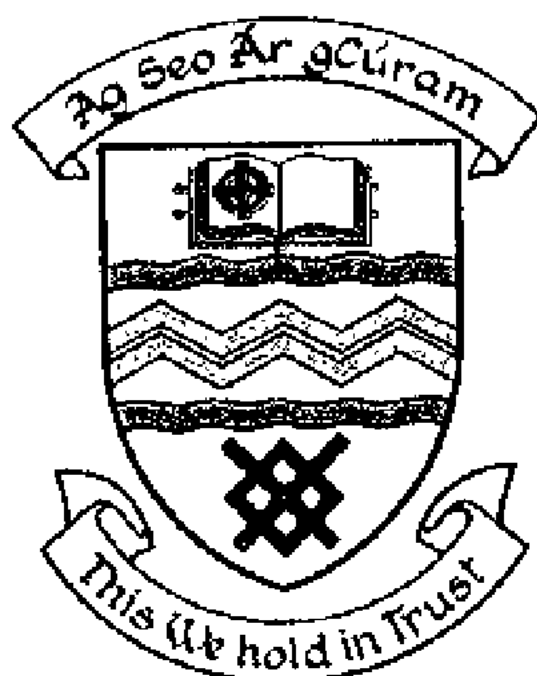


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0615	
1. Location	3 Hermitage Gardens, Lucan, Co. Dublin.		
2. Development	Change of use for part of house to pre-school facility.		
3. Date of Application	30/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Helena Goodwin, Address: 3 Hermitage Gardens, Lucan,		
5. Applicant	Name: Helena Goodwin, Address: 3 Hermitage Gardens, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2369 Date 28/10/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0689 Date 03/04/2000	Effect AP GRANT PERMISSION	
8. Appeal Lodged	19/11/1999	Written Representations	
9. Appeal Decision	13/03/2000	Remove Condition(s) & Amend Condition(s)	
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



**PLANNING
DEPARTMENT**

P.O. Box 4122
Town Centre, Tallaght
Dublin 24

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

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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

Helena Goodwin,
3 Hermitage Gardens,
Lucan,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0689	Date of Final Grant 03/04/2000
Decision Order Number 2369	Date of Decision 28/10/1999
Register Reference S99A/0615	Date 30/08/99

Applicant Helena Goodwin,

Development Change of use for part of house to pre-school facility.

Location 3 Hermitage Gardens, Lucan, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

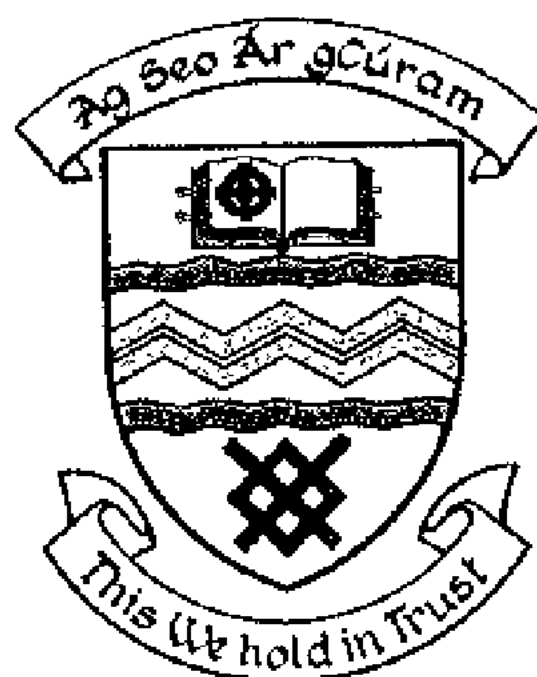
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (8) Conditions.

