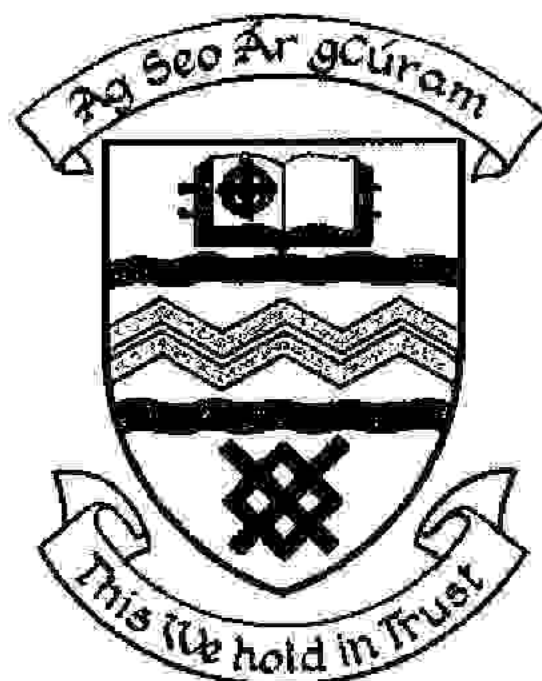


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0610
1. Location	on site 49 Grangebrook Ave., Whitechurch Rd., Rathfarnham	
2. Development	Single storey extension for use as a creche at side of approved house.	
3. Date of Application	14/11/96	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: F. L. Bent, Address: Architectural Planning and Design Services, 25 Grosvenor Court, Templeogue,	
5. Applicant	Name: Brughra Construction Ltd., Address: Adelaide Court, Albert Road, Glenageary, Co. Dublin.	
6. Decision	O.C.M. No. 0051 Date 10/01/97	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 0362 Date 20/02/97	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 Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0610	
1. Location	on site 49 Grangebrook Ave., Whitechurch Rd., Rathfarnham		
2. Development	Single storey extension for use as a creche at side of approved house.		
3. Date of Application	14/11/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: F. L. Bent, Address: Architectural Planning and Design Services, 25 Grosvenor Court, Templeogue,		
5. Applicant	Name: Brugh Construction Ltd., Address: Adelaide Court, Albert Road, Glenageary, Co. Dublin.		
6. Decision	O.C.M. No. 0051 Date 10/01/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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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F. L. Bent,
Architectural Planning and Design Services,
25 Grosvenor Court,
Templeogue,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0362	Date of Final Grant 20/02/97
Decision Order Number 0051	Date of Decision 10/01/97
Register Reference S96A/0610	Date 14th November 1996

Applicant Brugha Construction Ltd.,

Development Single storey extension for use as a creche at side of approved house.

Location on site 49 Grangebrook Ave., Whitechurch Rd., Rathfarnham

Floor Area 37.000 Sq Metres

Time extension(s) up to and including

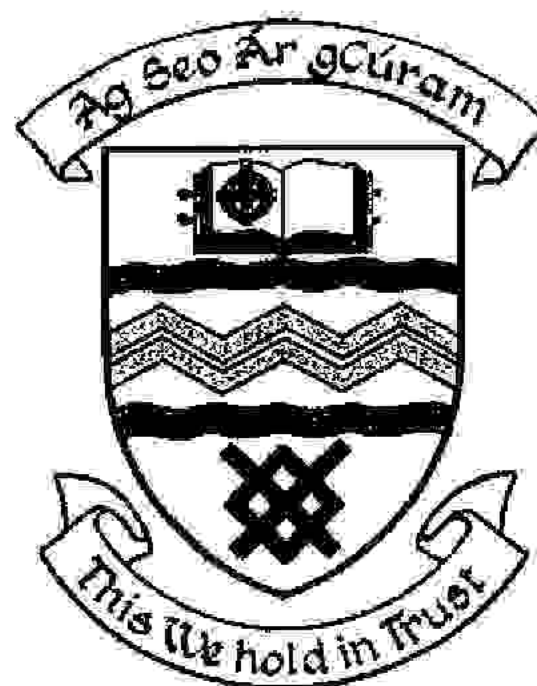
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (18) Conditions.

