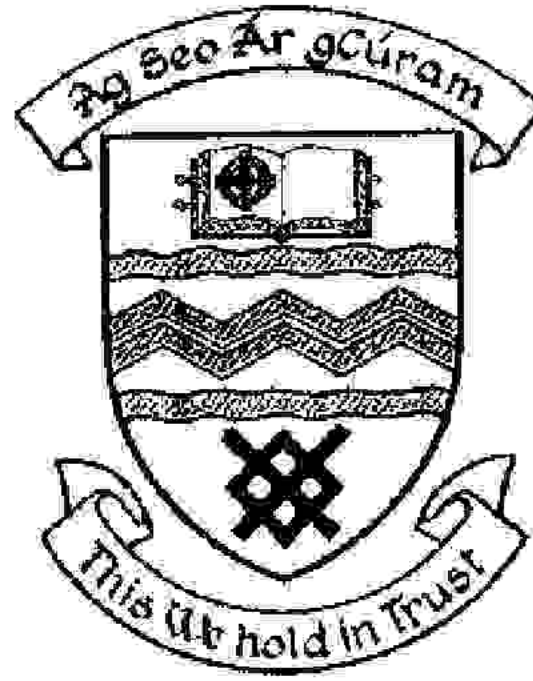


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Jean McGuigan
18 Colthurst Road,
Lucan,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Final Grant Order Number 3469	Date of Final Grant 26/11/2001
Decision Order Number 3106	Date of Decision 08/10/2001
Register Reference S01A/0532	Date 10/08/01

Applicant Jean McGuigan
Development Change of use from private residence to playschool facility
Location 18 Colthurst Road, Lucan, Co. Dublin.
Floor Area 0.00 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 (11) Conditions.

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REG REF. S010011 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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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 dwelling house of which this permission forms a part shall be the main residence of the creche/playschool operator and the partial use of the dwelling house as a creche/playschool shall cease and the dwelling house shall be returned to a private residence as a single dwelling unit when the dwelling house is no longer the main residence of the creche/playschool operator.

REASON:

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

- 3 The creche/playschool of the house shall not be sold, leased or otherwise disposed of other than as part of the dwelling house as such.

REASON:

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

- 4 The development shall not be used for the care of more than 20 pre-school children (14 playschool children and 6 Montessori children) on a sessional basis (i.e. not longer than 3 hours per child per day) without first receiving a separate planning permission.

REASON:

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

- 5 The following requirements of the Environmental Health Department of the South Western Health Board are to be met in full:

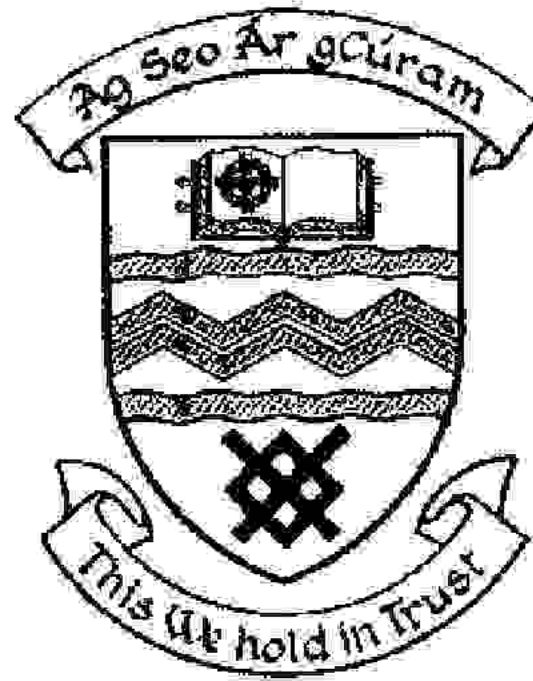
- (a) The sanitary accommodation shall not communicate with any occupied room or food room, except by means of a hall, corridor or ventilated space. Mechanical ventilation should be adequate to provide 3 air changes per hour in the toilets and 2 air changes per hour in the ventilated lobby. Staff should use separate sanitary facilities (i.e. bathroom/en-suite bedroom). There should be a constant supply of soap and paper towels in sanitary facilities and hot

