

	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/0312	
1. Location	13 Foxborough Gardens, Lucan, Co. Dublin.		
2. Development	Change of use from residential to part residential and part montessori and afternoon care.		
3. Date of Application	24/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 26/07/2001 2.
4. Submitted by	Name: John O'Neill Address: 2 Bellevue Cottages, Delgany,		
5. Applicant	Name: Stephen Proudfoot Address: 13 Foxborough Gardens, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2982  Date 25/09/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3346  Date 08/11/2001	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.	

14. ....

Registrar

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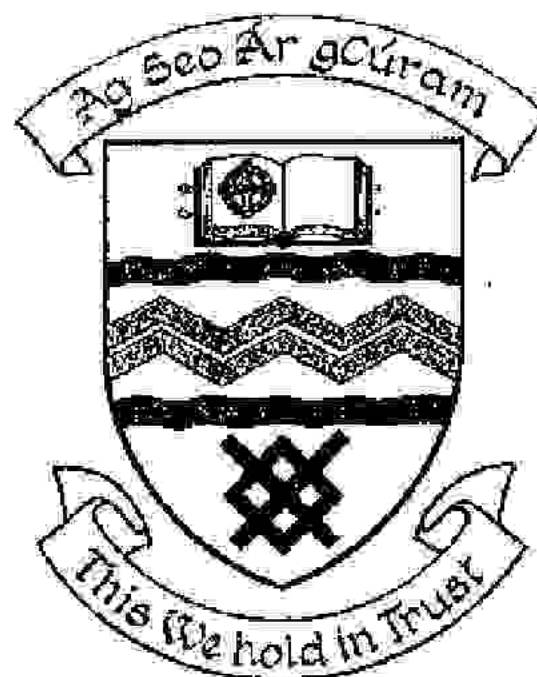
Date

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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 2982	Date of Decision 25/09/2001
Register Reference S01A/0312	Date: 24/05/01

Applicant	Stephen Proudfoot
Development	Change of use from residential to part residential and part montessori and afternoon care.
Location	13 Foxborough Gardens, Lucan, Co. Dublin.
Floor Area	Sq Metres
Time extension(s) up to and including	
Additional Information Requested/Received	/26/07/2001
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 ( 7 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 25/09/01  
for SENIOR ADMINISTRATIVE OFFICER

John O'Neill  
2 Bellevue Cottages,  
Delgany,  
Co. Wicklow.



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

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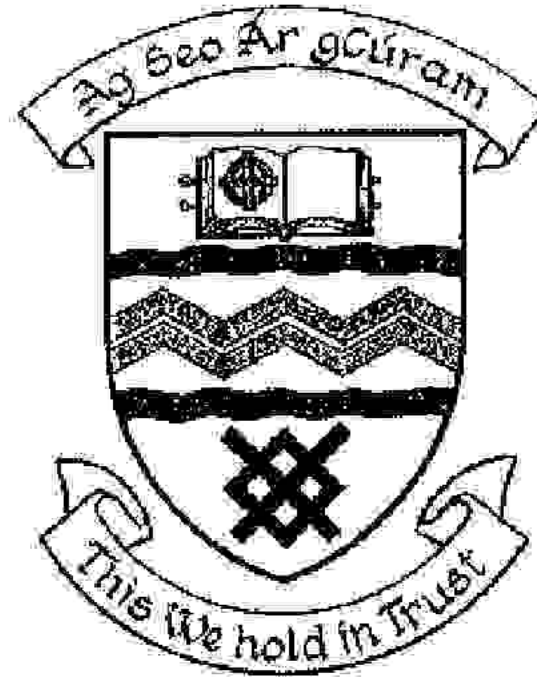
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received 26/07/2001 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 a suitable portion of the front garden area be retained for landscape planting.  
Reason: In the interest of amenity.
- 3 That a financial contribution in the sum of £585 (five hundred and eighty five pounds) EUR 743 (seven hundred and forty three 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.
- 4 That a financial contribution in the sum of £1,142 (one thousand one hundred and forty two pounds) EUR 1,450 (one thousand four hundred and fifty 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.

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REG. REF. S01A/0312

- 5 That a financial contribution in the sum of £176 (one hundred and seventy six pounds) EUR 224 (two hundred and twenty four 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.

- 6 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.

- 7 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 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.



