

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0731	
1. Location	31 Springbank, Saggart, Co. Dublin.		
2. Development	Change of use from residential (granny flat) to commercial play group.		
3. Date of Application	23/10/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 16/12/1998 2.	1. 23/12/1998 2.
4. Submitted by	Name: Paula Brady, Address: 31 Springbank, Saggart,		
5. Applicant	Name: Paula Brady, Address: 31 Springbank, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 0475 Date 10/03/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0809 Date 23/04/1999	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 0475	Date of Decision 10/03/1999 <i>lt</i>
Register Reference S98A/0731	Date: 23/10/1998

Applicant Paula Brady,
Development Change of use from residential (granny flat) to commercial play group.
Location 31 Springbank, Saggart, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including 11/03/1999
Additional Information Requested/Received 16/12/1998 /23/12/1998

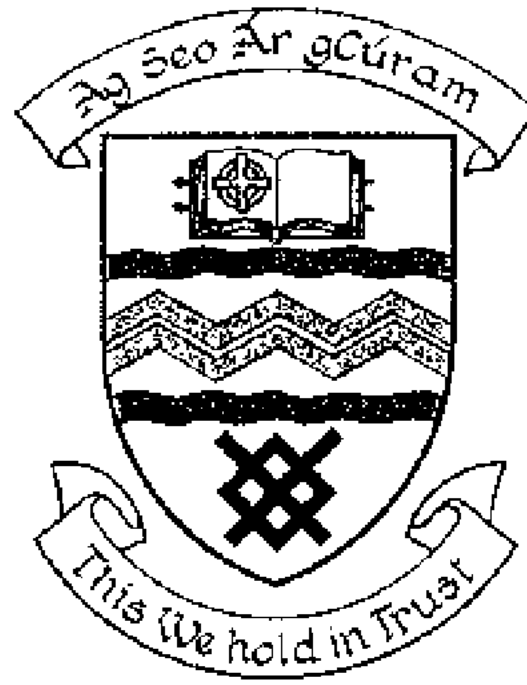
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (6) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

lt
..... 10/03/1999
for SENIOR ADMINISTRATIVE OFFICER

Paula Brady,
31 Springbank,
Saggart,
Co. Dublin.

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REG REF. S98A/0731

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 23/12/98, Unsolicited Additional Information received on 15/02/99, 16/02/99 and 23/02/99, 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 This permission is for a limited period only terminating on 31/03/2002 unless a further grant of permission for the retention of a development is granted by South Dublin County Council or An Bord Pleanála on appeal before that date.
REASON:
To enable the Planning Authority to monitor the situation and retain satisfactory control in the interest of proper planning and development.
- 3 The total number of children attending the playgroup shall not exceed eight.
REASON:
To protect the amenities of the locality and comply with the South Dublin County Development Plan 1998.
- 4 That the playgroup be operated only by a person in residence in the dwelling of which it forms part and that it not be separated from the existing dwelling either by way of sale or letting or otherwise.
REASON:
In the interest of protecting the residential amenities of the area.
- 5 That a financial contribution in the sum of £280 (two hundred and eighty pounds) 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.

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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 money equivalent to the value of £546 (five hundred and forty six pounds) 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:

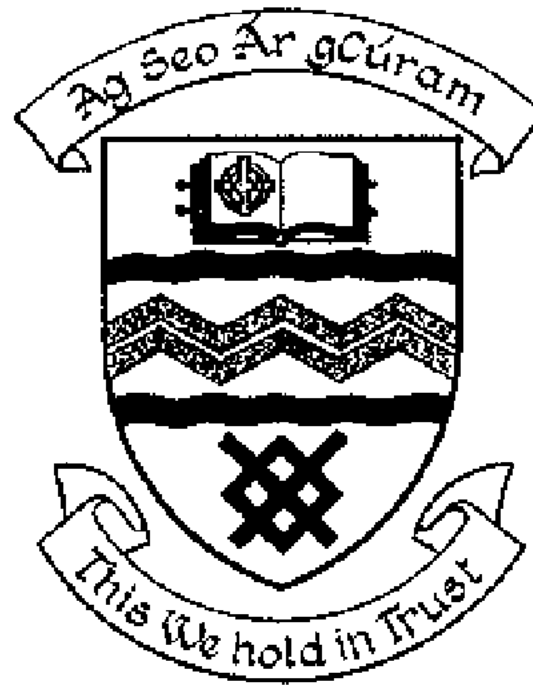
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- NOTE:**
1. Applicant will need to comply with Building Regulations and the Child Care (Pre-School Services) Regulations 1996.
 2. A Fire Safety Certificate for the development is required.
 3. The lobby serving the water closet compartment must be ventilated directly to the external air to provide a minimum of 2 air changes/hour.

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

Decision Order Number 0315	Date of Decision 16/02/1999
Register Reference S98A/0731	Date 23rd October 1998

Applicant Paula Brady,
App. Type Permission
Development Change of use from residential (granny flat) to commercial
play group.

Location 31 Springbank, Saggart, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 11/03/1999

Yours faithfully

LA
..... 16/02/1999
for SENIOR ADMINISTRATIVE OFFICER

Paula Brady,
31 Springbank,
Saggart,
Co. Dublin.

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

Decision Order Number 2548	Date of Decision 16/12/98
Register Reference S98A/0731	Date 23rd October 1998

Applicant Paula Brady,
Development Change of use from residential (granny flat) to commercial play group.

