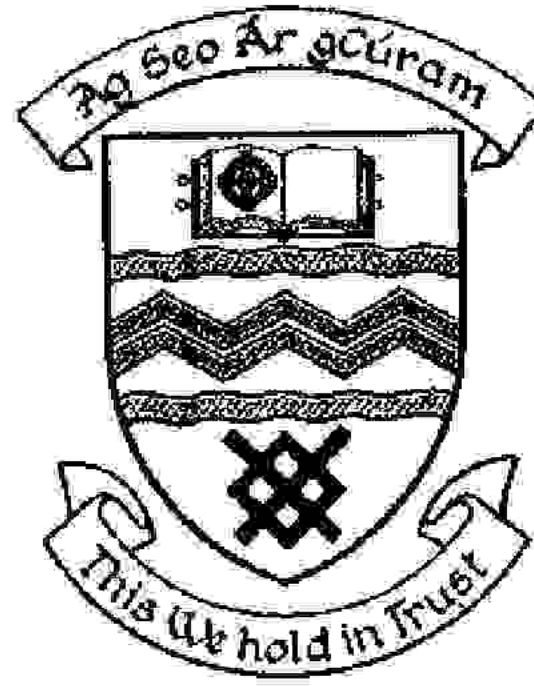


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0471	
1. Location	No.79 Hazelgrove Estate, Old Blessington Road, Tallaght, D24		
2. Development	Two-storey side extension for use as creche/day care centre with all associated site works.		
3. Date of Application	19/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Construction Technology Address: 16 St. Aongus Crescent, Tymon North,		
5. Applicant	Name: Lisa McDonnell Address: No.79 Hazelgrove Estate, Old Blessington Road, Tallaght, D24		
6. Decision	O.C.M. No. 2939  Date 17/09/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3325  Date 05/11/2001	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**  
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Construction Technology  
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Tymon North,  
Tallaght,  
Dublin 24.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 3325	Date of Final Grant 05/11/2001
Decision Order Number 2939	Date of Decision 17/09/2001
Register Reference S01A/0471	Date 19/07/01

**Applicant** Lisa McDonnell

**Development** Two-storey side extension for use as creche/day care centre with all associated site works.

**Location** No.79 Hazelgrove Estate, Old Blessington Road, Tallaght, D24

**Floor Area** 79.00 Sq Metres  
**Time extension(s) up to and including**  
**Additional Information Requested/Received** /

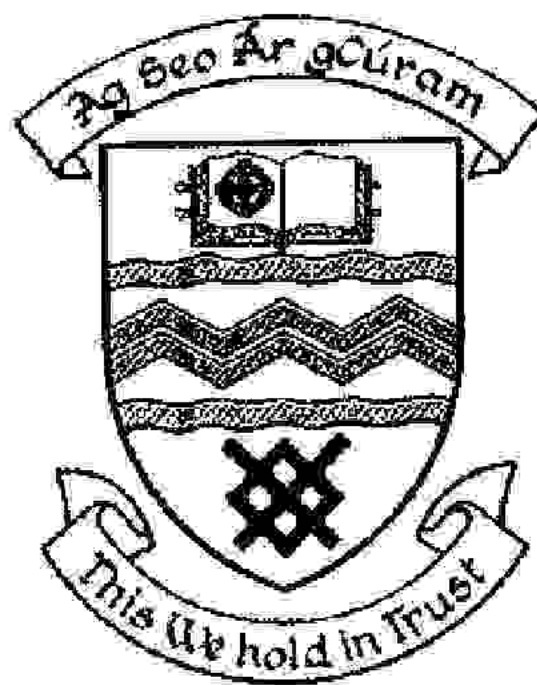
A Permission has been granted for the development described above,  
subject to the following (14) Conditions.

