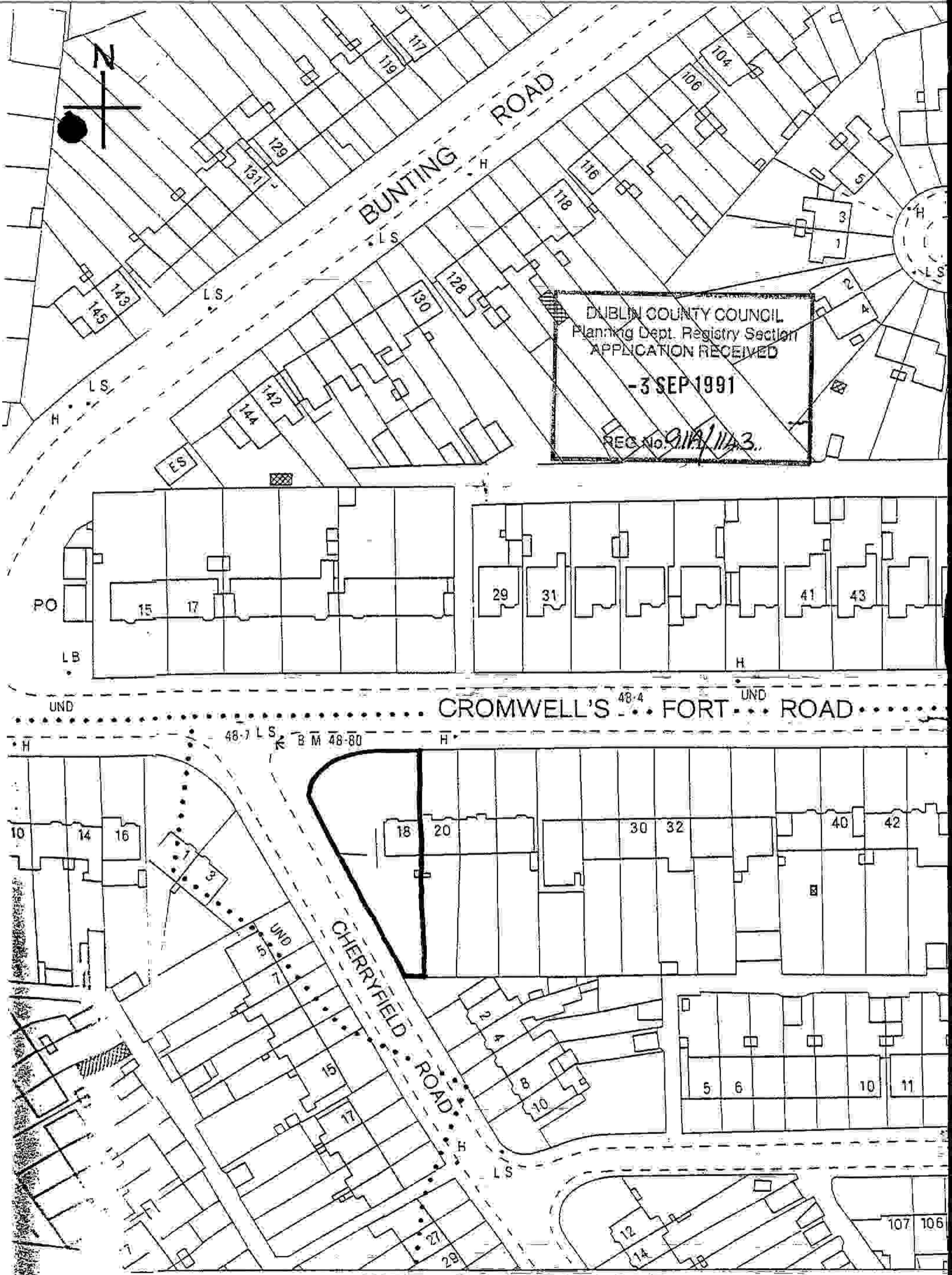
A large part of the front garden is paved and there is space for parking six cars. (If required, we could also open a gate at the rear onto Cherryfield Road, as a patient's entrance.)

