

COMHAIRLE CHONTAE ÁTHA CLIATH

S

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.1231.
1. LOCATION	Knocklyon House, Knocklyon Road.	
2. PROPOSAL	Change of use of dwelling to a residential Nursing Home.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	4.7.1983.
	Date Further Particulars (a) Requested	(b) Received
	1. 2nd Sept., 1983	1. 15th Sept., 1983
	2.	2.
4. SUBMITTED BY	Name M. Fewer & Associates. Address 15, Glendoher Road, Ballyboden, D/14.	
5. APPLICANT	Name M. Banotti, Director, Address Rutland Centre, Monastery Rd., Clondalkin.	
6. DECISION	O.C.M. No. PA/2407/83	Notified 14th Nov., 1983
	Date 14th Nov., 1983	Effect To grant permission
7. GRANT	O.C.M. No. PBD/1/84	Notified 5th Jan., 1984
	Date 5th Jan., 1984	Effect Permission granted
8. APPEAL	Notified	Decision
	Type	Effect
9. APPLICATION SECTION 26 (3)	Date of application	Decision
		Effect
10. COMPENSATION	Ref. in Compensation Register	
11. ENFORCEMENT	Ref. in Enforcement Register	
12. PURCHASE NOTICE		
13. REVOCATION or AMENDMENT		
14.		
15.		

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval ~~XXXXXX~~

Local Government (Planning and Development) Acts, 1963-1983

To	M. Fewer & Associates,	Decision Order	PA/2407/83,	14/11/83
	15, Glendoher Road,	Number and Date		
	Ballyboden,	Register Reference No.	YA.1231	
	Dublin 14.	Planning Control No.		
Applicant	M. Banotti.	Application Received on	4/7/83	
		Add. Info. Rec.	15/9/83	

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

Proposed change of use of Knocklyon House, Knocklyon Road, from a dwelling to a residential Nursing Home.

CONDITIONS	REASONS FOR CONDITIONS
1. That 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 other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the requirements of the Chief Medical Officer be ascertained and strictly adhered to in the development.	3. In the interest of health.
4. That details of the proposals for the disposal of effluent be submitted to the Supervising Health Inspector and be agreed before development commences.	4. In the interest of health.
5. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	5. In the interest of safety and the avoidance of fire hazard.

Contd.....

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer
- 5 JAN 1984

Date.....

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

6. That the conditions 1, 11 and 12 of permission granted on appeal for a housing development at Knocklyon House by Order dated 16/6/78 (Ref. PL6/5/40365, Reg. Ref. M.1911), be strictly adhered to in respect of that part of the site frontage in the ownership of the applicants and shown on drawing No. 04 submitted 4/7/83 scale 1:2,500.

7. That the existing main access to Knocklyon Road be used as a temporary access only pending the provision of a satisfactory new main access facility which can ensure adequate and satisfactory vehicular movements to and from the site.

8. In the event that the existing main driveway to Knocklyon House is no longer required consequent to the provision of a relocated driveway access, then this existing driveway is to be reserved as public open space.

9. That a financial contribution in the sum of £1,712 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, £856,000 be paid prior to commencement of development and £856 be paid prior to connection to public foul sewer.

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

7. In the interest of traffic safety.

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

9. 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 such services.

AK

5 JAN 1984

YA 1231

2nd September, 1983.

M. Fewer & Associates,
15 Glendoher Road,
Ballyboden,
Dublin 14.

RE: Proposed change of use of Knocklyon House, Knocklyon Road from a dwelling to a residential nursing home for M. Banotti.

Dear Sir,

With reference to your planning application received here on 4th July, 1983, in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1982, the following additional information must be submitted in quadruplicate:-

1. Applicant to submit details of alternative access arrangements which would not cause bisection of the area of public open space for the proposed housing development on the balance of the Knocklyon House lands.
2. Applicant to submit details of the proposed connection into the foul and surface water system of the surrounding housing development. Written evidence of agreement to make the connection to be submitted.
3. Applicant to indicate what measures will be taken to protect the safety and health of the users of the proposed public open space having regard to the existing septic tanks serving the site.
4. Details of landscaping and boundary treatment of the site with the proposed housing development surrounding it, to be submitted.
5. Applicant to clarify proposals for the existing gate lodge with special reference to Condition (1) of the permission granted on appeal by Order dated 16/6/78, (Reg. Ref. M 1911 refers).
6. Applicant to clarify the nature of his interest in the gate lodge and the relationship, if any, between the gate lodge use and the proposed use of Knocklyon House.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,

W. Welch
for Principal Officer.