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

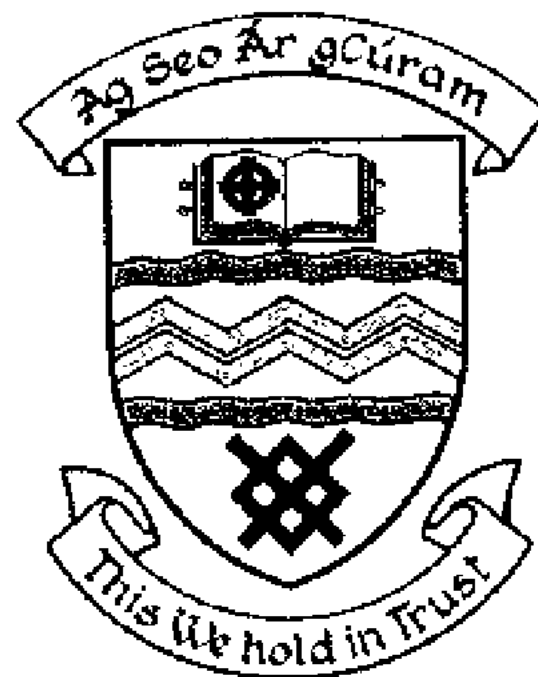
Conditions and Reasons

- 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 The use of part of the ground floor as a pre-school shall cease on or before 30th November 2002 unless before that date permission for its retention is granted by the Planning Authority or by An Bord Pleanála on appeal.
 REASON:
 To enable the effect of the development on the amenities of the area to be reviewed having regard to the conditions then obtaining.
- 3 When the designated ground floor area is no longer required for use as a pre-school by the applicant, its use shall revert to use as part of the existing dwelling. The pre-school shall be operated only by a person in residence in the dwelling of which it forms part and it shall not be separated from the existing dwelling either by way of sale or letting or otherwise.
 REASON:
 In the interests of the proper planning and development of the area.
- 4 Conditions amended by order of An Bord Pleanála ref PL 06S.116996, dated 13th March 2000 as follows:
 Not more than 16 children shall be accommodated in the development.
 REASON:
 In the interest of residential amenity and orderly.
- 5 The hours of operation of the proposed pre-school facility shall be restricted to operating between the hours of 8.15a.m. to 7.00p.m. on each day, Monday to Friday only.
 REASON:
 In the interests of residential amenity.
- 6 The water supply and drainage arrangements, including the disposal of surface water shall be in accordance with the requirements of the County Council.
 REASON:

REG. REF. S99A/0615 **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

In order to comply with the Sanitary Services Acts, 1878-1964.

- 7 Condition amended by order of An Bord Pleanála, Ref PL 06S.116996, dated 13th March 2000, as follows:

Prior to commencement of development, the developer shall pay the sum of £485 (four hundred and eighty five pounds) Eur615.82 (six hundred and fifteen euros and eighty two cents) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office), to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in respect of the provision of public services facilitating the proposed development. In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provision of Section 26(2) (h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the Planning Authority in respect of works facilitation the proposed development.

- 8 Condition removed by order of An Bord Pleanála, Ref PL06S.116996, dated 13th March 2000.

- (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.

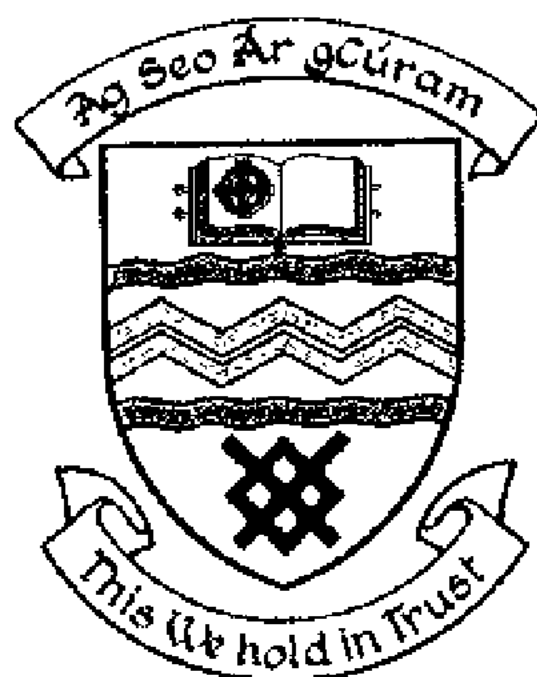
Signed on behalf of South Dublin County Council.

