

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0555	
1. Location	"Green Acres", Lucan Road, Palmerstown, Dublin 20		
2. Development	Change of use from residential to creche facilities incorporating garage, with window in lieu of doors and new door in lieu of existing window beside garage, to provide glazed walkway at rear and to extend dormer over existing garage.		
3. Date of Application	27/08/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/09/97 2.	1. 05/11/97 2.
4. Submitted by	Name: Gearoid O'Ciarain, Address: "Green Acres", Lucan Road,		
5. Applicant	Name: Gearoid O'Ciarain, Address: "Green Acres", Lucan Road, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 4281 Date 15/12/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1046 Date 25/05/98	Effect AP GRANT PERMISSION	
8. Appeal Lodged	13/01/98	Written Representations	
9. Appeal Decision	12/05/98	Attach Con(s), Amend Con(s) & Remove Cons	
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.			

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

Planning Register Reference Number: S97A/0555

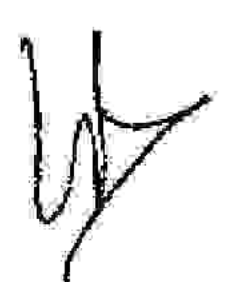
APPEAL by Gearoid O'Ciarain care of Bart P.J. Keaney of 4 Brooklawn, Mount Merrion Avenue, Blackrock, County Dublin against the decision made on the 15th day of December, 1997 by the Council of the County of South Dublin to grant subject to conditions a permission for change of use from residential to creche facilities incorporating garage and extend dormer over existing garage with window in lieu of doors of garage and new door in lieu of existing window beside garage, to provide glazed walkway at rear at "Green Acres", Lucan Road, Palmerstown, Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to conditions numbers 2, 9 and 10 subject to which the decision was made:

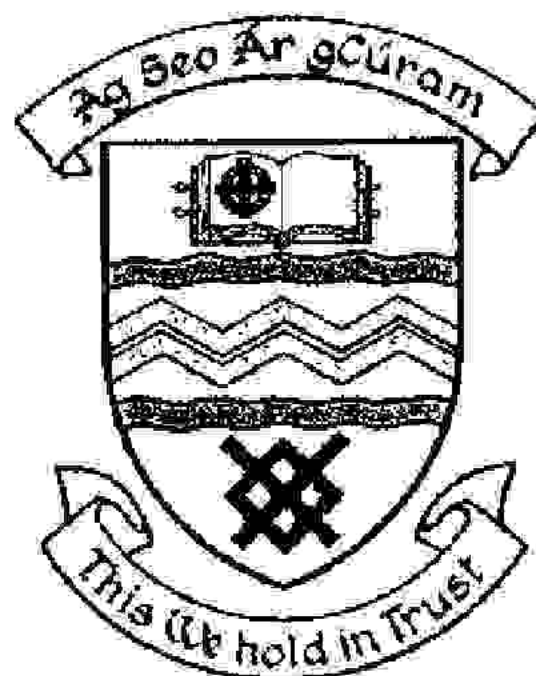
AND WHEREAS the Board is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to attach the said condition number 2 and the reason therefor, to remove the said condition number 10 and the reason therefor and to amend the said condition number 9 so that it shall be as follows for the reason set out:

9. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.



SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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 Town Centre, Tallaght
 Dublin 24

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Gearoid O'Ciarain,
 "Green Acres",
 Lucan Road,
 Palmerstown,
 Dublin 20.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1046	Date of Final Grant 25/05/98
Decision Order Number 4281	Date of Decision 15/12/97
Register Reference S97A/0555	Date 5th November 1997

Applicant Gearoid O'Ciarain,

Development change of use from residential to creche facilities incorporating garage, with window in lieu of doors and new door in lieu of existing window beside garage, to provide glazed walkway at rear and to extend dormer over existing garage.

Location "Green Acres", Lucan Road, Palmerstown, Dublin 20

Floor Area 306.590 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 11/09/97 /05/11/97

A Permission has been granted for the development described above,
 subject to the following (10) conditions.

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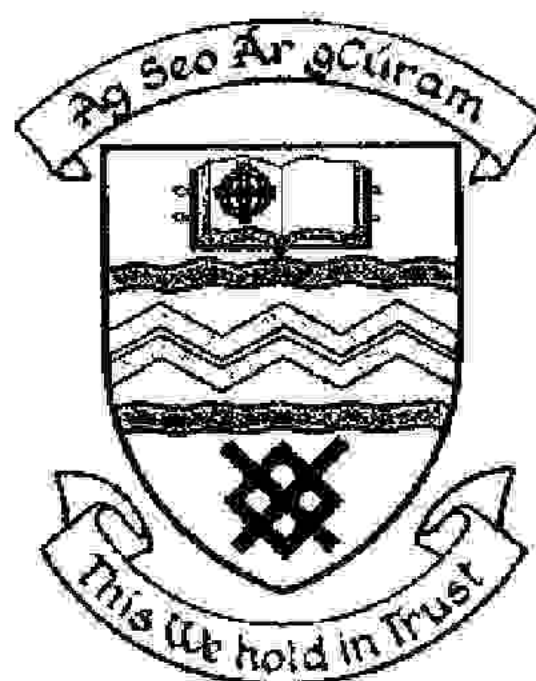
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Conditions and Reasons

- 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 This permission shall be for a period of three years from the date of the grant of permission and the use of the premises as a creche shall cease before the date of expiration of the permission unless a further permission for the retention of the development is first granted by South Dublin County Council or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 That prior to commencement of development 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.
- 5 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.
- 6 The proposed creche shall operate between the hours of 07.30 and 18.30 only.
REASON:
In the interest of amenity.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the

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requirements of the South Dublin County Council.

