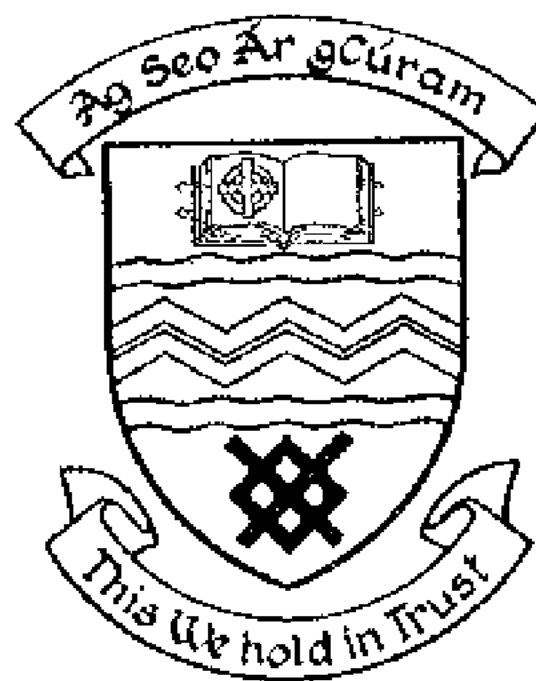


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0470	
1. Location	20 Moy Glas Wood, Griffeen Valley, Lucan, Co. Dublin.		
2. Development	Change of use of two downstairs rooms, downstairs toilet, and utility room for sessional use for Montessori Pre-School		
3. Date of Application	10/07/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: John O'Flynn, Address: 46 Sutton Downs, Bayside,		
5. Applicant	Name: Karen Gibney, Address: 20 Moy Glas Wood, Griffeen Valley, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1793  Date 08/09/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2150  Date 21/10/98	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



Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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**PLANNING  
DEPARTMENT**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9000  
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John O'Flynn,  
46 Sutton Downs,  
Bayside,  
Dublin 13.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2150	Date of Final Grant 21/10/98
Decision Order Number 1793	Date of Decision 08/09/98
Register Reference S98A/0470	Date 10th July 1998

**Applicant** Karen Gibney,

**Development** Change of use of two downstairs rooms, downstairs toilet,  
and utility room for sessional use for Montessori Pre-School

**Location** 20 Moy Glas Wood, Griffeen Valley, Lucan, Co. Dublin.

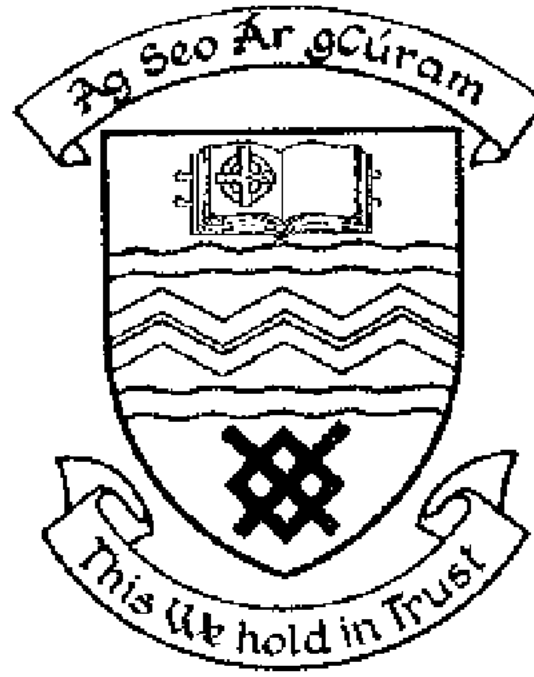
**Floor Area** 154.000 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (9) Conditions.

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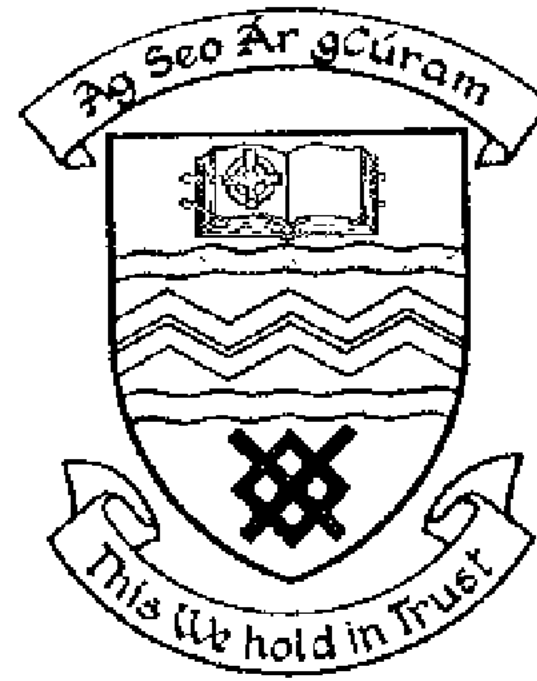
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of health.
- 3 That no advertising sign or structure be erected except 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.
- 4 That the montessori school shall be operated by the occupant of the dwelling only.  
REASON:  
In the interest of the proper planning and development of the area.
- 5 That the montessori school use shall be confined to the ground floor area shown as 'frontroom', 'playroom', and utility room shown on the lodged ground floor plan. There shall be an interconnecting doorway between the montessori school and the main dwelling.  
REASON:  
In the interest of the proper planning and development of the area.
- 6 That the maximum number of children in attendance concurrently shall not exceed eight unless the consent of the Environmental Health Officer is obtained.  
REASON:  
In the interest of residential amenity.

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- 7 That when the use as a montessori school is no longer required the area shall revert to residential use as part of the main dwelling.

**REASON:**

In the interest of residential amenity.

- 8 That a financial contribution in the sum of £333 (three hundred and thirty three 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.

**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.

- 9 That a financial contribution in the sum of money equivalent to the value of £266 (two hundred and sixty six pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate this development; this contribution to be paid before the commencement of development on the site.

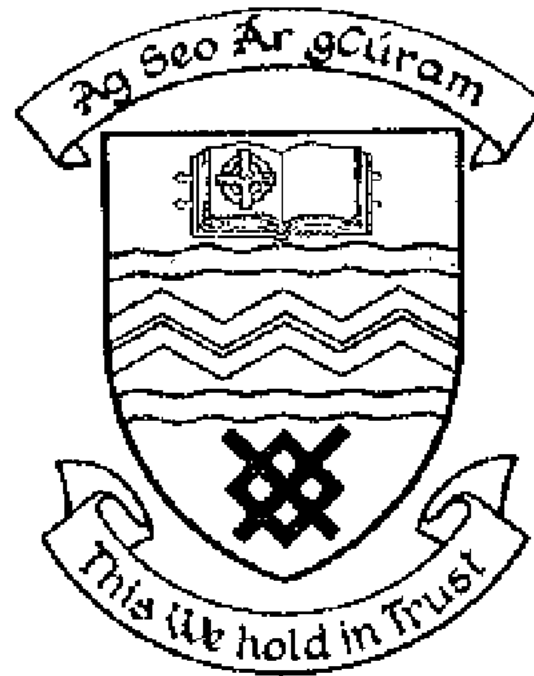
**REASON:**

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.

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- (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.

 ..... 22 October 1998  
for SENIOR ADMINISTRATIVE OFFICER