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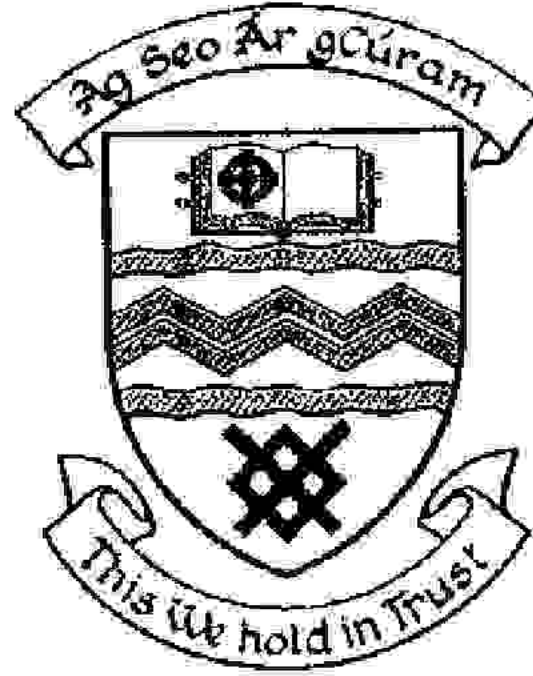
## Conditions and Reasons

- 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 entire premises be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 4 The applicant shall satisfy the following requirements of the Environmental Services Department.
  - (i) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - (ii) The applicant shall ensure full and complete separation of foul and surface water systems.
  - (iii) The property shall have its own individual water service connection to the public watermain and 24hour storage.
  - (iv) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
  - (v) The water supply to the creche shall be commercially metered.REASON:  
In the interest of public health.
- 5 Full consultation shall take place with the Environmental Health Department Prior to the commencement of development. The applicant shall satisfy the following requirements of the Environmental Health Officer.
  - (i) A requirement of 2 sq.metres per child (0-6 years) shall be provided.
  - (ii) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.
  - (iii) Low level sanitary accommodation shall be provided for children. ie One WC per 10 children and one wash hand basin.
  - (iv) Sanitary accommodation shall be provided for staff. One



# SOUTH DUBLIN COUNTY COUNCIL

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WC and one wash hand basin shall be provide for 8 staff.  
(v) No food is to be prepared or cooked in the creche/day  
care centre.

REASON:

In the interests of public health.

- 6 During construction works on site, all necessary steps to contain dust arising from such works shall be taken so as to prevent a nuisance being carried to occupiers of other buildings in the locality. This shall include covering skips and slack heaps, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. During the construction phase there must be compliance with British Standard BS.5228 Noise Control on Construction and Open Sites.

REASON:

In the interest of public health and safety.

- 7 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 8 When the structure is no longer required as a Creche/day care centre by the applicant, the extension shall revert to use as part of the existing single dwelling unit.

REASON:

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

- 9 The hours of operation of the creche / day care centre shall be restricted to between the hours of 8am - 7pm Mondays - Fridays inclusive and the creche / day care centre shall not operate on Saturdays and Sundays or on Bank Holidays.

REASON:

In the interest of residential amenity.

- 10 The area of the back garden to be used for outdoor play shall be restricted to the northern part of the rear garden by way of fencing or similar in accordance with details to be submitted to and agreed with the Planning Authority prior to bringing the creche / day care centre in to operation. Details of the management of the outdoor play area shall be similarly submitted for prior agreement.

REASON:

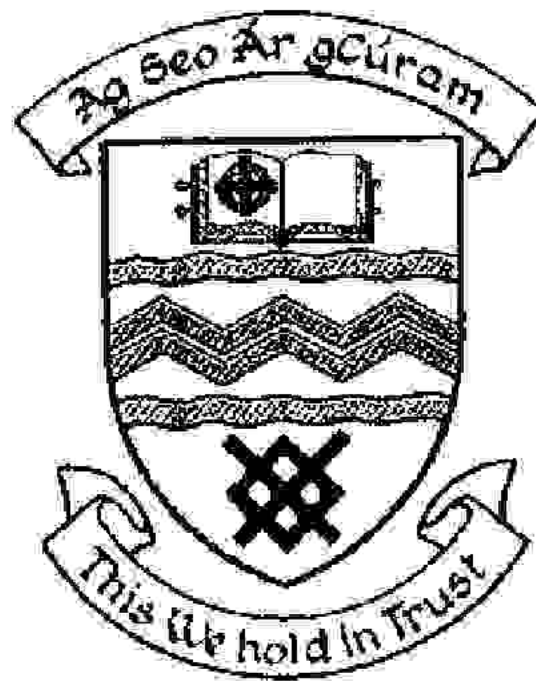
In the interest of residential amenity.

# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A047 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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NOTE: Applicant is advised that in event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

- 11 That a financial contribution in the sum of £622 (six hundred and twenty two pounds) EUR 789 (seven hundred and eighty nine 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 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.

- 12 That a financial contribution in the sum of £1,213 (one thousand two hundred and thirteen pounds) EUR 1,540 (one thousand five hundred and forty 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.

- 13 That a financial contribution in the sum of £312 (three hundred and twelve pounds) EUR 396 (three hundred and ninety six euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves 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 the works.

- 14 That a financial contribution in the sum of £616 (six hundred and sixteen pounds) EUR 782 (seven hundred and eighty two euros) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

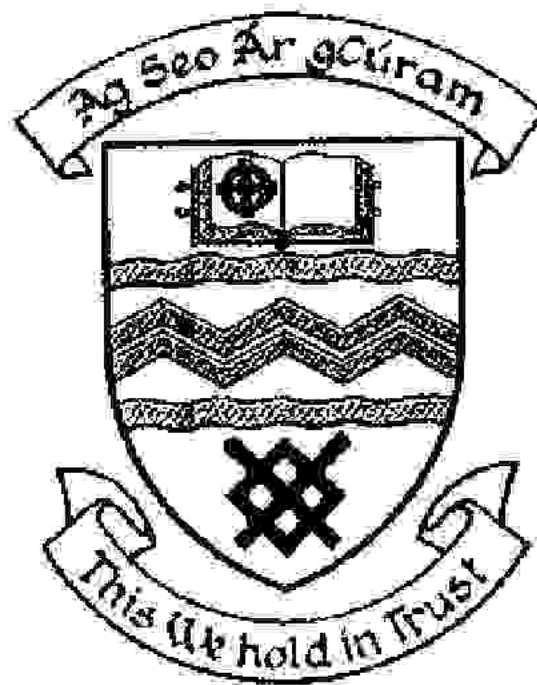


# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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 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.

.....07/11/01  
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0471	
1. Location	No.79 Hazelgrove Estate, Old Blessington Road, Tallaght, D24		
2. Development	Two-storey side extension for use as creche/day care centre with all associated site works.		
3. Date of Application	19/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Construction Technology Address: 16 St. Aongus Crescent, Tymon North,		
5. Applicant	Name: Lisa McDonnell Address: No.79 Hazelgrove Estate, Old Blessington Road, Tallaght, D24		
6. Decision	O.C.M. No. 2939  Date 17/09/2001	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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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999**  
**AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 2939	Date of Decision 17/09/2001
Register Reference S01A/0471	Date: 19/07/01

Applicant Lisa McDonnell

Development Two-storey side extension for use as creche/day care centre  
with all associated site works.

Location No.79 Hazelgrove Estate, Old Blessington Road, Tallaght,  
D24

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of 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 ( 14 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....M..... 17/09/01  
for SENIOR ADMINISTRATIVE OFFICER

Construction Technology  
16 St. Aongus Crescent,  
Tymon North,  
Tallaght,  
Dublin 24.



**SOUTH DUBLIN COUNTY COUNCIL  
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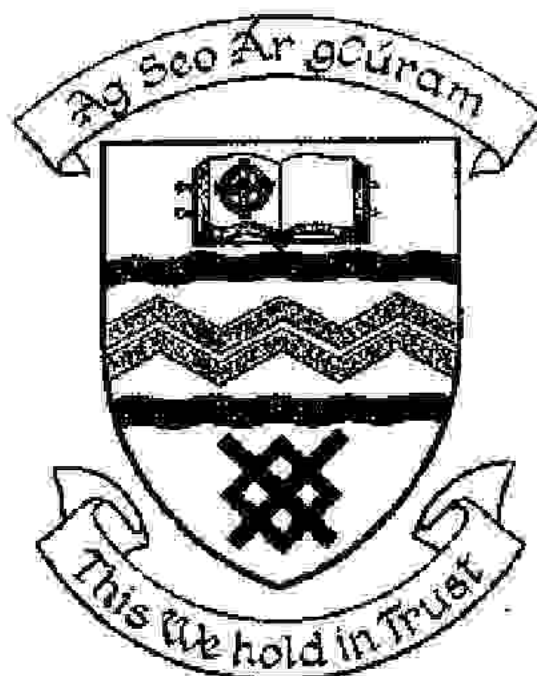
**Conditions and Reasons**