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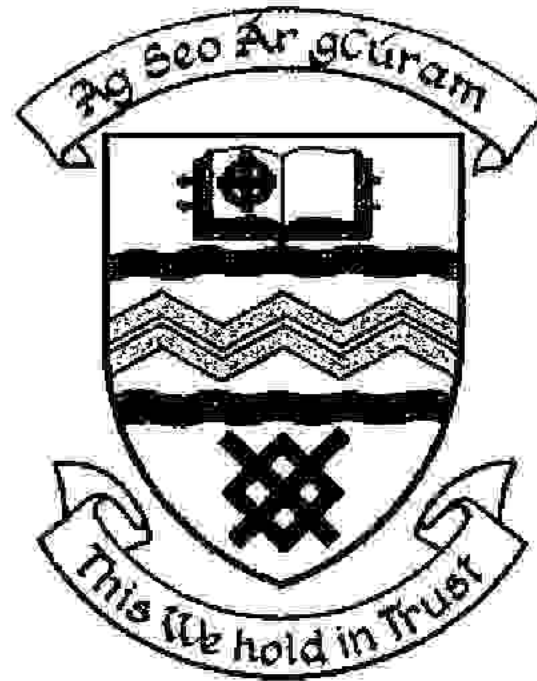
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Conditions and Reasons

- 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 The house shall be a distance in the order of 2.3m from the adjacent dwellings. Revised drawings shall be submitted for agreement prior to commencement of development on site.
REASON:
In the interest of the proper planning and development of the area.
- 3 That the hours of operation as a creche shall only be between the hours of 8.00 a.m. to 6.00 p.m. and on the days of Monday to Friday inclusive and the number of children shall not exceed 12 persons of pre-school age.
REASON:
In the interest of the residential amenities of the area and in the interest of the proper planning and development of the area.
- 4 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 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 the creche be incidental to the residential use of the dwelling and be operated by a resident of the dwelling of

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which it forms part and that it not be separated from the existing dwelling either by way of sale or letting otherwise.

REASON:

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

- 7 That a 2m high boundary wall in block or similar durable material, suitably capped and rendered, be provided between the proposed house and the adjacent house no. 47 and around the rear garden. A wooden fence will not be permitted.

REASON:

In the interest of the residential amenities of the area.

- 8 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 9 That the use as a creche shall be for a period of three years from the date of grant of permission and its use thereafter converted to use as part of the existing house unless before that date permission for the retention of use is granted by the Planning Authority or An Bord Pleanála on appeal.

REASON:

In order to allow the proposed to be assessed in light of circumstances pertaining at that time.

- 10 That when the structure is no longer required for use as CRECHE 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.

- 11 Where applicable, the conditions attached to the grant of permission under file Register Reference S96A/0149 and as amended by the conditions attached to the grant of permission under file Register Reference S96A/0339 shall apply.

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REASON:

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

- 12 That the arrangements made with regard to the payment of the financial contribution in the sum of £40,200 (forty thousand two hundred pounds) in respect of the overall development as required by Condition No.3 of planning permission granted under Register Reference S96A/0149 and S96A/0339 be strictly adhered to in respect of this development.

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.

- 13 That the arrangements made with regard to the payment of the financial contribution in the sum of £800 (eight hundred pounds) per house as required by Condition No. 7 of planning permission granted under Register Reference S96A/0339 be strictly adhered to in respect of this development.

REASON:

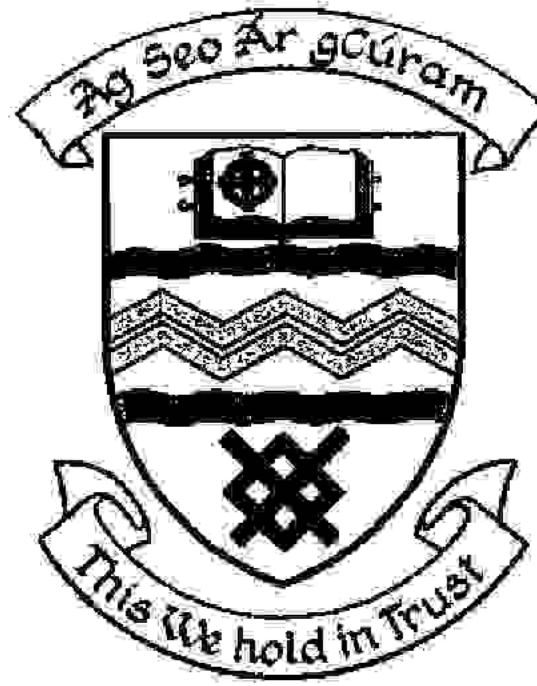
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the development.

