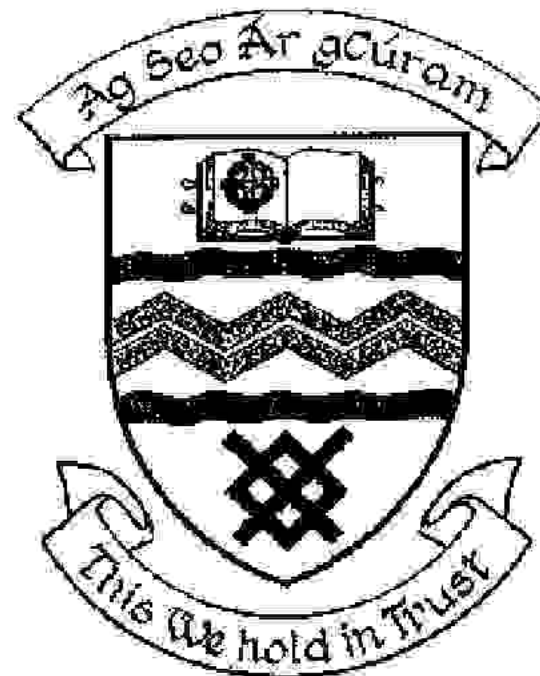


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0394	
1. Location	Parklands Rd, Killininnny/Scholarstown Link Rd, Ballycullen, Co. Dublin.		
2. Development	2 storey structure with attic accommodation having gross floor area of 653 sq. m. consisting of a creche on the ground floor, office accommodation on the first floor and office and storage in the attic, along with all associated site works on a site located to the south-west of existing Scholars Public House at the roundabout on the Killininnny/Scholarstown link road being part of the neighbourhood centre at phase 4B.		
3. Date of Application	05/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Fenton Simons Ltd., Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Maplewood Developments Ltd., Address: 222 Harolds Cross Road, Dublin 6.		
6. Decision	O.C.M. No. 2752 Date 24/08/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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.

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 2752	Date of Decision 24/08/2001
Register Reference S01A/0394	Date: 05/06/01

Applicant Maplewood Developments Ltd.,
Development 2 storey structure with attic accommodation having gross floor area of 653 sq. m. consisting of a creche on the ground floor, office accommodation on the first floor and office and storage in the attic, along with all associated site works on a site located to the south-west of existing Scholars Public House at the roundabout on the Killininny/Scholarstown link road being part of the neighbourhood centre at phase 4B.

Location Parklands Rd, Killininny/Scholarstown Link Rd, Ballycullen,
Co. Dublin.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 05/06/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

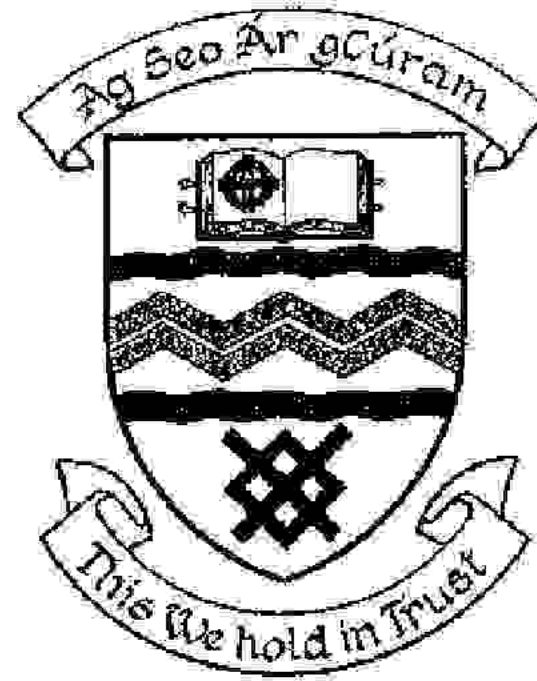
- 1 It was noted during the site inspection that construction work is proceeding on a block wall to the west of the site, which is currently circa 1m high. This wall is in line with the front elevation of the town houses adjacent to the proposal site and does not correlate either with the subject site boundary or the footprint of the proposed building. The applicant is requested to clarify the purpose of the wall and whether or not it forms part of the current planning application.