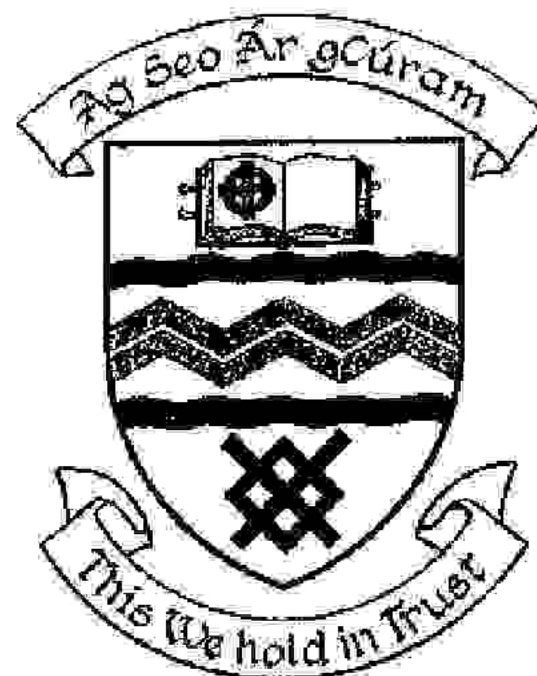
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0312	
1. Location	13 Foxborough Gardens, Lucan, Co. Dublin.		
2. Development	Change of use from residential to part residential and part montessori and afternoon care.		
3. Date of Application	24/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: John O'Neill Address: 2 Bellevue Cottages, Delgany,		
5. Applicant	Name: Stephen Proudfoot Address: 13 Foxborough Gardens, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2457  Date 20/07/2001	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			
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2457	Date of Decision 20/07/2001
Register Reference S01A/0312	Date: 24/05/01

Applicant                      Stephen Proudfoot  
Development                  Change of use from residential to part residential and part  
   montessori and afternoon care.

Location                      13 Foxborough Gardens, Lucan, Co. Dublin.

App. Type                      Permission

Dear Sir/Madam,

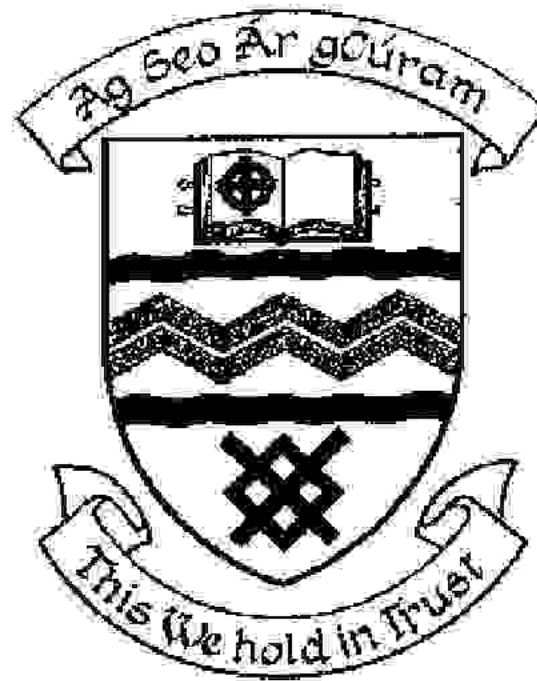
With reference to your planning application, received on 24/05/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

- 1     The applicant is advised that Policy R8 of the County Development Plan 1998 relating to Home-Based Economic Activities states  
      'It is the policy of the Council to permit home-based economic activities where, by virtue of their nature and scale, they can be accommodated without detriment to the amenities of residential areas.'  
  
      'Home based economic activities are small scale commercial and professional activities carried out by residents of the dwelling, and are subordinate to the main use of the property as residential accommodation. The Council accepts the need to accommodate such uses and recognises their importance in terms of employment creation and the achievement of sustainability. Such uses would include childcare provision, such as crèche, nursery school, playschool, etc.' (Para 2.2.8.i South Dublin County Development Plan 1998)

John O'Neill  
2 Bellevue Cottages,  
Delgany,  
Co. Wicklow.



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Para 2.2.8.ii 1998 County development Plan, details the circumstances under which planning permission for such uses may be granted, including:-

- (v) where such activity is not seriously injurious to the residential amenity of the area and will not cause any environmental problems from increased traffic, ....and where adequate parking is available;
- (vi) Permission for such activities will only be granted to the resident of the house;
- (vii) Consideration will be given to the granting of a temporary permission in certain circumstances in order to enable the impact of the activity on residential amenity to be assessed;
- (viii) Applications for a crèche, nursery school, playschool and other similar uses will not normally be granted in residential areas where the use involves the accommodation of more than eight children, the facility should fulfill a local need, and should generally be located in detached properties close to the entrance to housing estates.

In this regard the applicant is requested to state whether the proposed facility will be operated by a person resident in the house. Furthermore the applicant is advised that the proposed facility is considered to constitute the main use of the dwellinghouse and as such is not consistent with the requirements under Policy R8. Revised proposals to provide a more acceptable balance between residential use and creche / montessori use are required.