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REG. REF. S011001 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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- water should be thermostatically controlled.
- (b) An extra stair gate shall be placed at the top of the stairs to prevent accidents. All electrical sockets should have safety covers. All radiators shall be covered in a childproof and safe material.
 - (c) A fire extinguisher and signs showing the exits from the house shall be in place. Fire drills shall take place at regular intervals. A first aid kit, fully equipped, shall be present on the premises at all times with emergency services and GP numbers clearly visible by the telephone.
 - (d) Window openings shall be at least 1.75 metres above floor level in the interest of child safety.
 - (e) When the kitchen area is not in use, the door shall be locked to prevent children gaining access and a fixed guard should protect all heat emitting surfaces.
 - (f) The garden area shall be secured at all times to prevent pre-school children gaining unsupervised access to a public roadway.
 - (g) All drinking water facilities must be connected to the rising main.
 - (h) Floors, walls and ceilings must be suitably finished so as to make easily cleanable.

REASON:

In the interest of health and the relevant regulations.

- 6 The following requirements of the Environmental Services Department of South Dublin County Council, shall be met in full:

- (a) The applicant shall ensure that there is a full and complete separation of foul and surface water systems.
- (b) If not already the case, the water supply to the playschool shall be commercially metered. Full 24-hour water storage shall be provided.
- (c) The connection to and tapping of the public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

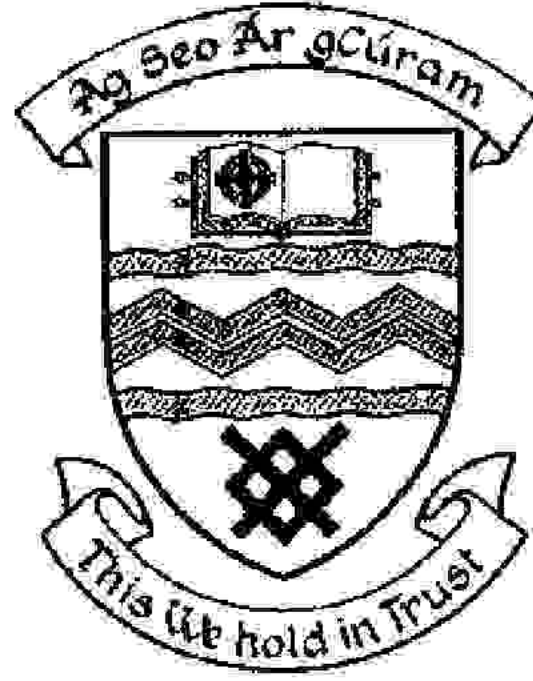
- 7 That a financial contribution in the sum of £492 (Four Hundred and Ninety Two Pounds) EUR 625 (Six Hundred and Twenty Five Euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which

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REG REF. S014/014 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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.

- 8 That a financial contribution in the sum of £961 (Nine Hundred and Sixty One Pounds) EUR 1,220 (One Thousand Two Hundred and Twenty Euros) 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 facilitates 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.

- 9 That a financial contribution in the sum of £148 (One Hundred and Forty Eight Pounds) EUR 188 (One Hundred and Eighty Eight Euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves 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 development should contribute towards the cost of the works.

- 10 That a financial contribution in the sum of £50 (Fifty Pounds) EUR 63 (Sixty Three Euros) be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; 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.

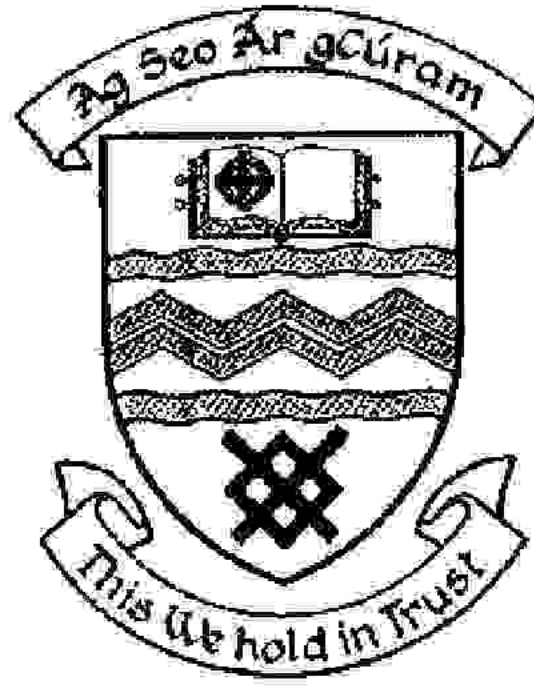
- 11 That a financial contribution in the sum of £50 (Fifty Pounds) EUR 63 (Sixty Three Euros) be paid by the proposer

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REG. REF. S011701/01 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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to South Dublin County Council towards the cost of remedial works to the Griffeen River 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 the works.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.