Fenton Simons Ltd.,
29 Fitzwilliam Place,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104




**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S01A/0394

- 2 It is noted that the description of the proposed development in the application forms and public notices refers to a two storey building. It is considered that the proposal would be more correctly described as two-and-a-half and part three storey. The applicant is therefore requested to submit revised public notices (site and newspaper notices) and a revised planning application form amending the description of the proposed development.
- 3 The applicant is requested to confirm the type of crèche facility that would be provided e.g. full day-care, sessional childcare, etc. and the number of children that would be catered for.
- 4 The applicant is requested to submit north and south end elevations of the proposed buildings.
- 5 The applicant is requested to submit details of proposed finishes, materials and boundary treatment.

Signed on behalf of South Dublin County Council


for Senior Administrative Officer

24/08/01

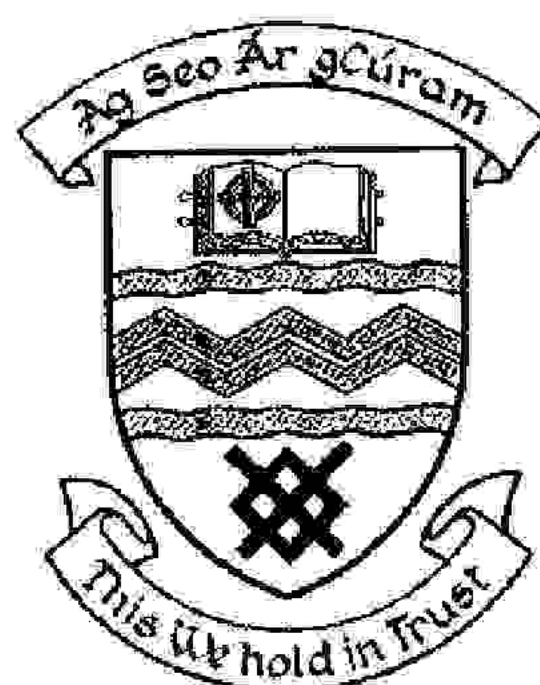
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0394	
1. Location	Parklands Rd, Killininny/Scholarstown Link Rd, Ballycullen, Co. Dublin.		
2. Development	Permission sought for a 2 1/2 storey and part 3 storey structure having cross floor area of 653 m2 consisting of a creche on the ground floor office accommodation on the first floor and office and storage on the second floor along with all associated site works on a site located to the south west of existing Scholars Public House at the roundabout on the Killininny/Scholarstown link road being part of the neighbourhood centre at phase 4B on overall development at Killininny and Ballcragh with access off Parklands Road for Maplewood Development Limited.		
3. Date of Application	05/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/08/2001 2.	1. 13/11/2001 2.
4. Submitted by	Name: Fenton Simons Ltd., Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Maplewood Developments Ltd., Address: 222 Harolds Cross Road, Dublin 6.		
6. Decision	O.C.M. No. 0051 Date 10/01/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0445 Date 25/02/2002	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

Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230
Fax: 01-414 9104

E-Mail: planning.dept@sdblincoco.ie

Fenton Simons Ltd.,
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0445	Date of Final Grant 25/02/2002
Decision Order Number 0051	Date of Decision 10/01/2002
Register Reference S01A/0394	Date 13/11/01

Applicant Maplewood Developments Ltd.,

Development Permission sought for a 2 1/2 storey and part 3 storey structure having cross floor area of 653 m2 consisting of a creche on the ground floor office accommodation on the first floor and office and storage on the second floor along with all associated site works on a site located to the south west of existing Scholars Public House at the roundabout on the Killininny/Scholarstown link road being part of the neighbourhood centre at phase 4B on overall development at Killininny and Ballcragh with access off Parklands Road for Maplewood Development Limited.