The property is particularly suitable for the proposed use because of its large site, being the last house in a terrace and because it has been extended by the previous owners to 177 sq.M which leaves sufficient space for the proposed practice as well as a four bedroom house.

We hope that you will find the proposal acceptable.

Yours faithfully


Peter Ging



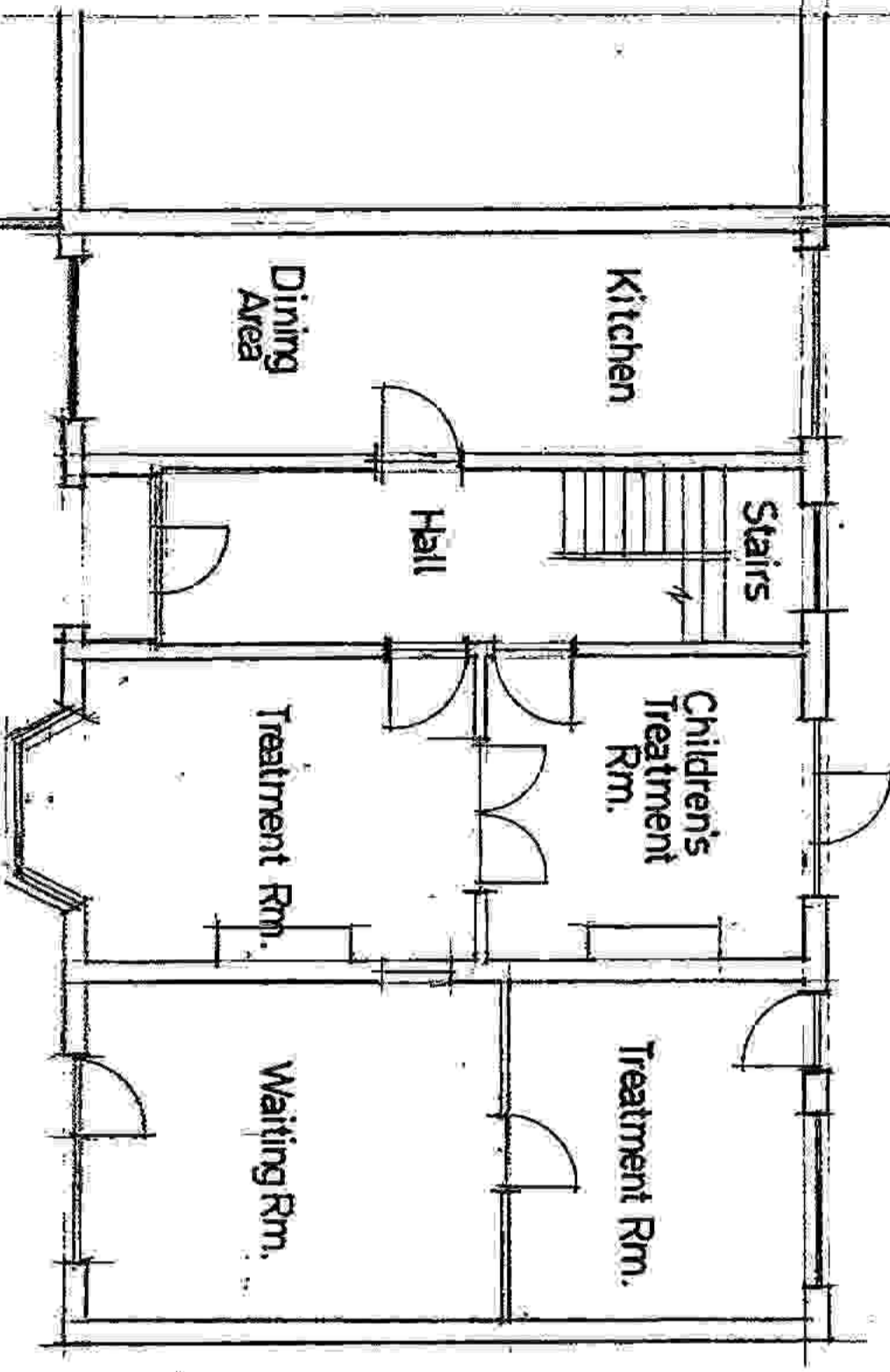
DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 -3 SEP 1991
 REG No. 91A/11A/3