- 2 The applicant is requested to provide further details to clarify the proposed development in respect of the following
- the benefits that would accrue to the area from the childcare facility;
  - clarification of outdoor area and likely duration of outdoor playtime(s)
  - the level of existing childcare provision and demand for childcare facilities in the area;
  - the level of socio-economic disadvantage in the area;
  - availability of easy access to public transport;
  - safe and convenient parking for staff and customers;
  - local traffic conditions;
  - effect on the amenities of adjacent properties;

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REG. REF. S01A/0312

Signed on behalf of South Dublin County Council

*CM*  
.....  
for Senior Administrative Officer

20/07/01

*CM.*

**SOUTH DUBLIN COUNTY COUNCIL**  
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**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 3346	Date of Final Grant 08/11/2001
Decision Order Number 2982	Date of Decision 25/09/2001
Register Reference S01A/0312	Date 26/07/01

**Applicant** Stephen Proudfoot

**Development** Change of use from residential to part residential and part  
montessori and afternoon care.

**Location** 13 Foxborough Gardens, Lucan, Co. Dublin.

**Floor Area** 95.00 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** /26/07/2001

A Permission has been granted for the development described above,  
subject to the following (7) Conditions.

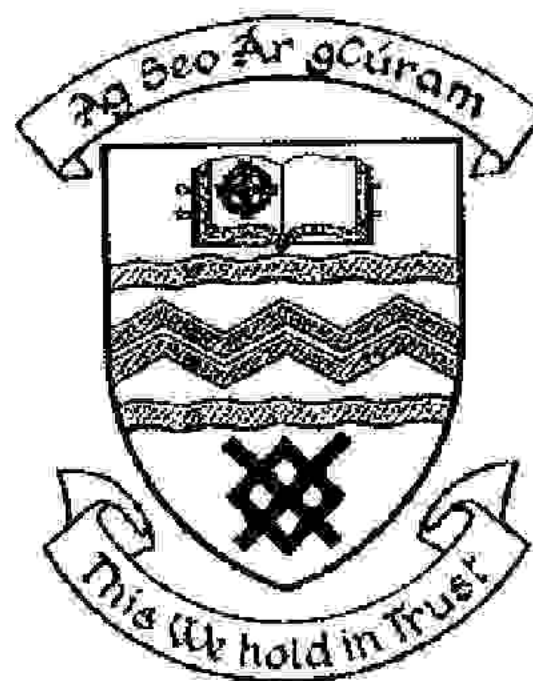


# SOUTH DUBLIN COUNTY COUNCIL

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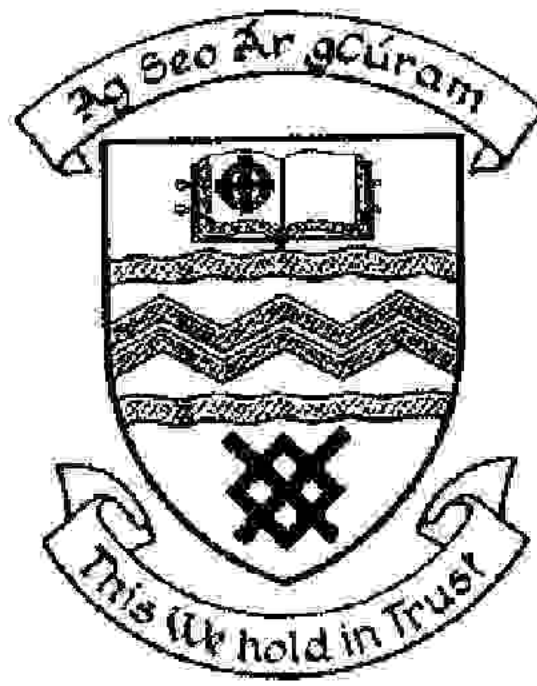
E-Mail: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)

## Conditions and Reasons

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# SOUTH DUBLIN COUNTY COUNCIL

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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.

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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.

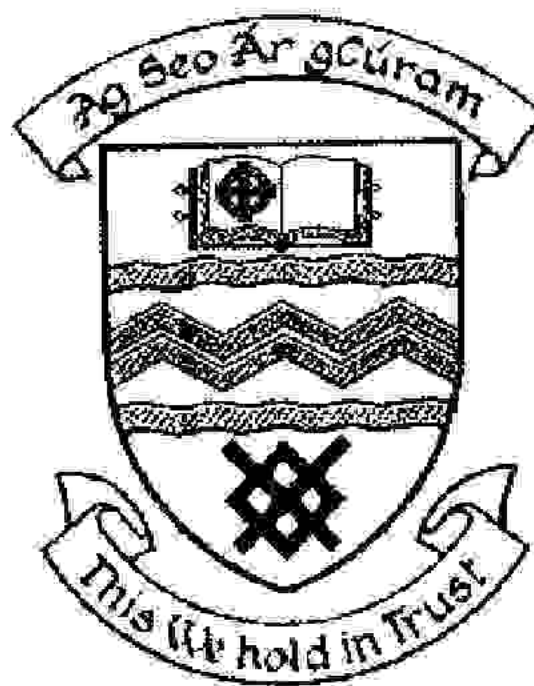


REG REF. S01A,0611 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

REG REF.

S01A)

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for SENIOR ADMINISTRATIVE OFFICER