REG REF. S99A/0615

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



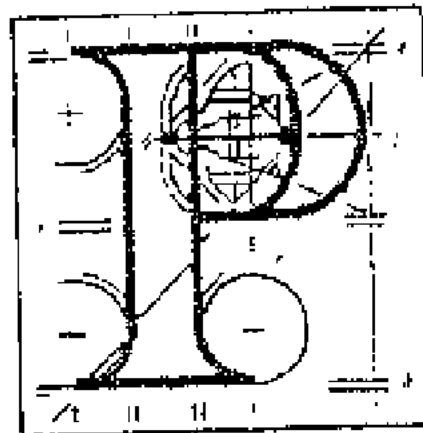
**PLANNING
DEPARTMENT**

P.O. Box 4122
Town Centre, Tallaght
Dublin 24

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

E. Annew Coulour ... 10/04/00
for SENIOR ADMINISTRATIVE OFFICER

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S99A/0615

APPEAL by Helena Goodwin of 3 Hermitage Garden, Lucan, County Dublin against the decision made on the 28th day of October, 1999 by the Council of the County of South Dublin to grant subject to conditions a permission for change of use of part of house to pre-school facility at 3 Hermitage Garden, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to conditions numbers 4, 7 and 8 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to remove the said condition number 8 and the reason therefor and to amend conditions numbers 4 and 7 so that they shall be as follows for the reasons set out:

4. Not more than 16 children shall be accommodated in the development.

Reason: In the interest of residential amenity and orderly development.

7. Prior to commencement of development, the developer shall pay the sum of £485 (four hundred and eighty five pounds) €615.82 (six hundred and fifteen euros and eighty two cents) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office), to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of the provision of public services facilitating the proposed development.

WJW

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

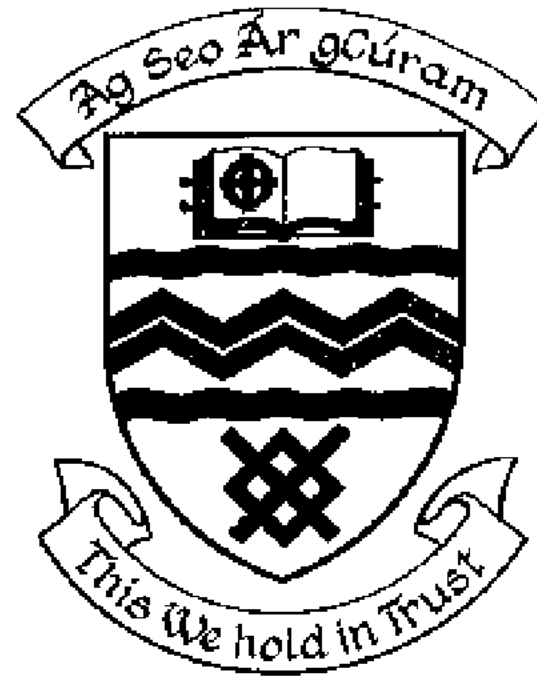
Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

Michael P. Quill

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 13th day of March 2000.