- 14 That the arrangements made with regard to the payment of the financial contribution in the sum of £500 (five hundred pounds) per house in respect of the overall development as required by Condition No. 26 of planning permission granted under Register Reference S96A/0149 be strictly adhered to in respect of this development.

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 the provision and development of amenity lands in the area which will facilitate the proposed development.

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- 15 With regard to the creche proposal hereunder, a financial contribution in the sum of £299 (two hundred and ninety nine pounds) shall be paid by the proposer to South Dublin County Council towards the cost of the provision of public services in the area of the proposed development and which will facilitate this development; this contribution to be paid before the commencement of development on 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.

- 16 With regard to the creche proposal hereunder, a financial contribution in the sum of money equivalent to the value of £319 (three hundred and nineteen 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.

- 17 That arrangements be made with regard to the lodgement of security assessed at a bond or letter of guarantee from approved company in the sum of £100,000 (one hundred thousand pounds) or a cash lodgement in the sum of £65,000 (sixty five thousand pounds) as required by Condition No. 4 of planning permission granted under Reg. Ref. S96A/0149; these arrangements to be made prior to commencement of development on site.

REASON:

To ensure that a ready sanction may be available to the

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council to induce the provision of services and prevent
disamenity in the development.

- 18 That arrangements be made with regard to the lodgement of security assessed at a bond or letter of guarantee from an approved company in the sum of £15,000 (fifteen thousand pounds) as required by Condition No. 8 of planning permission granted under Reg. Ref. S96A/0339; these arrangements to be made prior to commencement of development on site.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

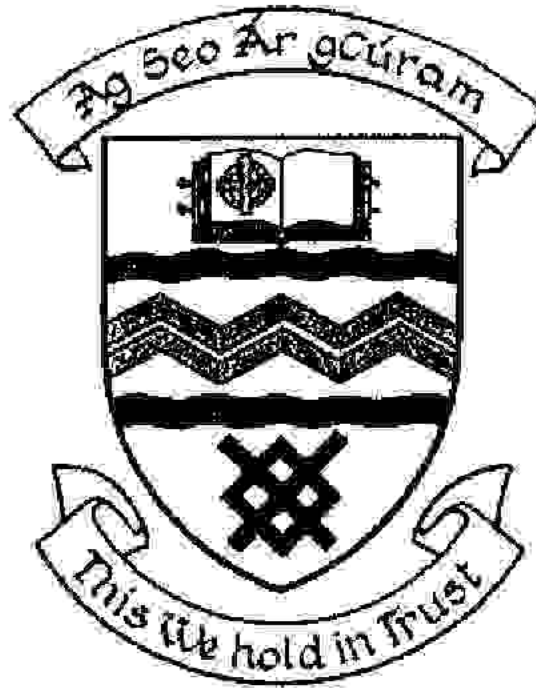
All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

February 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 0051	Date of Decision 10/01/97
Register Reference S96A/0610	Date 14th November 1996

Applicant Brugha Construction Ltd.,

Development single storey extension for use as a creche at side of approved house.

Location on site 49 Grangebrook Ave., Whitechurch Rd., Rathfarnham

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 (18) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

..... 10/01/97
for SENIOR ADMINISTRATIVE OFFICER

F. L. Bent,
Architectural Planning and Design Services,
25 Grosvenor Court,
Templeogue,
Dublin 6W.

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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 The house shall be a distance in the order of 2.3m from the adjacent dwellings. Revised drawings shall be submitted for agreement prior to commencement of development on site.
REASON:
In the interest of the proper planning and development of the area.
- 3 That the hours of operation as a creche shall only be between the hours of 8.00 a.m. to 6.00 p.m. and on the days of Monday to Friday inclusive and the number of children shall not exceed 12 persons of pre-school age.
REASON:
In the interest of the residential amenities of the area and in the interest of the proper planning and development of the area.
- 4 That prior to commencement of development the requirements of the Chief Fire officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.

