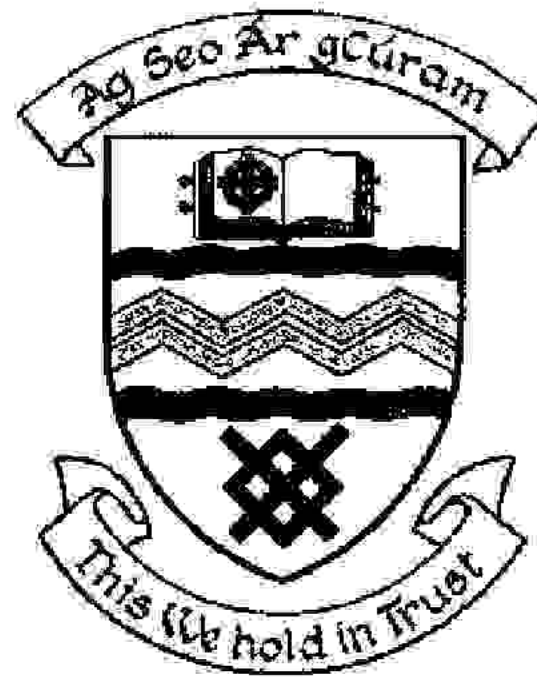


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0220	
1. Location	29 Boot Road, Clondalkin, Dublin 22.		
2. Development	Conversion of garage to montessori school.		
3. Date of Application	11/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: P.M. Ging Architect, Address: "Laureston", Monastery Road, Clondalkin,		
5. Applicant	Name: P. Farrell, Address: 6 Moyle Crescent, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1097 Date 06/06/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1420 Date 16/07/97	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.

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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P.M. Ging Architect,
"Laureston",
Monastery Road,
Clondalkin,
Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1420	Date of Final Grant 16/07/97
Decision Order Number 1097	Date of Decision 06/06/97
Register Reference S97A/0220	Date 11th April 1997

Applicant P. Farrell,

Development Conversion of garage to montessori school.

Location 29 Boot Road, Clondalkin, Dublin 22.

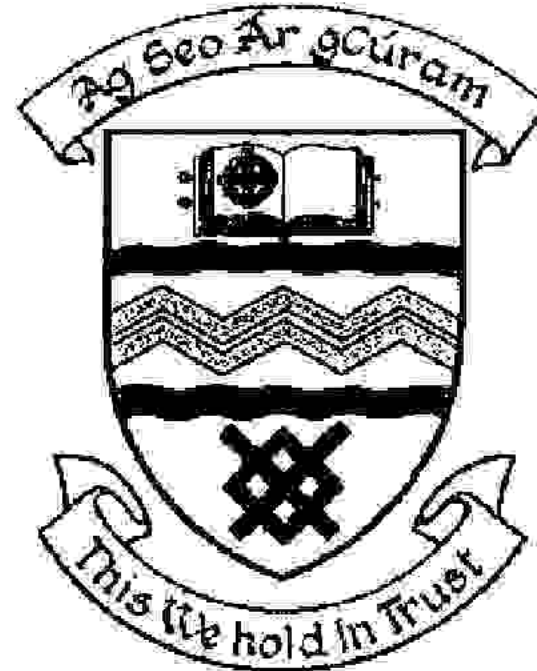
Floor Area 100.300 Sq Metres

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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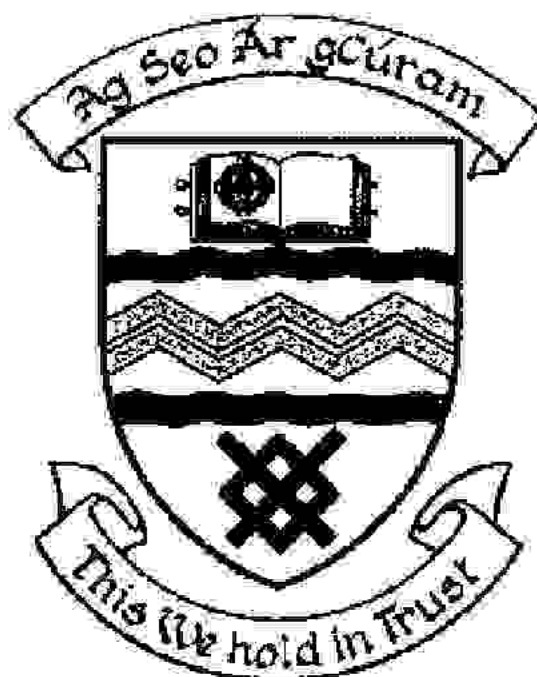
Conditions and Reasons

- 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 two years from the date of the grant of the permission and the use of the premises as a montessori school shall cease on or before the date of the expiration of the permission and the total area within the curtilage of the dwelling house shall revert to residential use unless a further permission for the retention of the development is first granted by South Dublin County Council or by An Bord Pleanála on appeal.
REASON:
In the interests of the proper planning and development of the area.
- 3 Notwithstanding condition no. 2 above, no change of use of the premises shall take place, including what might otherwise be considered as exempted development, without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal.
REASON:
In the interests of the proper planning and development of the area.
- 4 The premises shall not be sold or otherwise disposed of other than a part of the dwelling house as such.
REASON:
In the interests of the proper planning and development of the area.
- 5 The premises shall be designed and operated in accordance with EHOA guidelines for pre-school services including numbers and age groups of children to be accommodated, play areas and times of operation. In addition the internal layout of the premises shall be amended to provide required bathroom, food preparation and kitchen areas, ventilation and satisfactory wall and floor surface finishes. Revised details shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:

