

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0066	
1. Location	2 Grange View Close, Clondalkin, Dublin 22.		
2. Development	Material change of use of ground floor and part first floor from residential to creche facilities and providing single storey extension at the rear and gable.		
3. Date of Application	09/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/05/2000 2.	1. 14/07/2000 2.
4. Submitted by	Name: Melinda Browne, Address: 442 Galtymore Road, Drimnagh,		
5. Applicant	Name: Mr. & Mrs. G. MacQuade, Address: 2 Grange View Close, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2084 Date 13/09/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2435 Date 26/10/2000	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

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Melinda Browne,
442 Galtymore Road,
Drimnagh,
Dublin 12.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 2435	Date of Final Grant 26/10/2000
Decision Order Number 2084	Date of Decision 13/09/2000
Register Reference S00A/0066	Date 14/07/00

Applicant Mr. & Mrs. G. MacQuade,

Development Material change of use of ground floor and part first floor from residential to creche facilities and providing single storey extension at the rear and gable.

Location 2 Grange View Close, Clondalkin, Dublin 22.

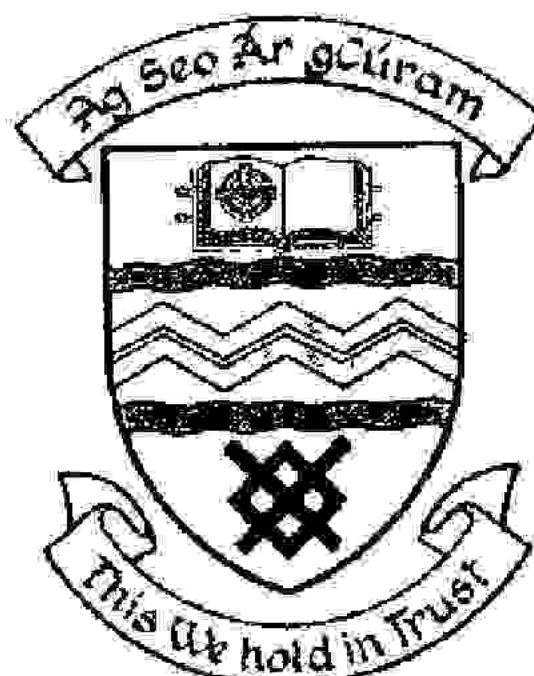
Floor Area 106.40 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 11/05/2000 /14/07/2000

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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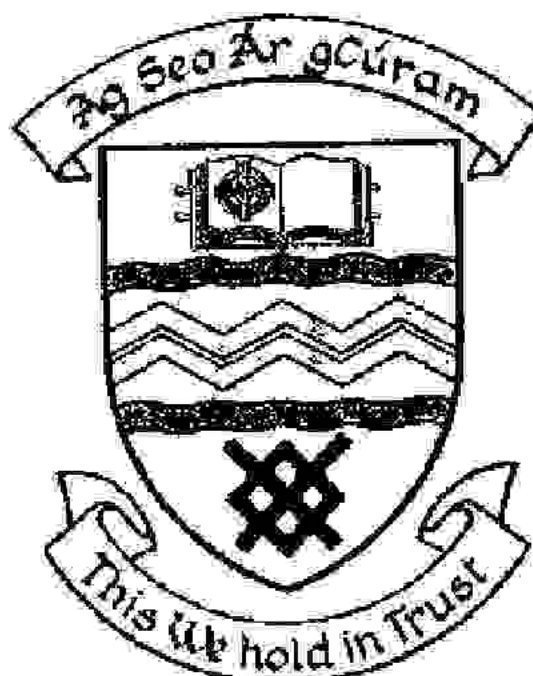
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Conditions and Reasons

- 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 by the Planning Authority on 14/07/00, 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 all external finishes harmonise in colour and texture with the existing premises.
 REASON:
 In the interest of visual amenity.
- 3 That when the structure is no longer require for use as CRECHE FACILITY by the applicant, that its use revert to use as part of the existing dwelling unit.
 REASON:
 In the interest of the proper planning and development of the area.
- 4 That the proposed creche facility be operated only by a person in residence in the dwelling of which it forms part and that it not be separated from the existing dwelling either by way of sale or letting or otherwise.
 REASON:
 In the interest of the proper planning and development of the area.
- 5 That the proposed rear ground floor extension shall be reduced in extent so that the separation distance between the rear walls of the proposed toilet area and the 2-6 years play area and the opposing rear garden boundary wall, shall be not less than 4m and 7m respectively.
 REASON:
 In the interest of residential amenity.
- 6 That prior to any work commencing the applicant shall submit full details of the number and ages of children to be accommodated in the proposed facility, and of the sessional hours during which it is intended to operate the proposed creche facility, for the written agreement of the Planning Authority.
 REASON:
 To enable effective control to be maintained in the interest of residential amenity.

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- 7 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

- 8 That this permission for a creche shall cease after three years, and area within the house which is to be used as a creche, shall revert to residential use, unless planning permission to continue the use has been obtained.

