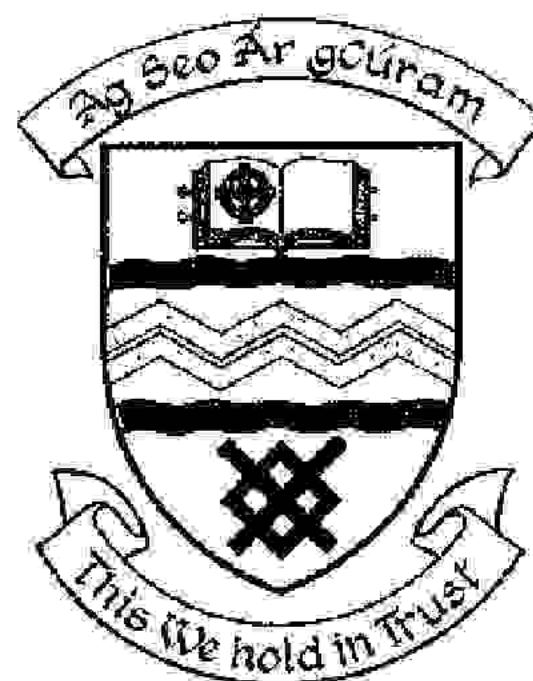


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0323	
1. Location	25 Wood Dale Crescent, Ballycullen View, Ballycullen, Dublin 24.		
2. Development	Change of use into playschool.		
3. Date of Application	08/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Catherine Clavin, Address: 25 Wood Dale Crescent, Ballycullen View, Ballycullen,		
5. Applicant	Name: C. Clavin, Address: 25 Wood Dale Crescent, Ballycullen View, Ballycullen, Dublin 24.		
6. Decision	O.C.M. No. 1327 Date 04/07/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1635 Date 14/08/97	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/0323 **SOUTH DUBLIN COUNTY COUNCIL**
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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Catherine Clavin,
25 Wood Dale Crescent,
Ballycullen View,
Ballycullen,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1635	Date of Final Grant 14/08/97
Decision Order Number 1327	Date of Decision 04/07/97
Register Reference S97A/0323	Date 8th May 1997

Applicant C. Clavin,

Development Change of use into playschool.

Location 25 Wood Dale Crescent, Ballycullen View, Ballycullen,
Dublin 24.

Floor Area 0.000 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 (10) Conditions.

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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 will expire two years from the date of final grant of planning permission unless before that date permission for retention is granted by the Planning Authority or An Bord Pleanála on appeal.
REASON:
To enable the Planning Authority monitor the effect of the development on surrounding properties in the vicinity in the interest of the proper planning and development of the area.
- 3 The house shall be occupied by the person(s) running the playschool and the use as playschool shall be incidental to the overall use of the house as a dwelling unit. If the use as playschool is discontinued the area shall revert to residential use.
REASON:
In the interest of the proper planning and development of the area.
- 4 The hours of operation of the playschool shall be confined to the hours 08.30 - 18.00 Monday-Friday inclusive but excluding public holidays.
REASON:
In the interest of residential amenity.
- 5 A maximum of 17 children (if using the third reception room) or alternatively 15 children (using the diningroom and

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livingroom only) shall attend the playschool.

REASON:

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

- 6 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.

- 7 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.

- 8 At least two car parking spaces shall be provided within the curtilage of the site.

REASON:

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

- 9 That a financial contribution in the sum of £330 (three hundred and thirty 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:

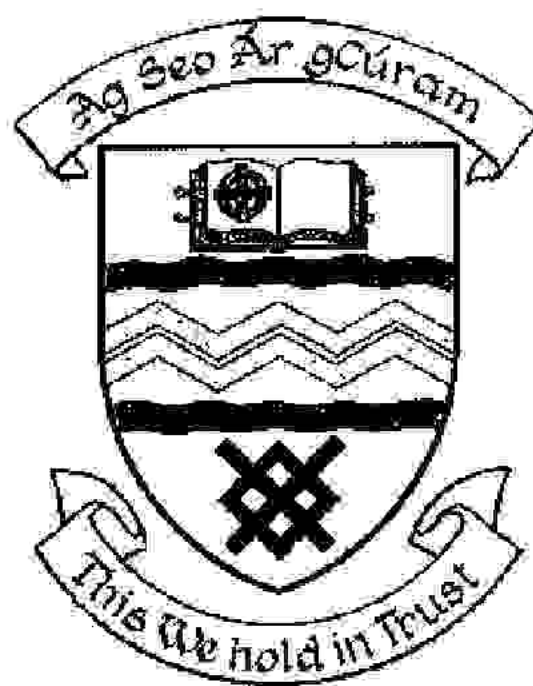
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 10 That a financial contribution in the sum of money equivalent to the value of £352 (three hundred and fifty two pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital

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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.

B. C. O'Connell 14 August 1997
for SENIOR ADMINISTRATIVE OFFICER