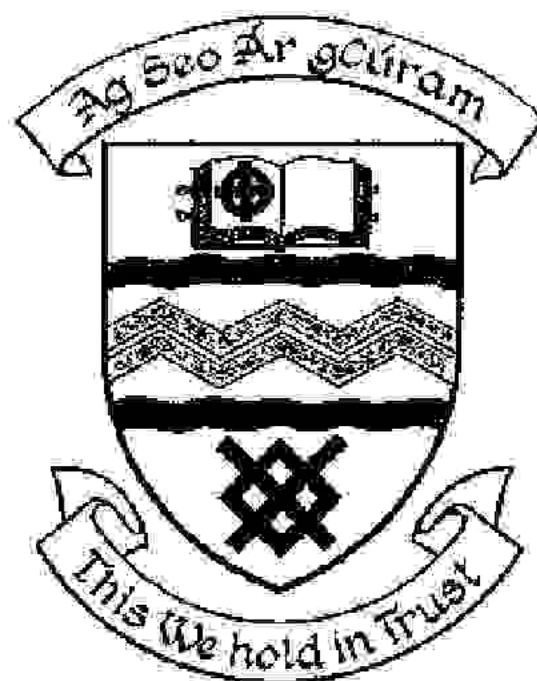


		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S97A/0091	
1. Location		222 St. James's Road, Walkinstown, Dublin 12.			
2. Development		Partial change of use from residence to creche.			
3. Date of Application		25/02/97		Date Further Particulars (a) Requested (b) Received	
3a. Type of Application		Permission		1. 06/03/97 2.	1. 12/03/97 2.
4. Submitted by		Name: Aishling Kavanagh, Address: 222 St. James Road, Walkinstown, Dublin 12.			
5. Applicant		Name: Aishling Kavanagh, Address: 222 St. James Road, Walkinstown, Dublin 12.			
6. Decision		O.C.M. No. 0864 Date 08/05/97		Effect AP GRANT PERMISSION	
7. Grant		O.C.M. No. 1210 Date 19/06/97		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.	

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Aishling Kavanagh,
222 St. James Road,
Walkinstown,
Dublin 12.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1210	Date of Final Grant 19/06/97
Decision Order Number 0864	Date of Decision 08/05/97
Register Reference S97A/0091	Date 12th March 1997

Applicant Aishling Kavanagh,

Development Partial change of use from residence to creche.

Location 222 St. James's Road, Walkinstown, Dublin 12.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

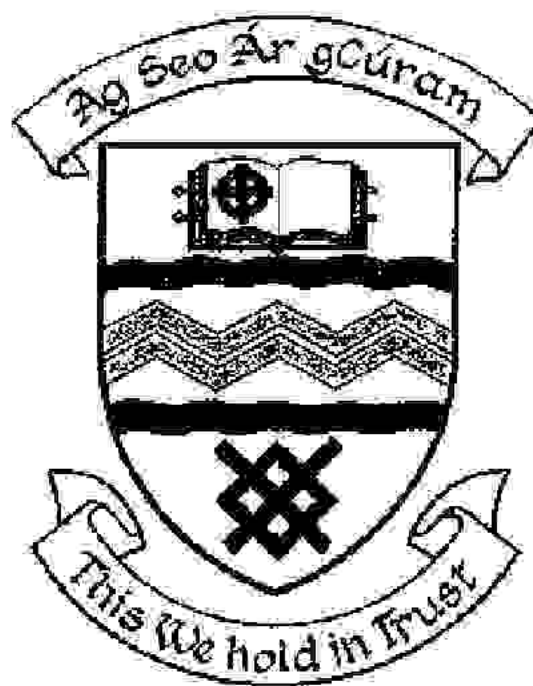
Additional Information Requested/Received 06/03/97 /12/03/97

