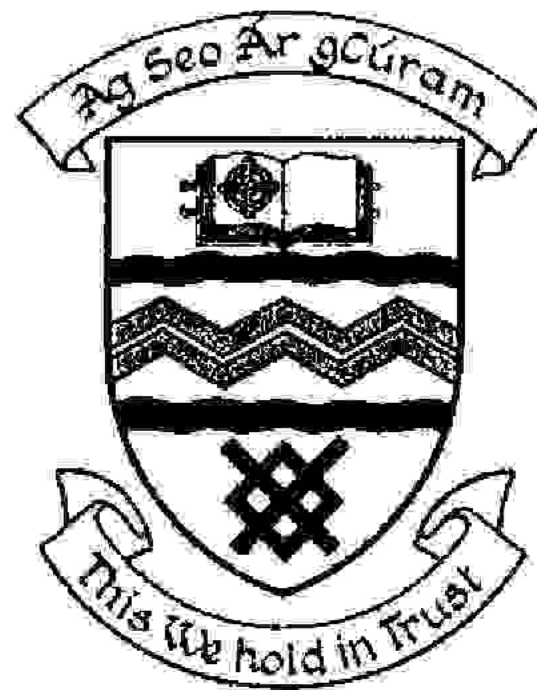


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0384	
1. Location	52 Rathlyon Grove, Dublin 16.		
2. Development	Change of use of part of existing house to a creche.		
3. Date of Application	05/07/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Gilbert Architects, Address: 13 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Miss Toni Flanagan, Address: 52 Rathlyon Grove, Knocklyon, Dublin 24.		
6. Decision	O.C.M. No. 1696  Date 30/08/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No.  Date	Effect	
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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Dublin 24.

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Gilbert Architects,  
13 Fitzwilliam Place,  
Dublin 2.

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

Final Grant Order Number 1994	Date of Final Grant 10/10/96
Decision Order Number 1696	Date of Decision 30/08/96
Register Reference S96A/0384	Date 5th July 1996

**Applicant** Miss Toni Flanagan,

**Development** Change of use of part of existing house to a creche.

**Location** 52 Rathlyon Grove, Dublin 16.

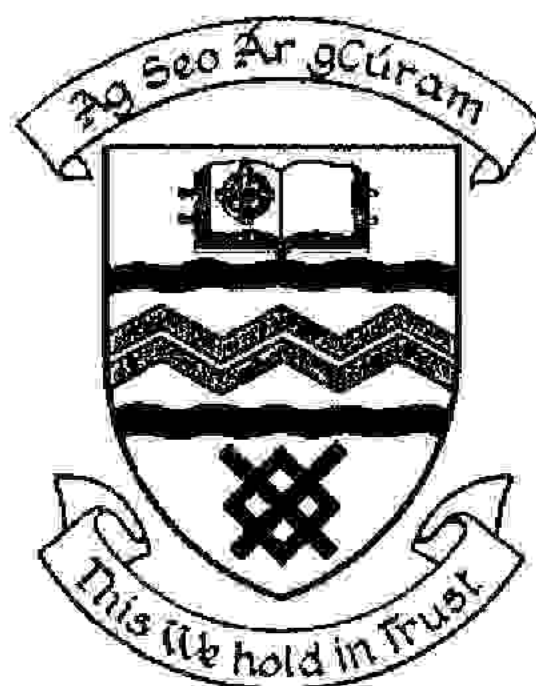
**Floor Area** 0.000 Sq Metres

**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 (8) conditions.

# SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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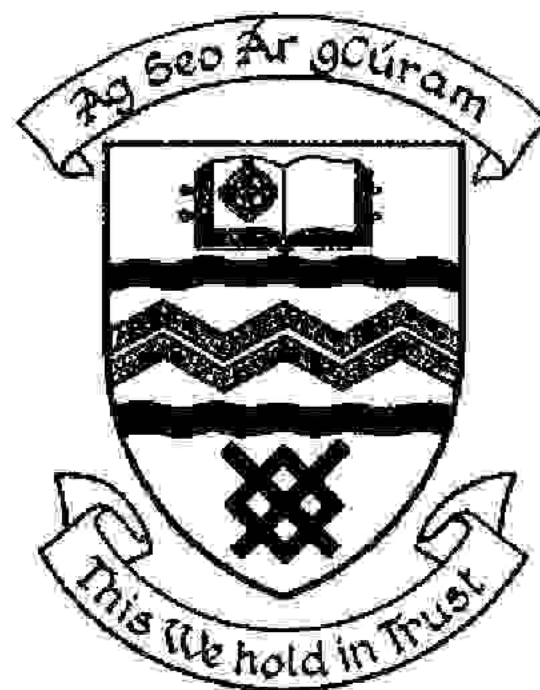
Telephone: 01-462 0000  
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## Conditions and Reasons

- 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 proposed use of this house as a Montessori school and creche be discontinued on or before the expiration of a period of three years from the date of final grant of planning permission unless before that date permission for the retention of a change of use is granted by the Planning Authority or by An Bord Pleanála on appeal.  
REASON:  
To enable the effect of the development on the residential amenities of the area to be reviewed, having regard to the conditions then obtaining.
- 3 The maximum number of children in attendance shall be not greater than ten at any one time.  
REASON:  
To safeguard the residential amenities of adjoining properties in the interest of the proper planning and development of the area.
- 4 No sign or notice relating to the school shall be erected on/or within the curtilage of the site.  
REASON:  
In the interest of visual amenity and residential amenity.
- 5 The hours of operation of the montessori school creche shall be between 8.00 a.m. and 6.00 p.m. Monday - Friday excluding bank holidays.  
REASON:  
To preserve the residential amenities of adjoining property.