- 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 That the entire premises be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 4 The applicant shall satisfy the following requirements of the Environmental Services Department.
  - (i) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - (ii) The applicant shall ensure full and complete separation of foul and surface water systems.
  - (iii) The property shall have its own individual water service connection to the public watermain and 24hour storage.
  - (iv) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
  - (v) The water supply to the creche shall be commercially metered.REASON:  
In the interest of public health.
- 5 Full consultation shall take place with the Environmental Health Department Prior to the commencement of development. The applicant shall satisfy the following requirements of the Environmental Health Officer.

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**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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- (i) A requirement of 2 sq.metres per child (0-6 years) shall be provided.
- (ii) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.
- (iii) Low level sanitary accommodation shall be provided for children. ie One WC per 10 children and one wash hand basin.
- (iv) Sanitary accommodation shall be provided for staff. One WC and one wash hand basin shall be provide for 8 staff.
- (v) No food is to be prepared or cooked in the creche/day care centre.

REASON:

In the interests of public health.

- 6 During construction works on site, all necessary steps to contain dust arising from such works shall be taken so as to prevent a nuisance being carried to occupiers of other buildings in the locality. This shall include covering skips and slack heaps, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. During the construction phase there must be compliance with British Standard BS.5228 Noise Control on Construction and Open Sites.

REASON:

In the interest of public health and safety.

- 7 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 8 When the structure is no longer required as a Creche/day care centre by the applicant, the extension shall revert to use as part of the existing single dwelling unit.

REASON:

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

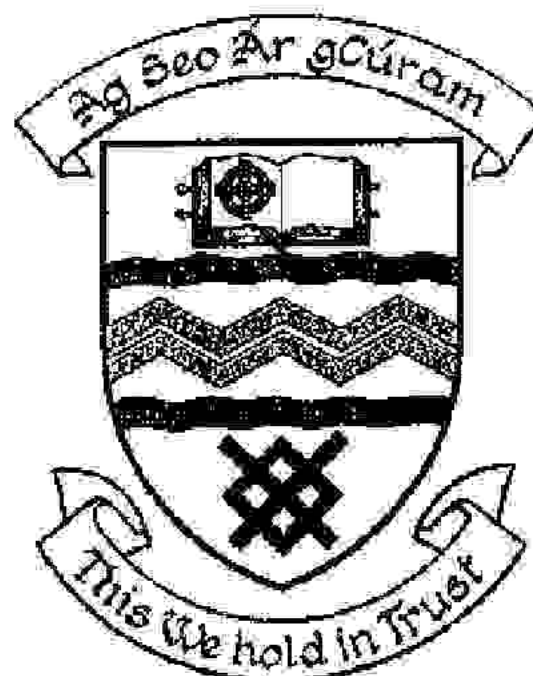
- 9 The hours of operation of the creche / day care centre shall be restricted to between the hours of 8am - 7pm Mondays - Fridays inclusive and the creche / day care centre shall not operate on Saturdays and Sundays or on Bank Holidays.



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**REASON:**

In the interest of residential amenity.

- 10 The area of the back garden to be used for outdoor play shall be restricted to the northern part of the rear garden by way of fencing or similar in accordance with details to be submitted to and agreed with the Planning Authority prior to bringing the creche / day care centre in to operation. Details of the management of the outdoor play area shall be similarly submitted for prior agreement.

**REASON:**

In the interest of residential amenity.

NOTE: Applicant is advised that in event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

- 11 That a financial contribution in the sum of £522 (six hundred and twenty two pounds) EUR 789 (seven hundred and eighty nine 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 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.

- 12 That a financial contribution in the sum of £1,213 (one thousand two hundred and thirteen pounds) EUR 1,540 (one thousand five hundred and forty 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

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REG. REF. S01A/0471

improvement works and traffic management schemes  
facilitating the proposed development.

- 13 That a financial contribution in the sum of £312 (three hundred and twelve pounds) EUR 396 (three hundred and ninety six euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves 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 the works.

- 14 That a financial contribution in the sum of £616 (six hundred and sixteen pounds) EUR 782 (seven hundred and eighty two euros) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves 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 the works.