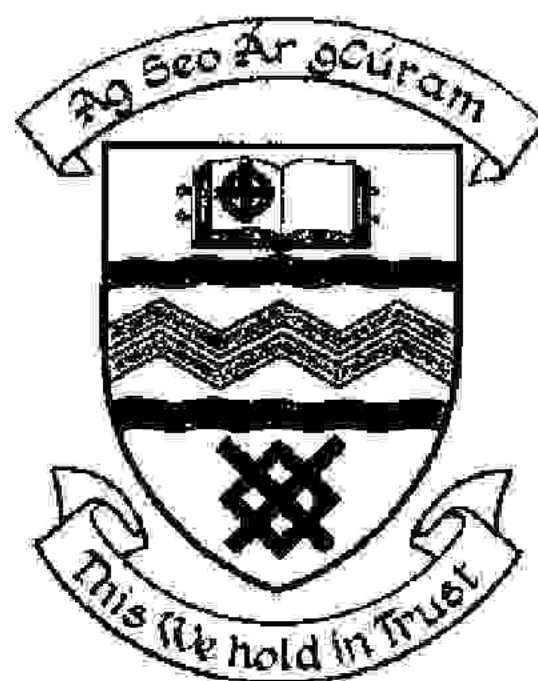


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0026	
1. Location	9 Forest Avenue, Kingswood, Dublin 24.		
2. Development	Retention of use of part of a house as a pre-school playgroup.		
3. Date of Application	24/01/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/02/97 2.	1. 14/02/97 2.
4. Submitted by	Name: Eva Croke, Address: 9 Forest Avenue, Kingswood, Dublin 24.		
5. Applicant	Name: Eva Croke, Address: 9 Forest Avenue, Kingswood, Dublin 24.		
6. Decision	O.C.M. No. 9671 Date 10/04/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1005 Date 26/05/97	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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Eva Croke,
9 Forest Avenue,
Kingswood,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1005	Date of Final Grant 26/05/97
Decision Order Number 9671	Date of Decision 10/04/97
Register Reference S97A/0026	Date 14th February 1997

Applicant Eva Croke,

Development Retention of use of part of a house as a pre-school playgroup.

Location 9 Forest Avenue, Kingswood, Dublin 24.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 11/02/97 /14/02/97

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 That the house be maintained as the principal residence of the applicant and/or operator of the playschool in conjunction with its part use as a playschool.
REASON:
 In the interest of clarity and to protect the residential amenities of the area.
- 3 The hours of operation of the playschool shall be between 8.00 a.m. and 6.30 p.m. Monday - Friday inclusive but excluding bank holidays.
REASON:
 To preserve the residential amenities of adjoining property.
- 4 That no advertising sign, device or structure be erected on the house or within the curtilage of the property.
REASON:
 In the interest of residential amenities of adjoining property.
- 5 This permission for playschool use is for a period of two years from the date of final grant of planning permission. At the end of that period the playschool shall be incorporated into the dwelling house and its use revert to residential, unless, before that date, permission is granted for the retention of playschool use by the Planning Authority or An Bord Pleanála on appeal.
REASON:
 To enable the Planning Authority to assess the effect of the proposed development on the residential amenities of the area in the interest of the proper planning and development of the area.

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- 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 The playschool shall be for a maximum of 8 children.

REASON:

To preserve the residential amenities of adjoining residential property.

- 8 That a financial contribution in the sum of £267 (two hundred and sixty 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 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 £285 (two hundred and eighty five 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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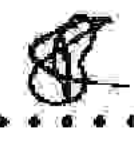


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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety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

^{28th} May 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 9671	Date of Decision 10/04/97
Register Reference S97A/0026	Date 24th January 1997

Applicant Eva Croke,
Development Retention of use of part of a house as a pre-school playgroup.
Location 9 Forest Avenue, Kingswood, Dublin 24.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 11/02/97 /14/02/97

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.

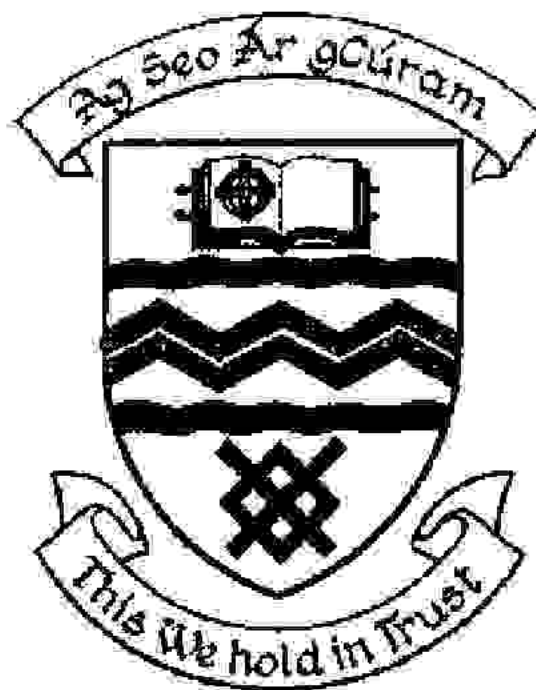
subject to the conditions (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

10/04/97

Eva Croke,
9 Forest Avenue,
Kingswood,
Dublin 24.

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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 That the house be maintained as the principal residence of the applicant and/or operator of the playschool in conjunction with its part use as a playschool.
REASON:
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- 5 This permission for playschool use is for a period of two years from the date of final grant of planning permission. At the end of that period the playschool shall be incorporated into the dwelling house and its use revert to residential, unless, before that date, permission is granted for the retention of playschool use by the Planning

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~~REG. REF. S97A/0026~~

Authority or An Bord Pleanála on appeal.

REASON:

To enable the Planning Authority to assess the effect of the proposed development on the residential amenities of the area in the interest of 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.

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REASON:

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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 £285 (two hundred and eighty five 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

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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 0264	Date of Order 11/02/97
Register Reference S97A/0026	Date 24th January 1997

Applicant Eva Croke,

Development Retention of use of part of a house as a pre-school
 playgroup.

Location 9 Forest Avenue, Kingswood, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 4/02/97 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 cannot be read. 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.

Eva Croke,
9 Forest Avenue,
Kingswood,
Dublin 24.

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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,


.....
for Senior Administrative Officer.

11/02/97