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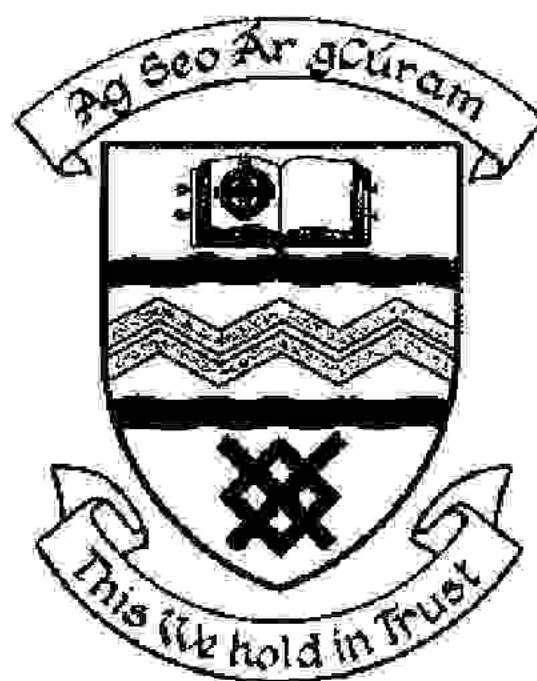
In the interests of the proper planning and development of
the area.

- 6 The proposed car parking area shall be laid out and surfaced with a dense bituminous material or other such material as may be acceptable to the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 8 That a financial contribution in the sum of £805 (eight hundred and five 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 £800 (eight 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 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

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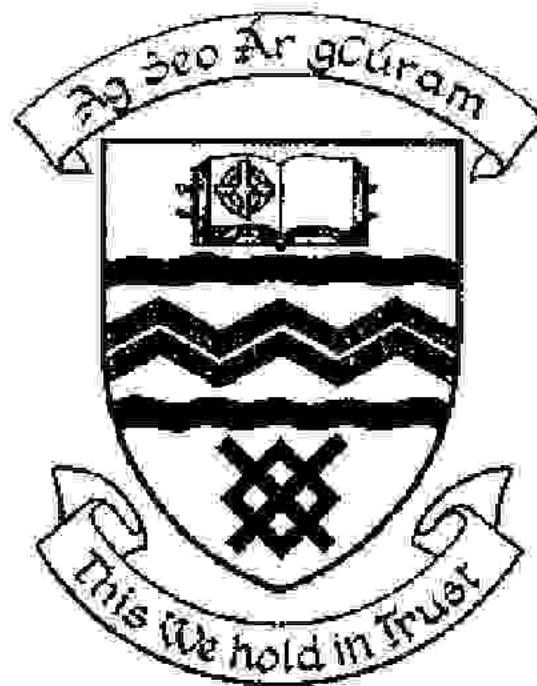
improvement works and traffic management schemes
facilitating the proposed development.

- (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.


.....17 July 1997
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1097	Date of Decision 06/06/97
Register Reference S97A/0220	Date 11th April 1997

Applicant P. Farrell,
Development Conversion of garage to montessori school.
Location 29 Boot Road, Clondalkin, Dublin 22.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....*A. Brunan*..... 06/06/97
for SENIOR ADMINISTRATIVE OFFICER

P.M. Ging Architect,
"Laureston",
Monastery Road,
Clondalkin,
Dublin 22.

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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 two years from the date of the grant of the permission and the use of the premises as a montessori school shall cease on or before the date of the expiration of the permission and the total area within the curtilage of the dwelling house shall revert to residential use unless a further permission for the retention of the development is first granted by South Dublin County Council or by An Bord Pleanala on appeal.
REASON:
In the interests of the proper planning and development of the area.
- 3 Notwithstanding condition no. 2 above, no change of use of the premises shall take place, including what might otherwise be considered as exempted development, without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanala on appeal.
REASON:
In the interests of the proper planning and development of the area.
- 4 The premises shall not be sold or otherwise disposed of other than as part of the dwelling house as such.
REASON:
In the interests of the proper planning and development of the area.
- 5 The premises shall be designed and operated in accordance with EHOA guidelines for pre-school services including numbers and age groups of children to be accommodated, play areas and times of operation. In addition the internal

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REG. REF. S97A/0220

layout of the premises shall be amended to provide required bathroom, food preparation and kitchen areas, ventilation and satisfactory wall and floor surface finishes. Revised details shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

REASON:

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

- 6 The proposed car parking area shall be laid out and surfaced with a dense bituminous material or other such material as may be acceptable to the Planning Authority.

REASON:

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

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

- 8 That a financial contribution in the sum of £805 (eight hundred and five 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 £800 (eight hundred pounds) as on 1st

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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.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0220	
1. Location	29 Boot Road, Clondalkin, Dublin 22.		
2. Development	Conversion of garage to montessori school.		
3. Date of Application	11/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: P.M. Ging Architect, Address: "Laureston", Monastery Road, Clondalkin,		
5. Applicant	Name: P. Farrell, Address: 6 Moyle Crescent, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. Date	Effect	
7. Grant	O.C.M. No. Date	Effect	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
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0	0	0	
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