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- 6 That prior to the commencement of the development the requirements of the Environmental Health Department be ascertained and be strictly adhered to in the development.  
 REASON:  
 In the interest of health.
- 7 That the house be maintained as the principal residence of the applicant and/or operator of the creche in conjunction with its part use as a creche.  
 REASON:  
 In the interests of clarity and to protect the residential amenities of the area.
- 8 That a financial contribution in the sum of £458 (four hundred and fifty 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.

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.

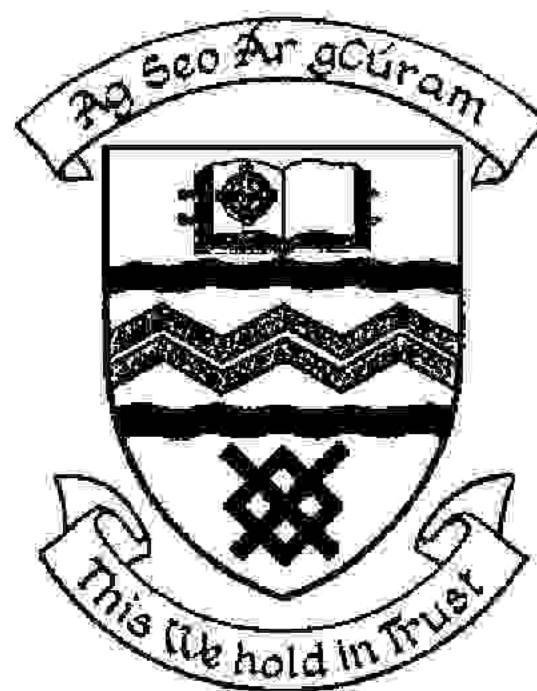
In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

**SOUTH DUBLIN COUNTY COUNCIL**  
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*Brian Kennedy* 11 October 1996  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Decision Order Number 1696	Date of Decision 30/08/96
Register Reference S96A/0384	Date 5th July 1996

**Applicant** Miss Toni Flanagan,  
**Development** Change of use of part of existing house to a creche.  
**Location** 52 Rathlyon Grove, Dublin 16.  
**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 ( 8 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....  
LB  
for SENIOR ADMINISTRATIVE OFFICER

30/08/96

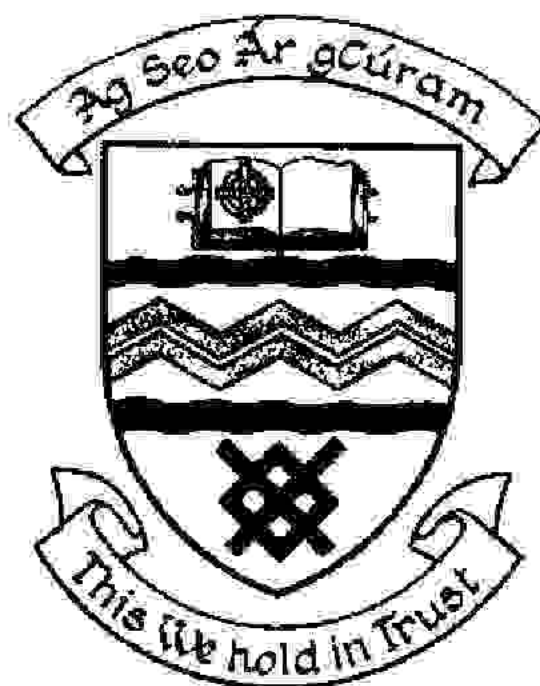
Gilbert Architects,  
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REG REF. S96A/0384



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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 proposed use of this house as a Montessori school and creche be discontinued on or before the expiration of a period of three years from the date of final grant of planning permission unless before that date permission for the retention of a change of use is granted by the Planning Authority or by An Bord Pleanála on appeal.  
REASON:  
To enable the effect of the development on the residential amenities of the area to be reviewed, having regard to the conditions then obtaining.
  
- 3     The maximum number of children in attendance shall be not greater than ten at any one time.  
REASON:  
To safeguard the residential amenities of adjoining properties in the interest of the proper planning and development of the area.
  
- 4     No sign or notice relating to the school shall be erected on/or within the curtilage of the site.  
REASON:  
In the interest of visual amenity and residential amenity.

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REASON:

To preserve the residential amenities of adjoining property.

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REASON:

In the interest of health.

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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.