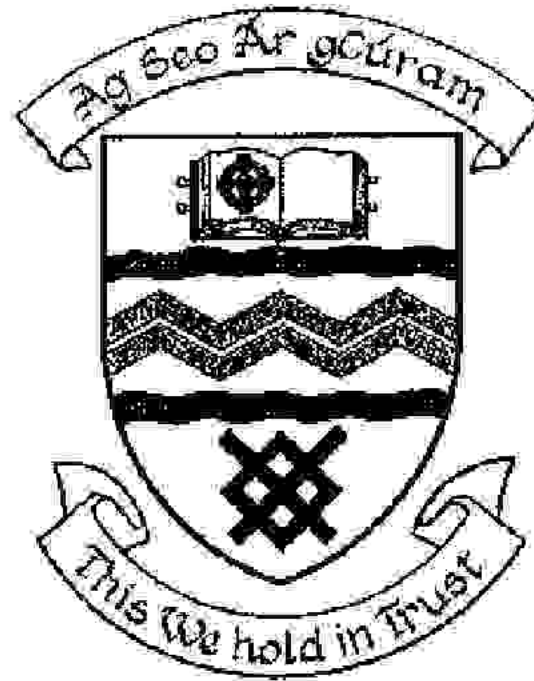
Signed on behalf of South Dublin County Council.

.....26/11/01
for SENIOR ADMINISTRATIVE OFFICER

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REG REF. S01A/0532

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REASON:
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REG. REF. S01A/0532

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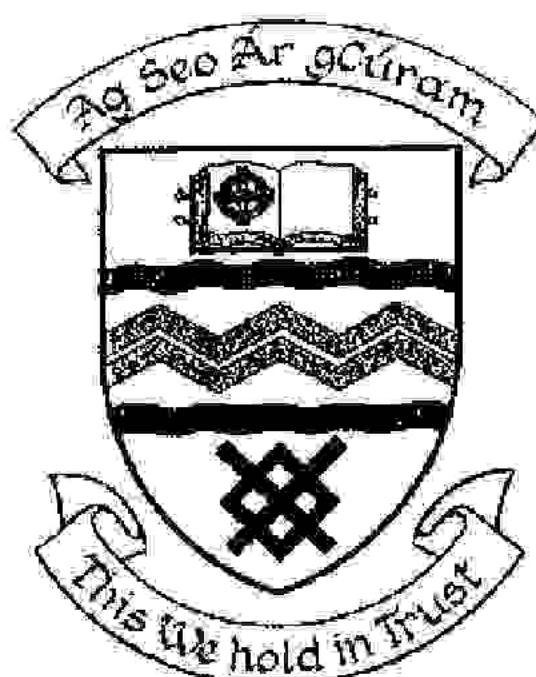
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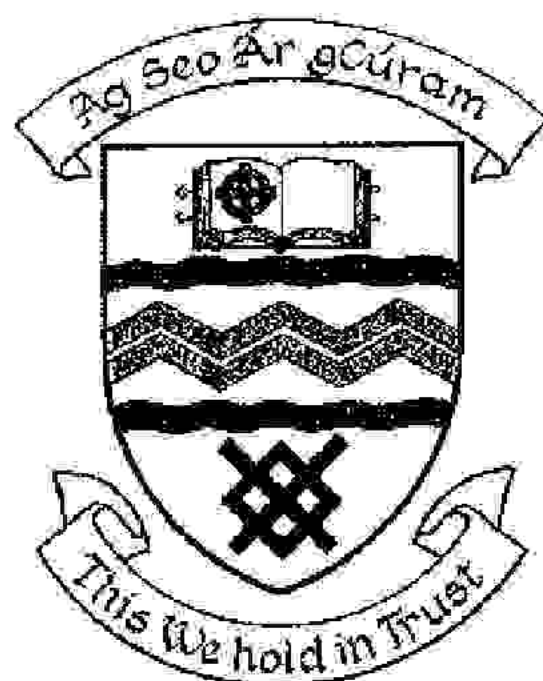
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REASON:

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