REASON:

To enable the Planning Authority further time to assess the full impact of the development on the amenities of the area.

- 9 That a financial contribution in the sum of £199 (one hundred and ninety nine pounds) EUR 252 (two hundred and fifty two euros) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme 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.

- 10 That a financial contribution in the sum of £823 (eight hundred and twenty three pounds) EUR 1,045 (one thousand and forty 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 facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

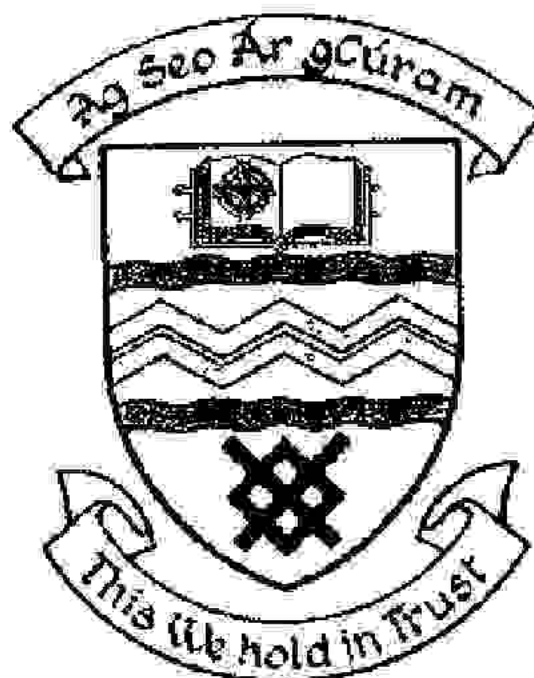
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 11 That a financial contribution in the sum of £1,606 (one thousand six hundred and six pounds) EUR 2,039 (two thousand and thirty nine 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.

REG REF. S00A/0066 SOUTH DUBLIN COUNTY COUNCIL
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REASON:

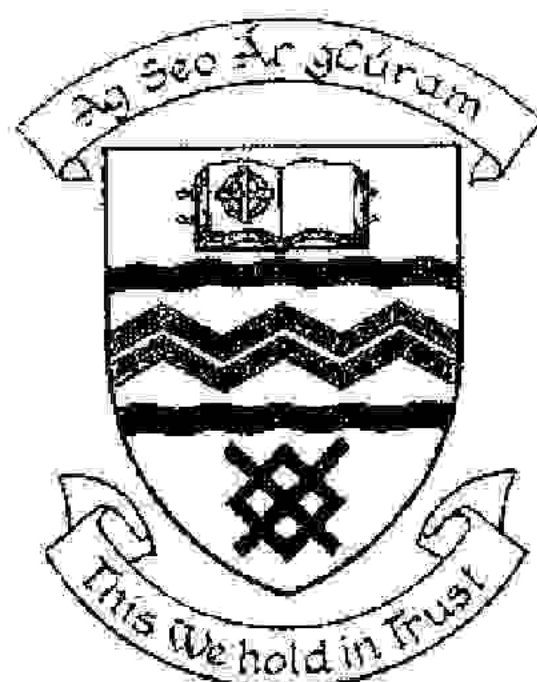
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.


.....02/11/00
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1022	Date of Decision 11/05/2000
Register Reference S00A/0066	Date: 09/02/00

Applicant Mr. & Mrs. G. MacQuade,
Development Material change of use of ground floor and part first floor
 from residential to creche facilities and providing single
 storey extension at the rear and gable.

Location 2 Grange View Close, Clondalkin, Dublin 22.

App. Type Permission

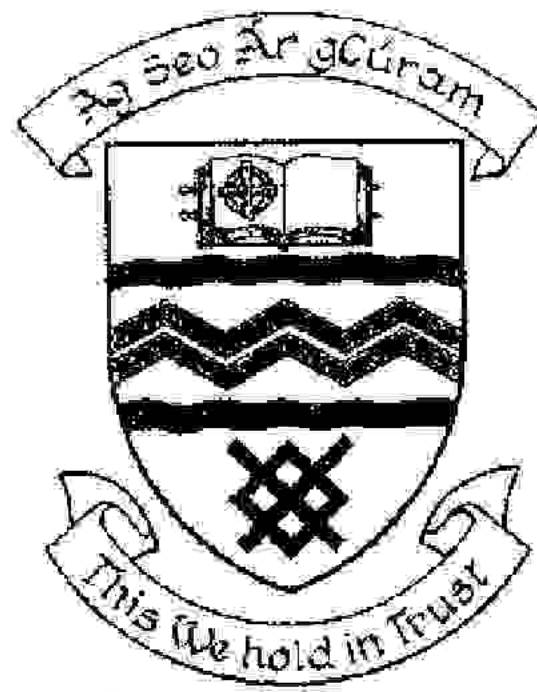
Dear Sir/Madam,

With reference to your planning application, received on 09/02/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

- 1 The applicant is advised that in the opinion of the Planning Authority the proposed rear extension would constitute an overdevelopment of the site and would lead to serious loss of residential amenity to adjoining properties. In particular the height and depth of the proposed extension at the common boundaries with neighbouring properties is unacceptable. The applicant is requested to submit revised plans to show how the proposed extension may be modified to minimise loss of amenity to adjoining properties and provide for retention of a larger area of the rear garden to comply with Development Plan Standards which requires a minimum of 60sq.m. of private open space behind the front building line.
- 2 The applicant is requested to submit suitable proposals to provide sound insulation between the existing ground floor rooms and the adjoining dwellinghouse.