REASON:

In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 8 That the use of the open area at the rear be such that the residential amenities of the adjoining houses are not adversely effected.

REASON:

In the interest of amenity.

- 9 Amended by Order of An Bord Pleanála Ref: PL 06S.105394, dated 12th May 1998.

The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála. In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

REASON:

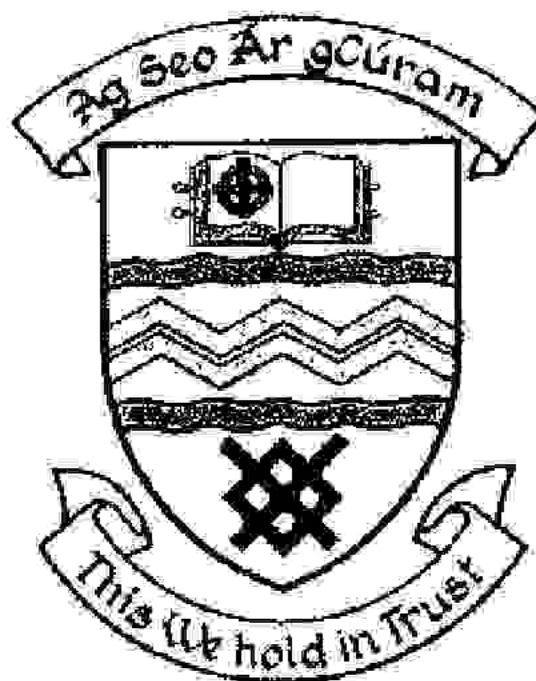
It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

- 10 As removed by Order of An Bord Pleanála Ref. PL 06S.105394, dated 12th May 1998.

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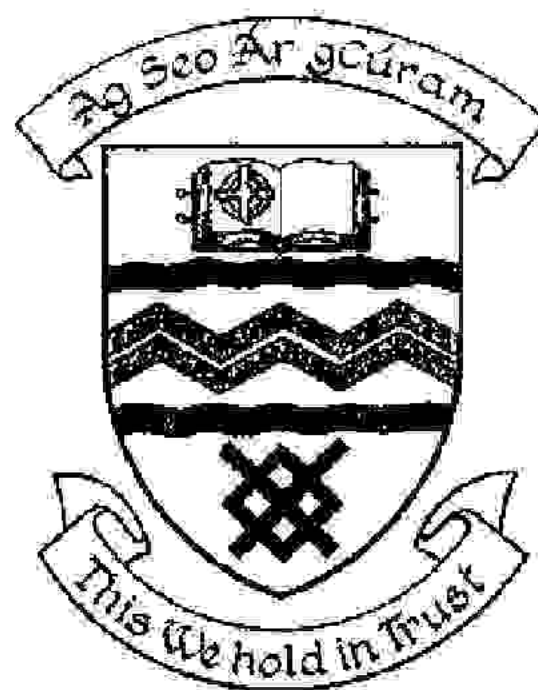
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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety 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.


..... 6 June 1998
for SENIOR ADMINISTRATIVE OFFICER

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

Order Number 1829	Date of Order 11/09/97
Register Reference S97A/0555	Date 27th August 1997

Applicant Gearoid O'Ciarain,

Development Change of use from residential to creche facilities incorporating garage, with window in lieu of doors and new door in lieu of existing window beside garage, to provide glazed walkway at rear and to extend dormer over existing garage.

Location "Green Acres", Lucan Road, Palmerstown, Dublin 20

Dear Sir/Madam,

An inspection carried out on 05/09/97 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

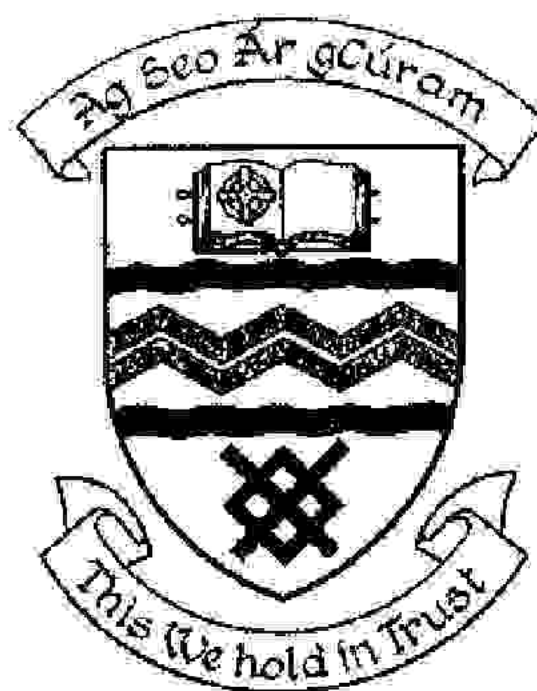
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

- 1. Must be durable material
- 2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
- 3. Must be headed "Application to Planning Authority".
- 4. Must state:

Gearoid O'Ciarain,
"Green Acres",
Lucan Road,
Palmerstown,
Dublin 20.

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REG REF. S97A/0555

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

12/09/97