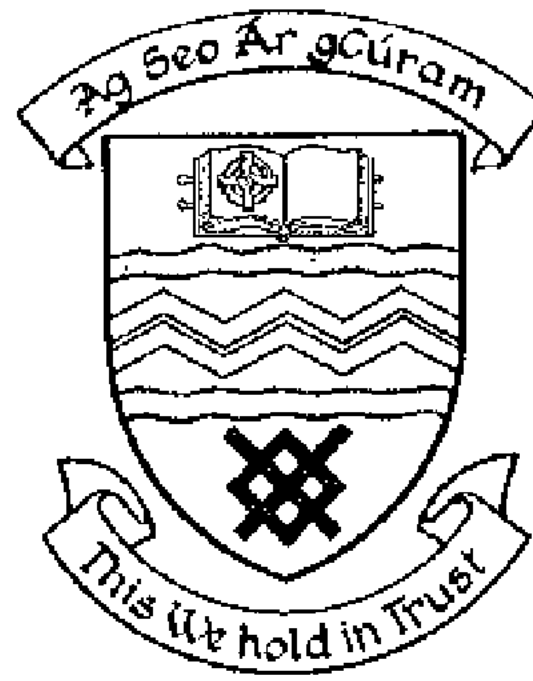


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0249	
1. Location	Fonthill Lodge, Old Lucan Road, Palmerstown, Dublin 20.		
2. Development	Demolish daycare centre and to erect single storey montessori and creche.		
3. Date of Application	17/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 22/06/98 2.
4. Submitted by	Name: P. Watson, Address: 72 Weston Road, Churchtown,		
5. Applicant	Name: M. Lynch, Address: Fonthill Lodge, Old Lucan Road, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 1661 Date 20/08/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2001 Date 01/10/98	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



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P. Watson,
72 Weston Road,
Churchtown,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2001	Date of Final Grant 01/10/98
Decision Order Number 1661	Date of Decision 20/08/98
Register Reference S98A/0249	Date 22nd June 1998

Applicant M. Lynch,

Development Demolish daycare centre and to erect single storey
montessori and creche.

Location Fonthill Lodge, Old Lucan Road, Palmerstown, Dublin 20.

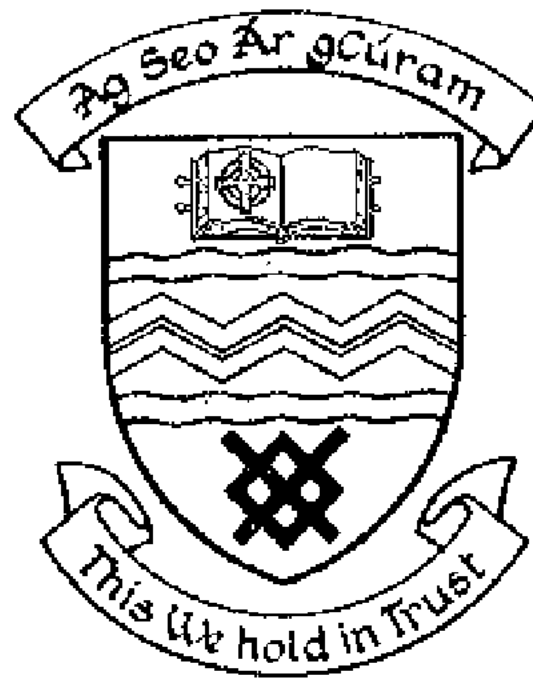
Floor Area 328.000 **Sq Metres**

Time extension(s) up to and including

Additional Information Requested/Received /22/06/98

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

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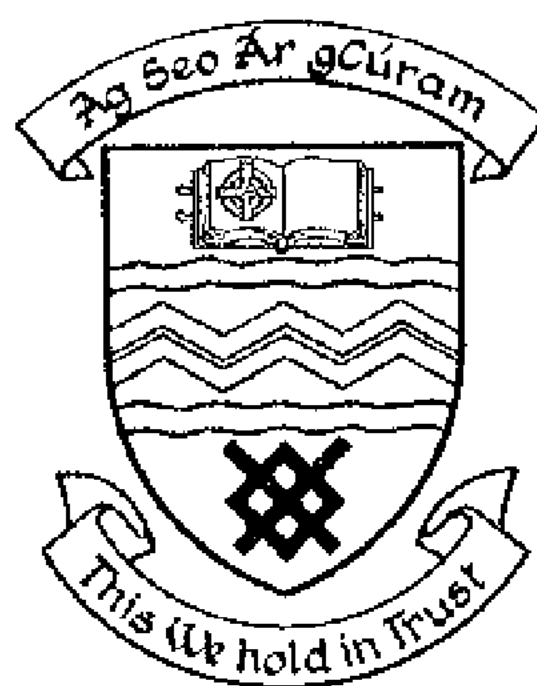
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received on 22.06.98, 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In this regard surface water soakage to comply with BRE Digest 365 and results to be certified by Engineer and submitted to the Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 3 Minimum width of vehicular access to be 6 metres and gate piers to be less than 0.9 metres.
REASON:
In the interest of the proper planning and development of the area.
- 4 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.
- 5 The proposed building to be a single storey building only.
REASON:
To prevent unauthorised development.
- 6 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development. In this regard full consultation must take place with the Environmental

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Health Officer regarding compliance with Child Care (Pre-school Services) Regulations 1996.

- a. Number of babies and children to be accommodated, In this regard additional toilet accommodation will be required or the number of children reduced.
- b. Layout of kitchen;
- c. Ventilation etc;
- d. Compliance with the Food Hygiene Regulations 1950/81;
- e. Confirmation that the existing septic tank and percolation areas are adequate to cater for the increase in volume of effluent generated by the additional numbers of children and staff on the premises. In this regard it is considered likely that a biocycle treatment system will be necessary in lieu of the septic tank.