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

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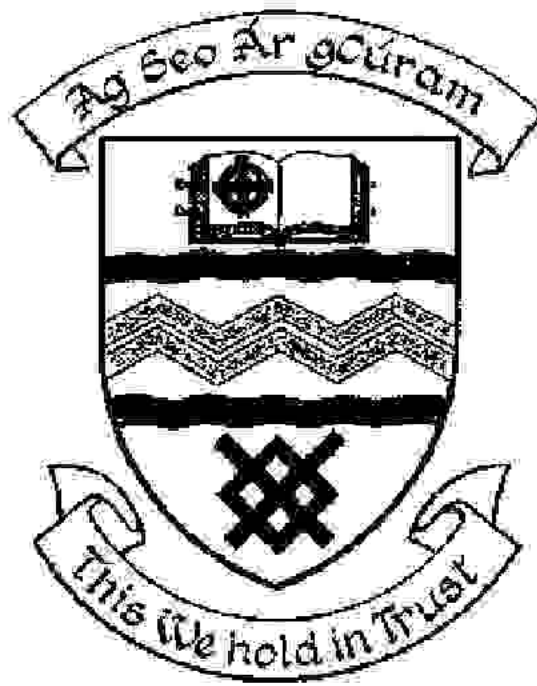
Conditions and Reasons

- 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 five years from the date of grant of permission and the partial use of the premises as a creche shall cease on or before the date of expiration of the permission and the total area within the curtilage of the dwelling shall revert to residential use unless a further grant of permission for the retention of development is first granted by South Dublin County Council or An Bord Pleanála on appeal.
REASON:
To enable the Planning Authority to review the development in light of any new circumstances arising over the next five years and in the interest of the proper planning and development of the area.
- 3 The dwelling house to which this application relates shall be the main residence of the applicant and the partial use of the dwelling house as a creche shall cease and the dwelling shall be returned to a private residence as and when the dwelling house is no longer the main residence of the applicant or when the residence is no longer used as a creche facility.
REASON:
In the interest of the proper planning and development of the area.
- 4 The proposed creche element of the dwelling house shall not be sold, leased or sublet or otherwise disposed of other than as a part of the dwelling house as such.
REASON:
In the interest of the proper planning and development of the area.

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-
- 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 That a two metre high wall shall be provided/maintained along the boundary with the rear gardens of the adjoining property.
REASON:
In the interest of residential amenities.
- 7 The hours of operation shall only be between 7.30 a.m. and 18.30 p.m. on the days of Monday-Friday inclusive.
REASON:
In the interest of the proper planning and development of the area.
- 8 That a financial contribution in the sum of £388 (three hundred and eighty 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.
- 9 That a financial contribution in the sum of money equivalent to the value of £414 (four hundred and fourteen 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:

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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.

 June 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 0864	Date of Decision 08/05/97
Register Reference S97A/0091	Date 25th February 1997

Applicant Aishling Kavanagh,
Development Partial change of use from residence to creche.
Location 222 St. James's Road, Walkinstown, Dublin 12.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 06/03/97 /12/03/97

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.

.....
for SENIOR ADMINISTRATIVE OFFICER

08/05/97

Aishling Kavanagh,
222 St. James Road,
Walkinstown,
Dublin 12.

SOUTH DUBLIN COUNTY COUNCIL
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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 five years from the date of grant of permission and the partial use of the premises as a creche shall cease on or before the date of expiration of the permission and the total area within the curtilage of the dwelling shall revert to residential use unless a further grant of permission for the retention of development is first granted by South Dublin County Council or An Bord Pleanála on appeal.

REASON:

To enable the Planning Authority to review the development in light of any new circumstances arising over the next five years and in the interest of the proper planning and development of the area.

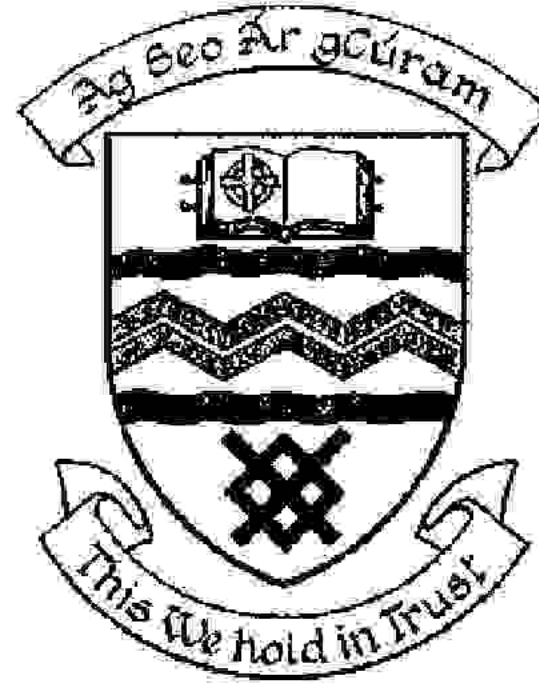
- 3 The dwelling house to which this application relates shall be the main residence of the applicant and the partial use of the dwelling house as a creche shall cease and the dwelling shall be returned to a private residence as and when the dwelling house is no longer the main residence of the applicant or when the residence is no longer used as a creche facility.