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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 the creche be incidental to the residential use of the dwelling and be operated by a resident of the dwelling of which it forms part and that it not be separated from the existing dwelling either by way of sale or letting otherwise.

REASON:

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

- 7 That a 2m high boundary wall in block or similar durable material, suitably capped and rendered, be provided between the proposed house and the adjacent house no. 47 and around the rear garden. A wooden fence will not be permitted.

REASON:

In the interest of the residential amenities of the area.

- 8 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

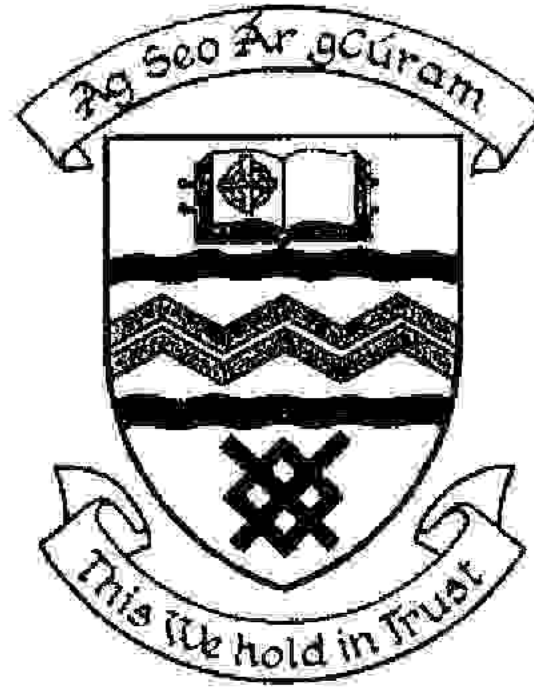
In the interest of visual amenity.

- 9 That the use as a creche shall be for a period of three years from the date of grant of permission and its use thereafter converted to use as part of the existing house unless before that date permission for the retention of use is granted by the Planning Authority or An Bord Pleanála on appeal.

REASON:

In order to allow the proposed to be assessed in light of circumstances pertaining at that time.

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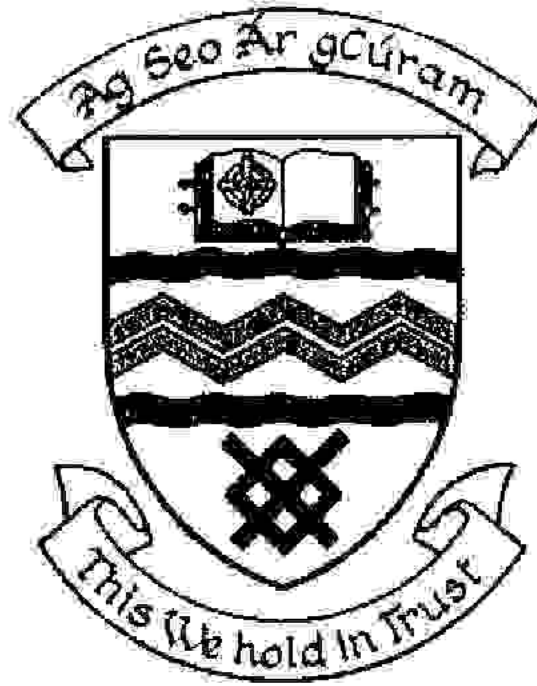
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- 10 That when the structure is no longer required for use as CRECHE by the applicant, that its use revert to use as part of the existing dwelling unit.
REASON:
In the interest of the proper planning and development of the area.
- 11 Where applicable, the conditions attached to the grant of permission under file Register Reference S96A/0149 and as amended by the conditions attached to the grant of permission under file Register Reference S96A/0339 shall apply.
REASON:
In the interest of the proper planning and development of the area.
- 12 That the arrangements made with regard to the payment of the financial contribution in the sum of £40,200 (forty thousand two hundred pounds) in respect of the overall development as required by Condition No.3 of planning permission granted under Register Reference S96A/0149 and S96A/0339 be strictly adhered to in respect of this development.
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.
- 13 That the arrangements made with regard to the payment of the financial contribution in the sum of £800 (eight hundred pounds) per house as required by Condition No. 7 of planning permission granted under Register Reference S96A/0339 be strictly adhered to in respect of this development.
REASON:
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or

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that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the development.