SITE LOCATION MAP

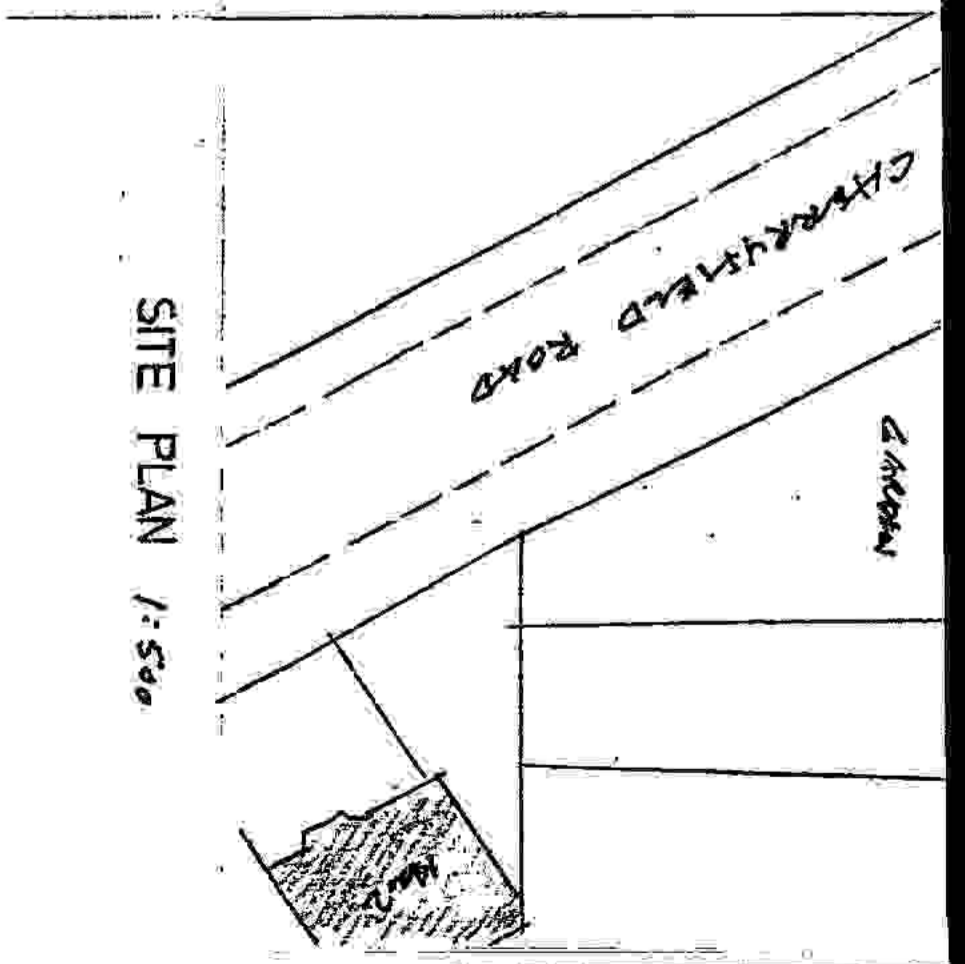
SCALE 1:1000

01. 2283

2 FNF LLS TD



GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"