Location Parklands Rd, Killininny/Scholarstown Link Rd, Ballycullen, Co. Dublin.

Floor Area 653.00 Sq Metres

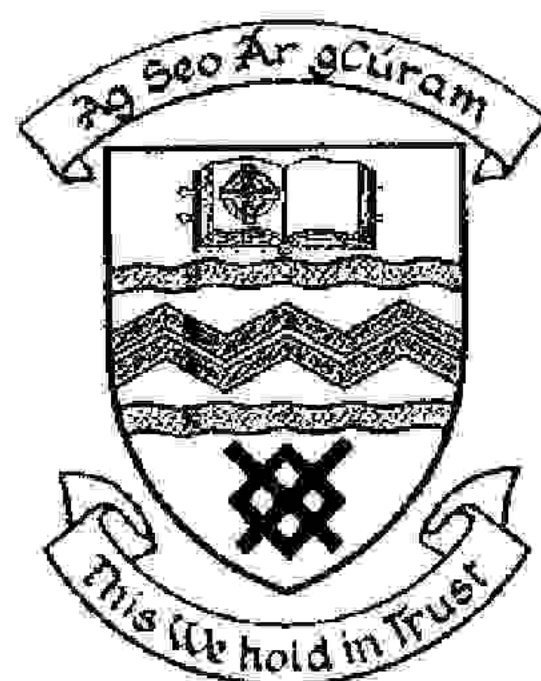
Time extension(s) up to and including

Additional Information Requested/Received 24/08/2001 /13/11/2001

A Permission has been granted for the development described above,
subject to the following (12) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104

PLANNING
DEPARTMENT
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230
Fax: 01-414 9104

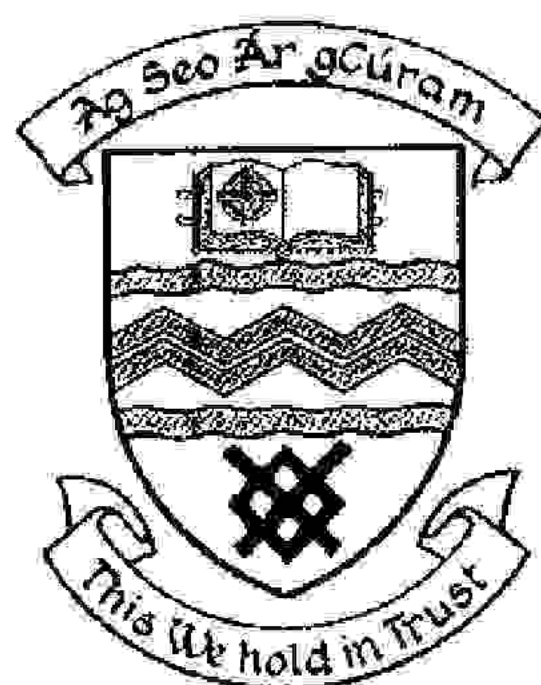
E-Mail: planning.dept@sdblincoco.ie

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 as amended by Additional Information received by the Planning Authority on 13/11/01, 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 Prior to the occupation of the Childcare facility, the applicant shall submit for the written agreement of the Planning Authority, final details relating to the number of children the proposed facility shall cater for, including details of opening hours, the type of childcare facility proposed and the number of staff employed by the facility. The applicant is advised that the 1996 Childcare (Pre-School Services) Regulations shall be adhered to.
REASON:
In the interest of the proper planning and development of the area.
- 3 The following requirements of the Environmental Health Officer shall be satisfied:
 - (i) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.
 - (ii) Low level sanitary accommodation shall be provided for children, i.e. 1 no. WC and 1 no. wash hand basin per 10 children.
 - (iii) Sanitary accommodation shall be provided for staff, i.e. 1 no. WC and 1 no. wash hand basin per 8 staff.
 REASON:
In the interests of public health.
- 4 During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228, 'Noise Control on Construction and Open sites'.
REASON:
In the interest of public health and safety.
- 5 The materials and finishes used shall match those of the Scholars Public House/Restaurant development adjacent to the

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230
Fax: 01-414 9104

E-Mail: planning.dept@sdblincoco.ie

site.

