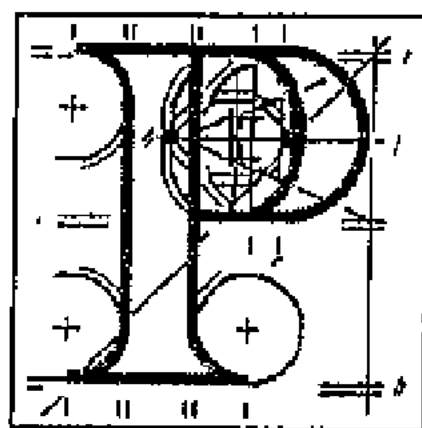


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0649	
1. Location	222 St. James Road, Greenhills, Dublin 12.		
2. Development	Retention of use of the main room as part of creche.		
3. Date of Application	17/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/11/1999 2.	1. 25/11/1999 2.
4. Submitted by	Name: Aishling Kavanagh, Address: 222 St. James Road, Greenhills,		
5. Applicant	Name: Aishling Kavanagh, Address: 222 St. James Road, Greenhills, Dublin 12.		
6. Decision	O.C.M. No. 0123 Date 21/01/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	15/02/2000	Written Representations	
9. Appeal Decision	11/09/2000	Grant Permission	
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.

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S99A/0649

APPEAL by First Steps Nursery of 222 Saint James Road, Greenhills, Dublin against the decision made on the 21st day of January, 2000 by the Council of the County of South Dublin to refuse a permission for development comprising the retention of use of the main room as part of at 222 Saint James Road, Greenhills, Walkinstown, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reason for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

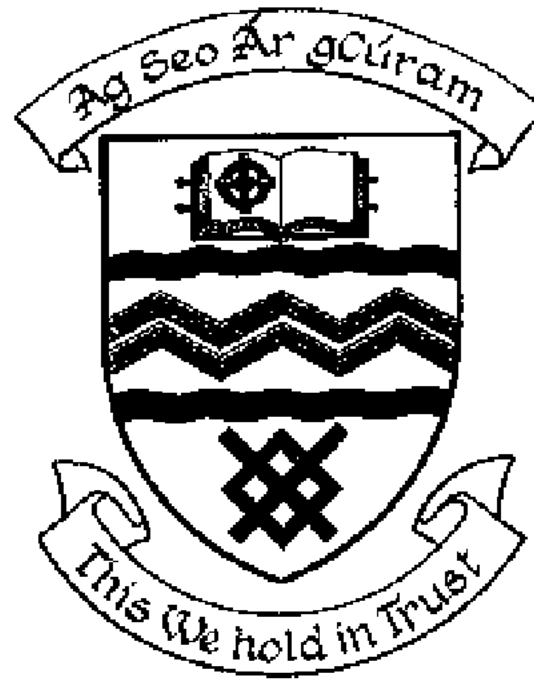
Having regard to the planning history of the site it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development would not, therefore, be contrary to the proper planning and development of the area.

SECOND SCHEDULE

1. The number of children to be accommodated in the shall not exceed 15 at any time.

Reason: To limit the scale of development in the interest of residential amenity.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0123	Date of Decision 21/01/2000 <i>LA</i>
Register Reference S99A/0649	Date 17/09/99

Applicant Aishling Kavanagh,

Development Retention of use of the main room as part of creche.

Location 222 St. James Road, Greenhills, Dublin 12.

Floor Area . Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 12/11/1999 /25/11/1999

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 **REFUSE PERMISSION** in respect of the above proposal.

for the (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

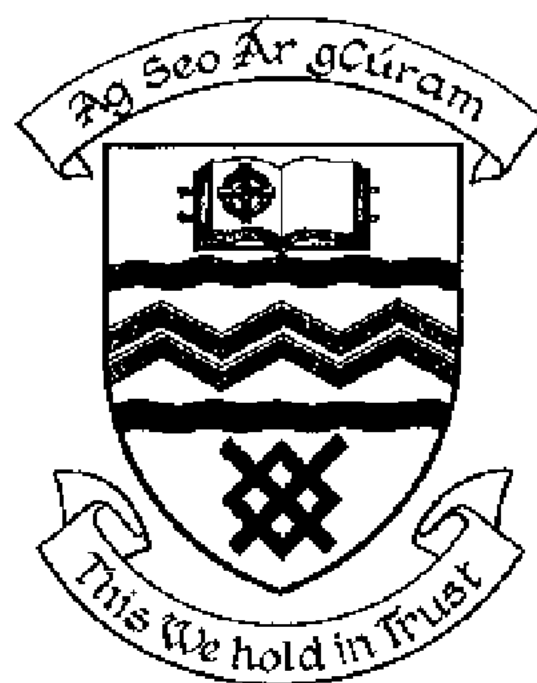
LA
..... 21/01/00
for SENIOR ADMINISTRATIVE OFFICER

Aishling Kavanagh,
222 St. James Road,
Greenhills,
Dublin 12.