Location 31 Springbank, Saggart, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 23/10/98 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 advised that there appears to be no Council record of any planning permission having been granted for the existing extension to which the proposed change of use relates. The applicant is requested to submit details of any such permission. In the event that no planning permission exists the present planning application should be amended to include the retention of the existing extension. This would require the submission of details of amended newspaper and site notices in respect of the revised proposed development.
- 2 Floor plans to show the proposed internal layout of the proposed playgroup accommodation are required to be submitted, together with details of the number of children to be accommodated.

Paula Brady,
31 Springbank,
Saggart,
Co. Dublin.

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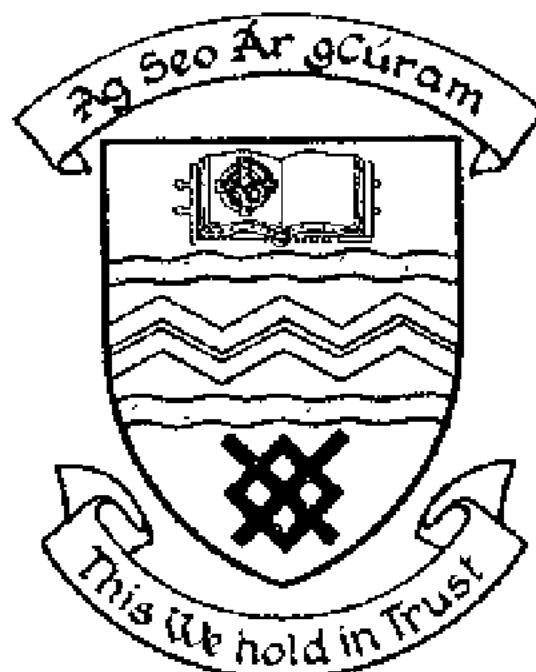
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Signed on behalf of South Dublin County Council

mt
.....
for Senior Administrative Officer

17/12/98

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Paula Brady,
31 Springbank,
Saggart,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0809	Date of Final Grant 23/04/1999
Decision Order Number 0475	Date of Decision 10/03/1999
Register Reference S98A/0731	Date 23rd December 1998

Applicant Paula Brady,

Development Change of use from residential (granny flat) to commercial play group.

Location 31 Springbank, Saggart, Co. Dublin.

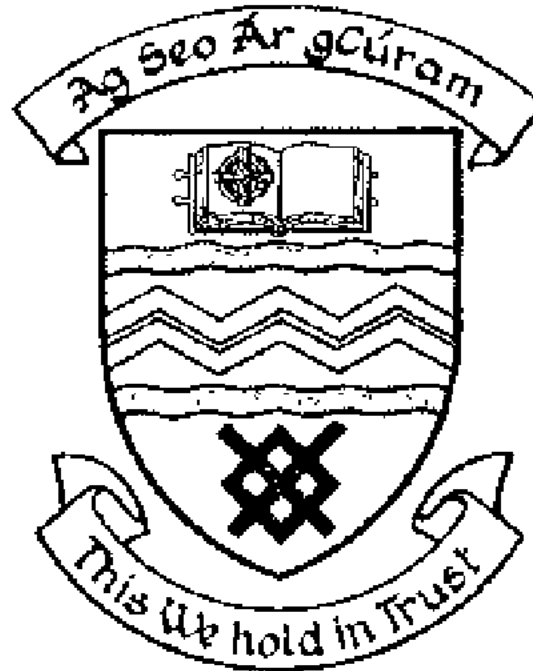
Floor Area 35.00 Sq Metres
Time extension(s) up to and including 11/03/1999
Additional Information Requested/Received 16/12/1998 /23/12/1998

A Permission has been granted for the development described above,
subject to the following (6) Conditions.

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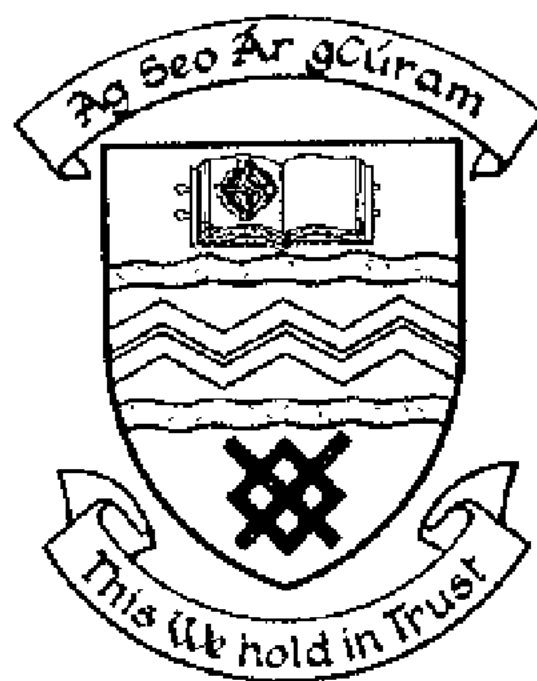
Conditions and Reasons

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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.

- NOTE:
1. Applicant will need to comply with Building Regulations and the Child Care (Pre-School Services) Regulations 1996.
 2. A Fire Safety Certificate for the development is required.
 3. The lobby serving the water closet compartment must be ventilated directly to the external air to provide a minimum of 2 air changes/hour.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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.

Eamonn Bowler 26th April 1999
for SENIOR ADMINISTRATIVE OFFICER