Melinda Browne,
442 Galtymore Road,
Drimnagh,
Dublin 12.

SOUTH DUBLIN COUNTY COUNCIL
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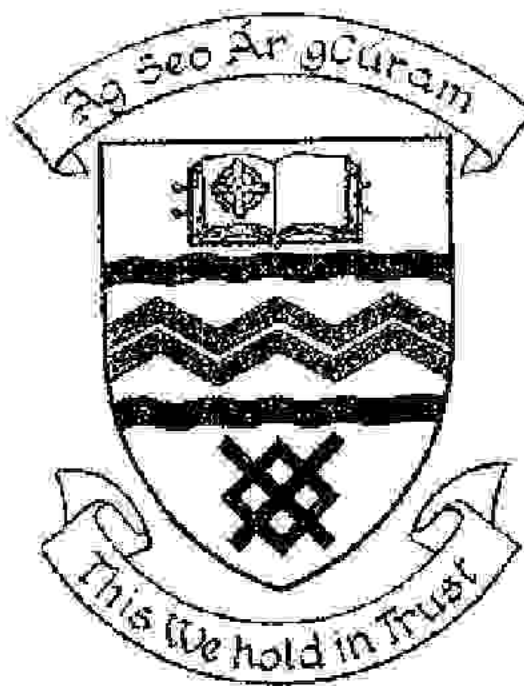
NOTE: The applicant is advised to consult with the area
planning officer prior to submission of the above.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

11/05/00

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 0455	Date of Order 06/03/2000 <i>LA</i>
Register Reference S00A/0066	Date 09/02/00

Applicant Mr. & Mrs. G. MacQuade,
Development Material change of use of ground floor and part first floor
from residential to creche facilities and providing single
storey extension at the rear and gable.
Location 2 Grange View Close, Clondalkin, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 01/03/00 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the notice was not legible from the public road. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Melinda Browne,
442 Galtymore Road,
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REG REF. S00A/0066

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

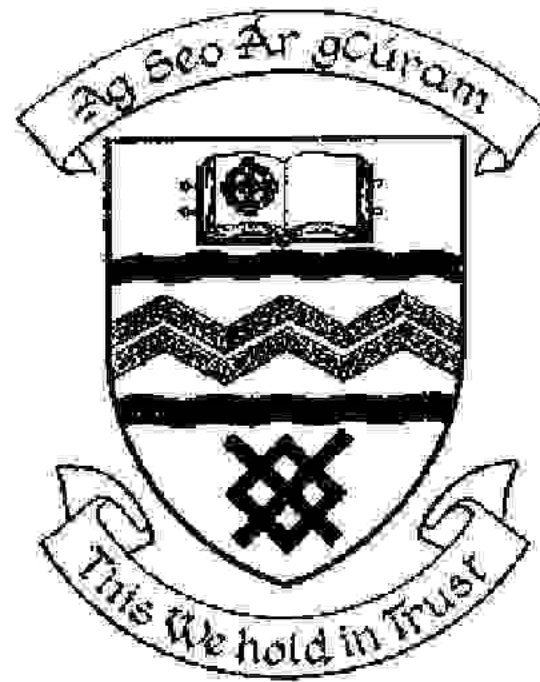
No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer. 06/03/00

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0066	
1. Location	2 Grange View Close, Clondalkin, Dublin 22.		
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3. Date of Application	09/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/05/2000 2.	1. 14/07/2000 2.
4. Submitted by	Name: Melinda Browne, Address: 442 Galtymore Road, Drimnagh,		
5. Applicant	Name: Mr. & Mrs. G. MacQuade, Address: 2 Grange View Close, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2084 Date 13/09/2000	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.	

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

Decision Order Number 2084	Date of Decision 13/09/2000
Register Reference S00A/0066	Date: 09/02/00

Applicant Mr. & Mrs. G. MacQuade,
Development Material change of use of ground floor and part first floor
from residential to creche facilities and providing single
storey extension at the rear and gable.
Location 2 Grange View Close, Clondalkin, Dublin 22.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 11/05/2000 /14/07/2000
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 (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....*M.Y.*..... 13/09/00
for SENIOR ADMINISTRATIVE OFFICER

Melinda Browne,
442 Galtymore Road,
Drimnagh,
Dublin 12.