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

Decision Order Number 2369	Date of Decision 28/10/1999
Register Reference S99A/0615	Date: 30/08/99

Applicant Helena Goodwin,
Development Change of use for part of house to pre-school facility.
Location 3 Hermitage Gardens, Lucan, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /
Clarification of Additional Information Requested/Received /

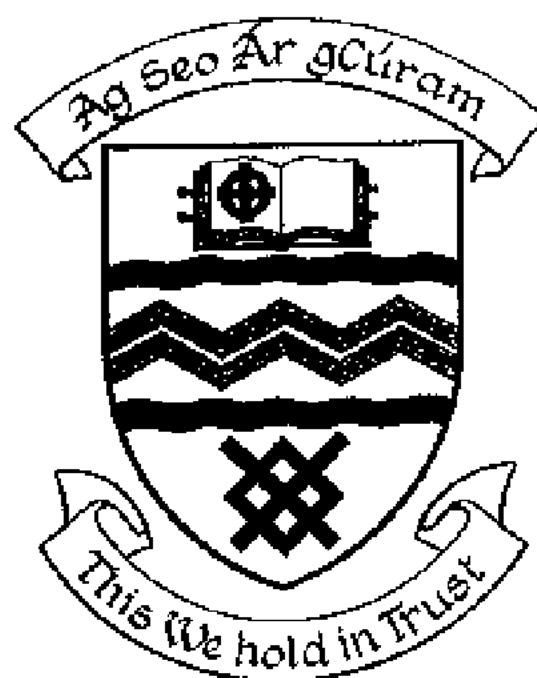
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (8) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 28/10/99
for SENIOR ADMINISTRATIVE OFFICER

Helena Goodwin,
3 Hermitage Gardens,
Lucan,
Co. Dublin.

**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.

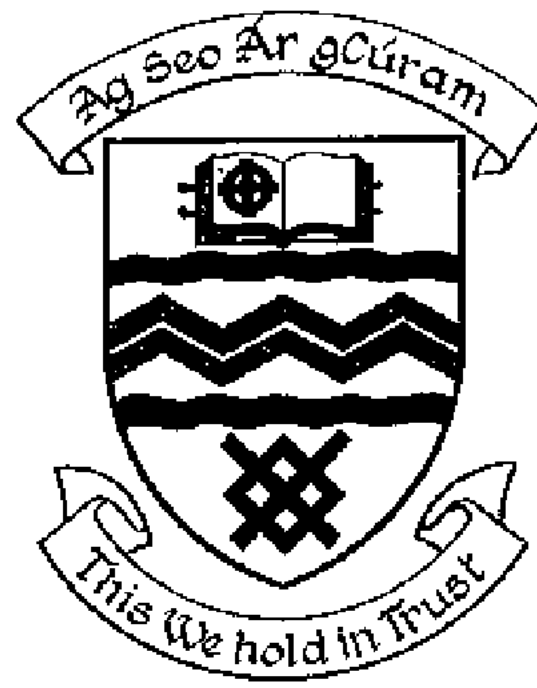
Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S99A/0615

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 The use of part of the ground floor as a pre-school shall cease on or before 30th November 2002 unless before that date permission for its retention is granted by the Planning Authority or by An Bord Pleanála on appeal.
REASON:
To enable the effect of the development on the amenities of the area to be reviewed having regard to the conditions then obtaining.
- 3 When the designated ground floor area is no longer required for use as a pre-school by the applicant, its use shall revert to use as part of the existing dwelling. The pre-school shall be operated only by a person in residence in the dwelling of which it forms part and it shall not be separated from the existing dwelling either by way of sale or letting or otherwise.
REASON:
In the interests of the proper planning and development of the area.
- 4 A maximum of eight children only shall be accommodated in the development.
REASON:
In the interest of residential amenity.
- 5 The hours of operation of the proposed pre-school facility shall be restricted to operating between the hours of 8.15a.m. to 7.00p.m. on each day, Monday to Friday only.
REASON:
In the interests 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

REG. REF. S99A/0615

- 6 The water supply and drainage arrangements, including the disposal of surface water shall be in accordance with the requirements of the County Council.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 7 That a financial contribution in the sum of £485 (four hundred and eighty five pounds) EUR 616 (six hundred and sixteen 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.

- 8 That a financial contribution in the sum of £945 (nine hundred and forty five pounds) EUR 1,200 (one thousand two hundred 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.