REASON:

In the interest of health.

- 7 A 2 metre high wall suitably capped and finished shall be erected between the playground area and the garden area. Details of this wall together with intensive planting and landscaping on either side of it to be submitted to and agreed with the Planning Authority.

REASON:

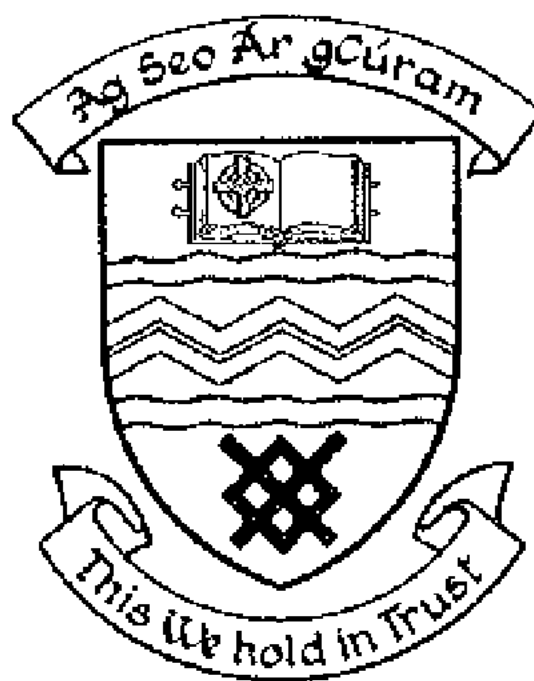
To preserve privacy of adjoining properties.

- 8 That a financial contribution in the sum of £2,058 (two thousand and fifty eight 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.

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- 9 That a financial contribution in the sum of money equivalent to the value of £1,000 (one thousand 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:

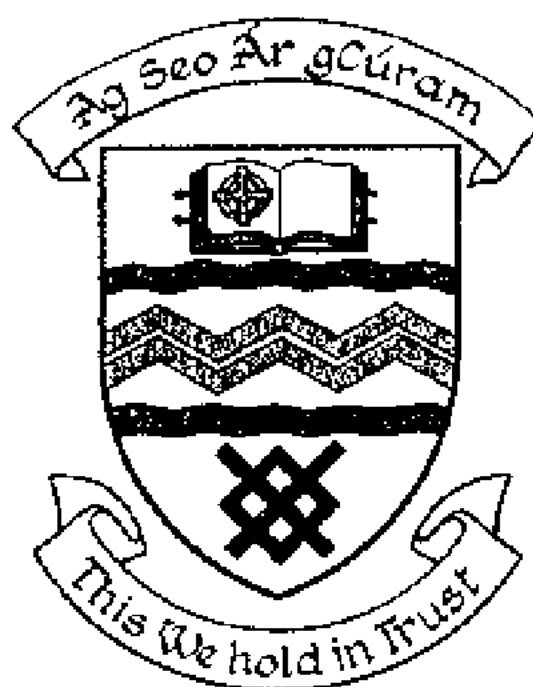
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.

.....6 October 1998
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1166	Date of Decision 15/06/98
Register Reference S98A/0249	Date 17th April 1998

Applicant M. Lynch,
Development Demolish daycare centre and to erect single storey
montessori and creche.

Location Fonthill Lodge, Old Lucan Road, Palmerstown, Dublin 20.

App. Type Permission

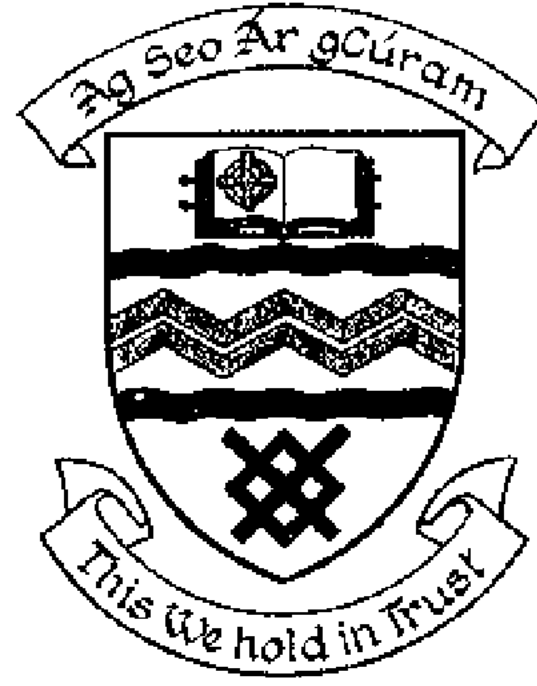
Dear Sir/Madam,

With reference to your planning application, received on 17/04/98 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 requested to submit:-
 - (a) a site location map showing the correct location of 'Fonthill Lodge', the dwelling and access road to the rear of Fonthill Lodge, the Deadman's Inn and the line of the M50/N4 motorway and dual carriageway. (The location map submitted does not show these details).
 - (b) a site layout/block plan showing the proposed development, any proposals for on-site carparking to serve the development and a footprint of the position of the existing building on site, the existing dwelling to the rear of the site and the access driveway to it to the side of the site. In this regard it is considered necessary to provide a minimum of 4 off-street car parking spaces.
 - (c) floor plans showing the layout of the existing daycare centre in the existing two storey building.

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72 Weston Road,
Churchtown,
Dublin 14.

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- (d) details of the existing and proposed staff numbers,
numbers of children in each age group in attendance
to be accommodated in the proposed new building.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

15/06/98