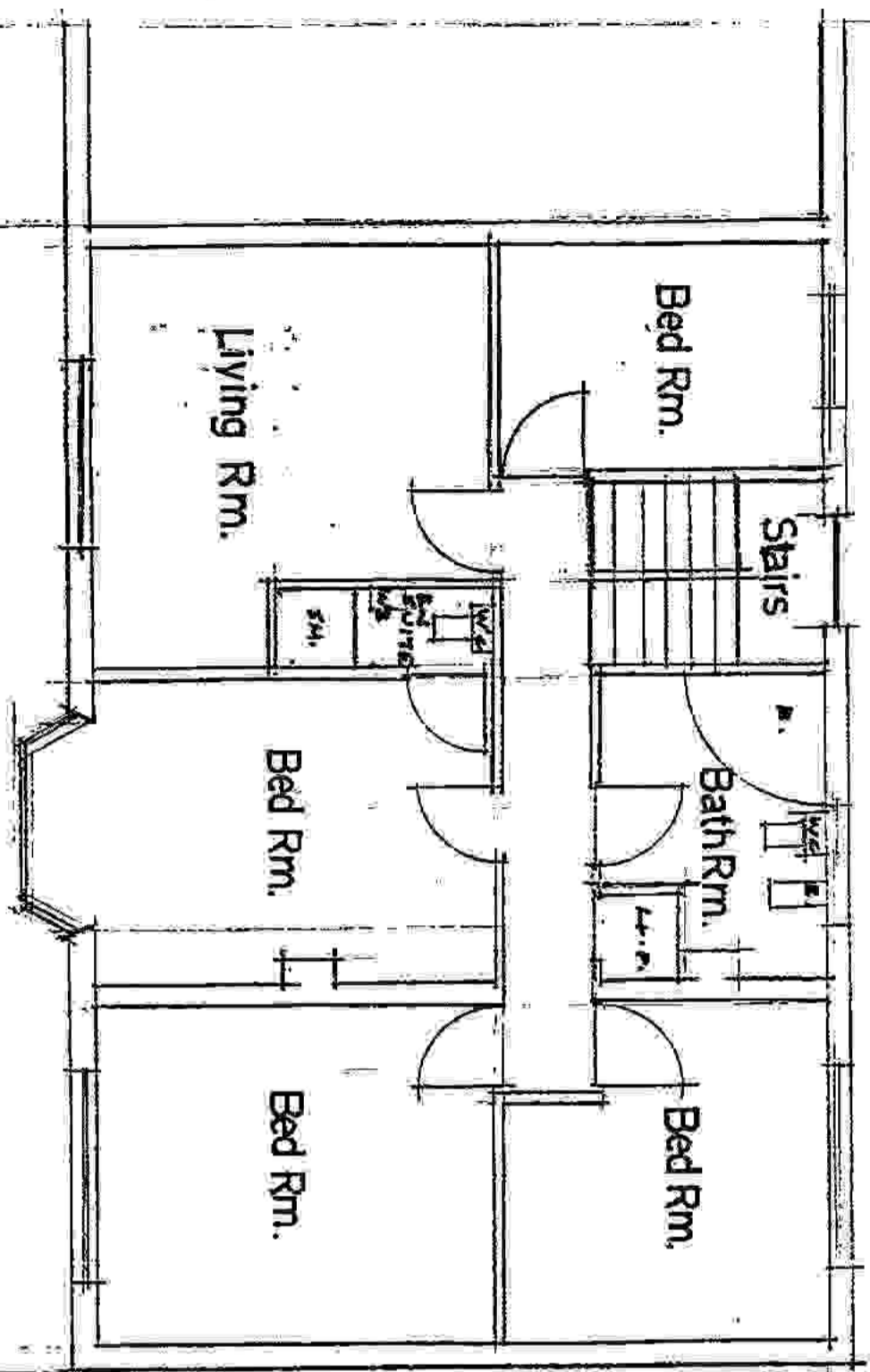


DUBLIN COUNTY COUNCIL
 Planning Dept
 APPLICATION RECEIVED
 - 3 SEP 1991
 REG No. 911A/1143

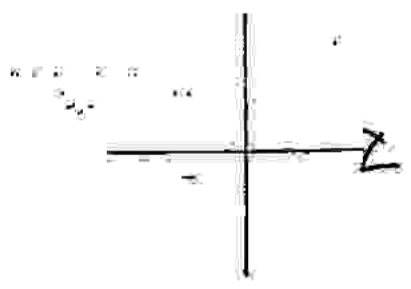
18 CROMWELLSFORT ROAD,
 WALKINSTOWN, DUBLIN 12

F.M. GIND

ARCHITECT



FIRST FLOOR PLAN



CROMWELL'S FORT ROAD

WYOMING

Alameda

Site
Pavilion

No. 18

No. 20