- 14 That the arrangements made with regard to the payment of the financial contribution in the sum of £500 (five hundred pounds) per house in respect of the overall development as required by Condition No. 26 of planning permission granted under Register Reference S96A/0149 be strictly adhered to in respect of this development.

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 the provision and development of amenity lands in the area which will facilitate the proposed development.

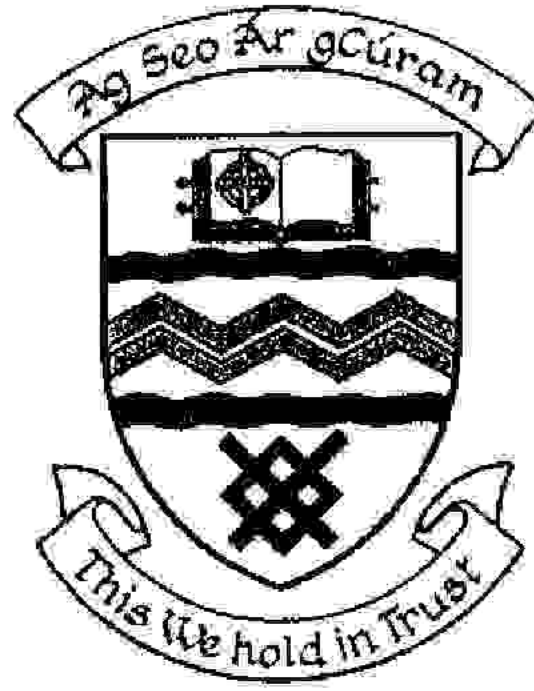
- 15 With regard to the creche proposal hereunder, a financial contribution in the sum of £299 (two hundred and ninety nine pounds) shall be paid by the proposer to South Dublin County Council towards the cost of the provision of public services in the area of the proposed development and which will facilitate this development; this contribution to be paid before the commencement of development on 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.

- 16 With regard to the creche proposal hereunder, a financial contribution in the sum of money equivalent to the value of £319 (three hundred and nineteen 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

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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.

- 17 That arrangements be made with regard to the lodgement of security assessed at a bond or letter of guarantee from approved company in the sum of £100,000 (one hundred thousand pounds) or a cash lodgement in the sum of £65,000 (sixty five thousand pounds) as required by Condition No. 4 of planning permission granted under Reg. Ref. S96A/0149; these arrangements to be made prior to commencement of development on site.

REASON:

To ensure that a ready sanction may be available to the council to induce the provision of services and prevent disamenity in the development.

- 18 That arrangements be made with regard to the lodgement of security assessed at a bond or letter of guarantee from an approved company in the sum of £15,000 (fifteen thousand pounds) as required by Condition No. 8 of planning permission granted under Reg. Ref. S96A/0339; these arrangements to be made prior to commencement of development on site.

REASON:

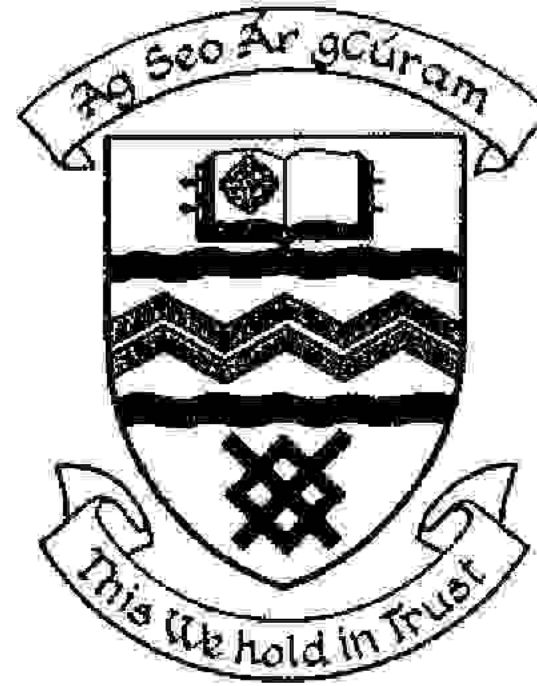
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

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