REASON:

In the interest of visual amenity.

- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. The following requirements of the Environmental Services Department shall also be satisfied.
- (i) The new watermain shall be looped to facilitate self-cleansing rather than terminating in a duckfoot hydrant.
 - (ii) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
 - (iii) Each independent unit / building shall have its own individual water service connection, commercial meter and 24hr storage.
 - (iv) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (v) The applicant shall ensure the full and complete separation of foul and surface water systems.
 - (vi) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

REASON:

In the interests of public health and in order to comply with the Sanitary Services Acts, 1878-1964.

- 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 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

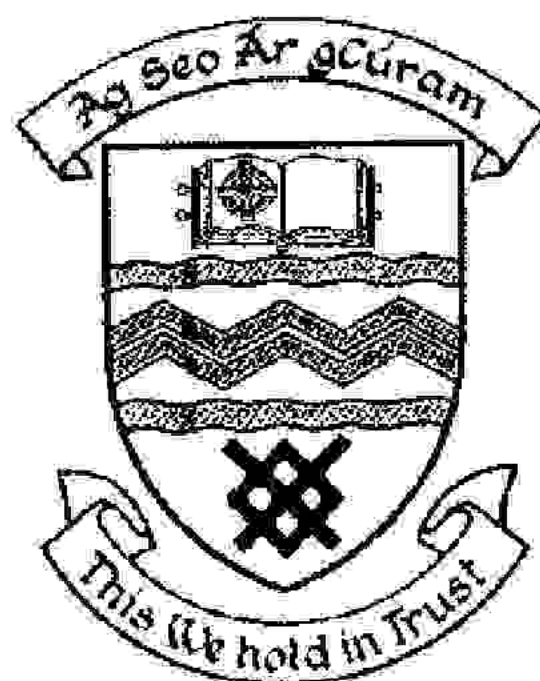
REASON:

In the interest of safety and the avoidance of fire hazard.

- 9 That a financial contribution in the sum of EUR 6,694 (six thousand six hundred and ninety four euro) be paid by the proposer to South Dublin County Council towards the cost of

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae, Lár an Bhaile,
Tamlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104

PLANNING
DEPARTMENT
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230
Fax: 01-414 9104

E-Mail: planning.dept@sdblincoco.ie

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.

- 10 That a financial contribution in the sum of EUR 15,589 (fifteen thousand five hundred and eighty nine euro) 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.

- 11 That a financial contribution in the sum of EUR 3,358 (three thousand three hundred and fifty eight euro) 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.

- 12 That a financial contribution in the sum of EUR 6,633 (six thousand six hundred and thirty three euro) 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.

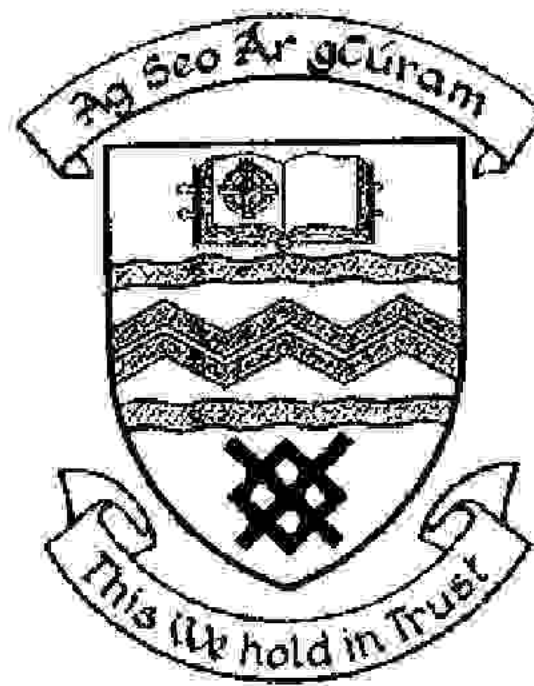
REASON:

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.