REASON:

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

- 4 The proposed creche element of the dwelling house shall not be sold, leased or sublet or otherwise disposed of other

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REG. REF. S97A/0091

than as a part of the dwelling house as such.

REASON:

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

- 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 That a two metre high wall shall be provided/maintained along the boundary with the rear gardens of the adjoining property.

REASON:

In the interest of residential amenities.

- 7 The hours of operation shall only be between 7.30 a.m. and 18.30 p.m. on the days of Monday-Friday inclusive.

REASON:

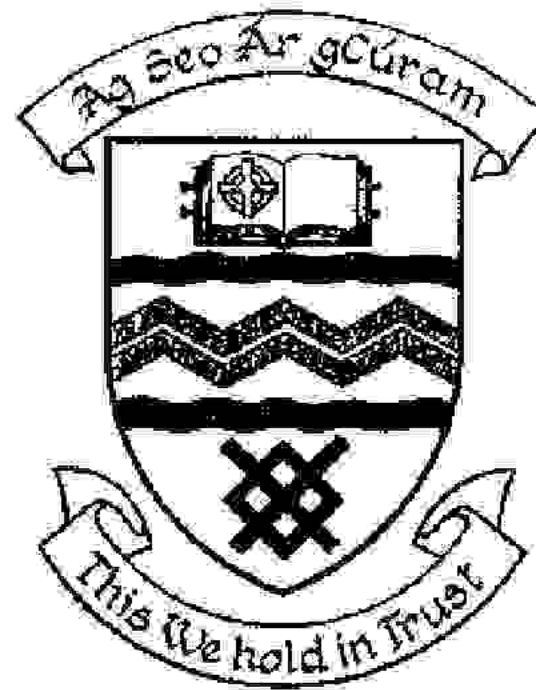
In the interest of the proper planning and development of the area.

- 8 That a financial contribution in the sum of £388 (three hundred and eighty 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 £414 (four hundred and fourteen 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.

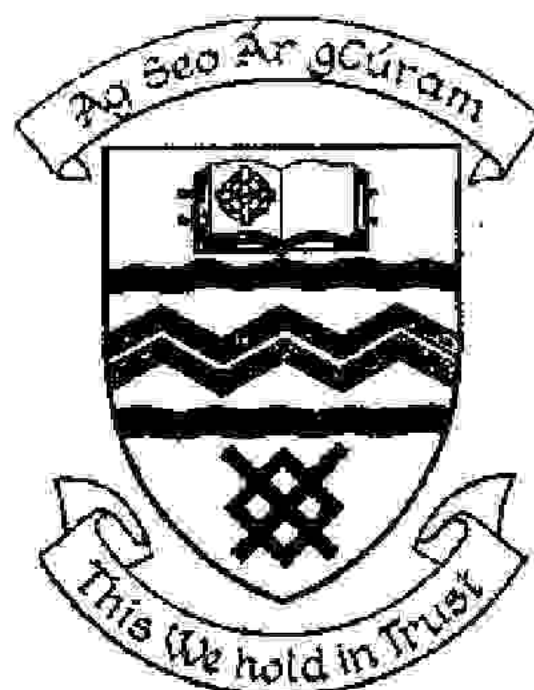
REASON:

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.

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

Order Number 0448	Date of Order 06/03/97
Register Reference S97A/0091	Date 25th February 1997

Applicant Aishling Kavanagh,
Development Partial change of use from residence to creche.
Location 222 St. James's Road, Walkinstown, Dublin 12.

Dear Sir/Madam,

An inspection carried out on has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the site notice is not legible from the public footpath. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this 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 fulfil 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:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.

Aishling Kavanagh,
222 St. James Road,
Walkinstown,
Dublin 12.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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- (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,

.....^{KB}..... 06/03/97
for Senior Administrative Officer.