SOUTH DUBLIN COUNTY COUNCIL
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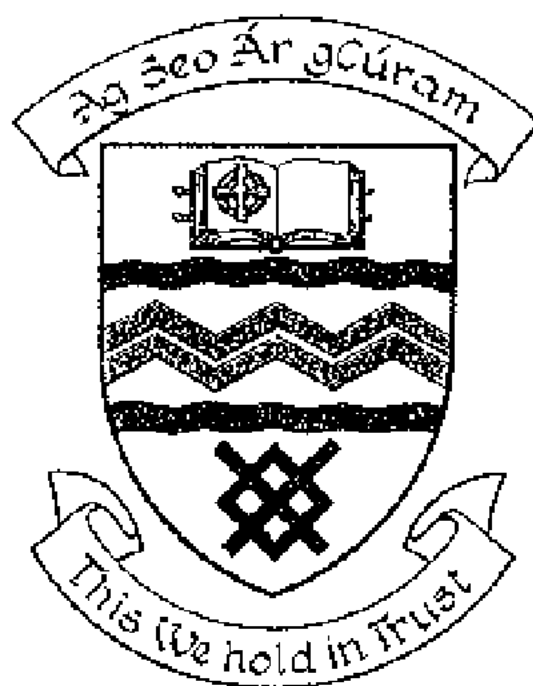
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REG REF. S99A/0649

Reasons

- 1 The proposed retention of use of the main room as part of a creche facility at No. 222, St. James Road, Greenhills, Dublin 12 would seriously injure the amenities, and depreciate the value, of property in the vicinity.
- 2 It is considered that the proposed retention of use of the main room as part of a creche facility at No. 222, St. James Road, Greenhills, Dublin 12 would contravene materially a development policy of South Dublin County Council Development Plan 1998, with regard to Home Based Economic Activities as set out in paragraph 2.2.8 of the South Dublin County Council Development Plan 1998.
- 3 It is considered that the proposed retention of use of the main room as part of a creche facility at No. 222, St. James Road, Greenhills, Dublin 12 would contravene materially the zoning objective for the area, "to protect and/or improve residential amenity".
- 4 The proposed retention of use of the main room as part of a creche facility is considered unacceptable to the Eastern Health Board's Senior Environmental Health Officer having regard to the following issues:-
 - (a) The playschool room is now an internal room with no direct ventilation and limited natural light.
 - (b) The sanitary accommodation communicates directly with a room occupied by children.
 - (c) There are insufficient sanitary facilities provided for the staff and the numbers of children being catered for.
 - (d) There are insufficient facilities provided in the new kitchen to ensure the safe provision of food.
 - (e) Provision has not been made for separate sleeping facilities for children under 2 years of age.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2491	Date of Decision 12/11/1999
Register Reference S99A/0649	Date: 17/09/99

Applicant Aishling Kavanagh,
Development Retention of use of the main room as part of creche.

Location 222 St. James Road, Greenhills, Dublin 12.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 17/09/99 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 under Reg. Ref. S97A/0091 Condition No. 3 of the grant of temporary planning permission stated that the dwelling shall be the main residence of the applicant and the partial use of the dwelling house as a creche shall cease and the dwelling shall be returned to a private residence as and when the dwelling house is no longer the main residence of the applicant. Applicant to submit documentary evidence that the dwelling house is her main residence.
- 2 The applicant is advised that the floor plans submitted do not correspond with the actual layout of the dwelling house. Applicant to submit revised floor plans which clearly delineate, in colour, the area of the dwelling house which is (A) used as a creche; (B) proposed for retention for use as a creche, and (C) the private residence of the applicant.

Signed on behalf of South Dublin County Council

Aishling Kavanagh,
222 St. James Road,
Greenhills,
Dublin 12.

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REG REF. S99A/0649

..... *SMC*
for Senior Administrative Officer

12/11/99