

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0353	
1. Location	10 Killakee Avenue, Firhouse, Dublin 24.		
2. Development	Permission sought for retention of pre-school at 10 Killakee Avenue.		
3. Date of Application	05/06/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/06/97 2.	1. 27/06/97 2.
4. Submitted by	Name: Mr. John J. O'Dowd, Address: 10 Killakee Avenue, Firhouse,		
5. Applicant	Name: Mr. John J. O'Dowd, Address: 10 Killakee Avenue, Firhouse, Dublin 24.		
6. Decision	O.C.M. No. 1700 Date 25/08/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2036 Date 09/10/97	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.	

REG. REF. S97A/0353 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



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

Telephone: 01-462 0000
Fax: 01-462 0104

Mr. John J. O'Dowd,
10 Killakee Avenue,
Firhouse,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2036	Date of Final Grant 09/10/97
Decision Order Number 1700	Date of Decision 25/08/97
Register Reference S97A/0353	Date 27th June 1997

Applicant Mr. John J. O'Dowd,

Development Permission sought for retention of pre-school at 10 Killakee Avenue.

Location 10 Killakee Avenue, Firhouse, Dublin 24.

Floor Area 23.600 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 26/06/97 /27/06/97

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

REG REF. S97A/0353 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



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

Telephone: 01-462 0000
Fax: 01-462 0104

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 the requirements of the Environmental Health Officer be ascertained and strictly adhered to.
REASON:
To ensure an adequate standard of development.
- 3 That the pre-school be operated only by a resident in the dwelling of which it forms a 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 the proper planning and development of the area.
- 4 That when the structure is no longer required for use as a pre-school by the applicant that its use revert to use as part of the existing dwelling unit.
REASON:
In the interest of the proper planning and development of the area.
- 5 That provision for off street car parking for staff shall be provided within the curtilage of the site.
REASON:
In the interest of traffic safety.
- 6 That this permission shall be for a period of five years only from the date of grant of permission and on the expiration of this period the use shall revert to use as part of the existing dwelling unit unless prior permission

REG. REF. S97A/0353 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



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

Telephone: 01-462 0000
Fax: 01-462 0104

has been granted by the Planning Authority or An Bord Pleanála on appeal.

REASON:

To enable the Planning Authority to review the development in light of the circumstance pertaining at that time in the interest of residential amenity of the area.

- 7 That a financial contribution in the sum of £187 (one hundred and eighty seven 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 on receipt of final grant of permission.

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.

- 8 That a financial contribution in the sum of money equivalent to the value of £200 (two hundred 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 on receipt of final grant of permission.

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.

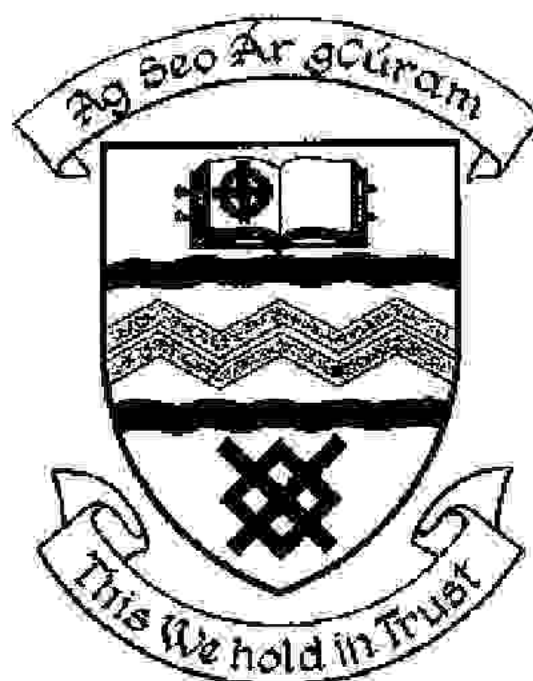
- 9 That not more than 9 (NINE) children shall be accommodated in the proposed pre-school at anyone time.

REASON:

REG REF. S97A/0353 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



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

Telephone: 01-462 0000
Fax: 01-462 0104

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

- (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.

 12 October 1997
for SENIOR ADMINISTRATIVE OFFICER