SOUTH DUBLIN COUNTY COUNCIL
REG. REF. S01A/01474 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230
Fax: 01-414 9104

E-Mail: planning.dept@sdublincoco.ie

- (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.

.....26/02/02
for SENIOR ADMINISTRATIVE OFFICER

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0051	Date of Decision 10/01/2002
Register Reference S01A/0394	Date: 05/06/01

Applicant Maplewood Developments Ltd.,

Development Permission sought for a 2 1/2 storey and part 3 storey structure having cross floor area of 653 m2 consisting of a creche on the ground floor office accommodation on the first floor and office and storage on the second floor along with all associated site works on a site located to the south west of existing Scholars Public House at the roundabout on the Killininny/Scholarstown link road being part of the neighbourhood centre at phase 4B on overall development at Killininny and Ballcragh with access off Parklands Road for Maplewood Development Limited.

Location Parklands Rd, Killininny/Scholarstown Link Rd, Ballycullen, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 24/08/2001 /13/11/2001

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

Fenton Simons Ltd.,
29 Fitzwilliam Place,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S01A/0394

 10/01/02
for SENIOR ADMINISTRATIVE OFFICER

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 as amended by Additional Information received by the Planning Authority on 13/11/01, 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 Prior to the occupation of the Childcare facility, the applicant shall submit for the written agreement of the Planning Authority, final details relating to the number of children the proposed facility shall cater for, including details of opening hours, the type of childcare facility proposed and the number of staff employed by the facility. The applicant is advised that the 1996 Childcare (Pre-School Services) Regulations shall be adhered to.
REASON:
In the interest of the proper planning and development of the area.
- 3 The following requirements of the Environmental Health Officer shall be satisfied:
 - (1) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.

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



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S01A/0394

- (ii) Low level sanitary accommodation shall be provided for children, i.e. 1 no. WC and 1 no. wash hand basin per 10 children.
- (iii) Sanitary accommodation shall be provided for staff, i.e. 1 no. WC and 1 no. wash hand basin per 8 staff.

REASON:

In the interests of public health.

- 4 During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228, 'Noise Control on Construction and Open sites'.

REASON:

In the interest of public health and safety.

- 5 The materials and finishes used shall match those of the Scholars Public House/Restaurant development adjacent to the site.

REASON:

In the interest of visual amenity.

- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. The following requirements of the Environmental Services Department shall also be satisfied.

- (i) The new watermain shall be looped to facilitate self-cleansing rather than terminating in a duckfoot hydrant.
- (ii) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
- (iii) Each independent unit / building shall have its own individual water service connection, commercial meter and 24hr storage.
- (iv) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (v) The applicant shall ensure the full and complete

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S01A/0394

- (vi) separation of foul and surface water systems.
All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

REASON:

In the interests of public health and in order to comply with the Sanitary Services Acts, 1878-1964.

- 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 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.

- 9 That a financial contribution in the sum of EUR 6,694 (six thousand six hundred and ninety four euro) 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.

- 10 That a financial contribution in the sum of EUR 15,589 (fifteen thousand five hundred and eighty nine euro) 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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S01A/0394

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.

- 11 That a financial contribution in the sum of EUR 3,358 (three thousand three hundred and fifty eight euro) 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.

- 12 That a financial contribution in the sum of EUR 6,633 (six thousand six hundred and thirty three euro) 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.