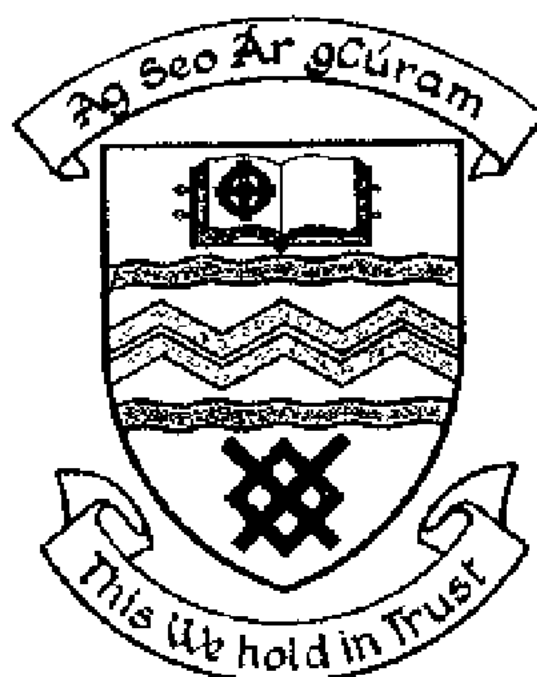


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0545	
1. Location	24 St. Johns Close, Clondalkin, Dublin 22.		
2. Development	Single storey extension to rear and change of use from residential to residential/playgroup.		
3. Date of Application	05/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 01/10/1999 2.	1. 13/04/2000 2.
4. Submitted by	Name: Maureen and Des Cullen, Address: 24 St. Johns Close, Clondalkin,		
5. Applicant	Name: Maureen and Des Cullen, Address: 24 St. Johns Close, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1263 Date 09/06/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1611 Date 20/07/2000	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



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

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PLANNING DEPARTMENT
Applications/Registry/Appeals

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Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
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Maureen and Des Cullen,
24 St. Johns Close,
Clondalkin,
Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1611	Date of Final Grant 20/07/2000
Decision Order Number 1263	Date of Decision 09/06/2000
Register Reference S99A/0545	Date 13/04/00

Applicant Maureen and Des Cullen,

Development Single storey extension to rear and change of use from residential to residential/playgroup.

Location 24 St. Johns Close, Clondalkin, Dublin 22.

Floor Area 26.00 Sq Metres

Time extension(s) up to and including

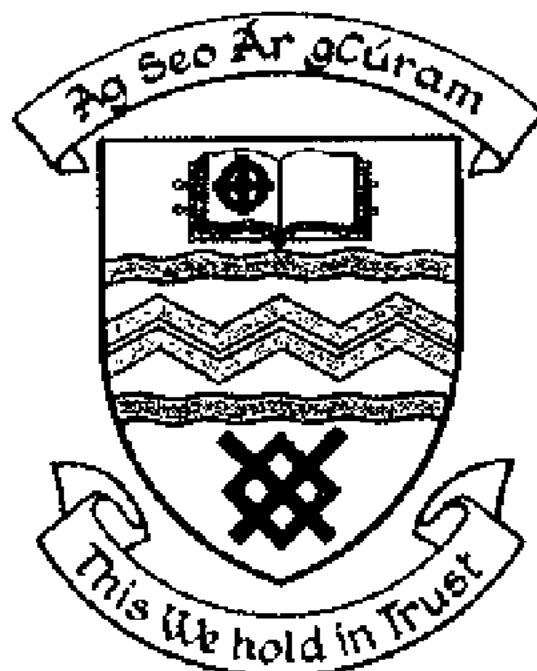
Additional Information Requested/Received 01/10/1999 /13/04/2000

A Permission has been granted for the development described above,
subject to the following (10) Conditions.

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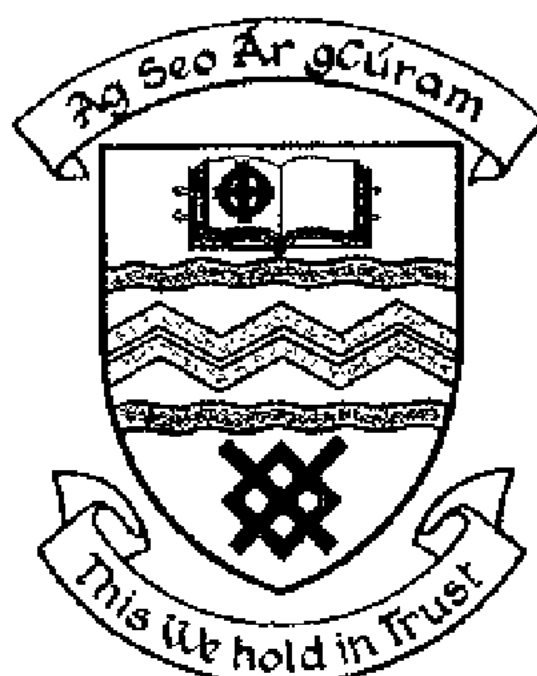
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County Hall
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
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 as amended by Additional Information received by the Planning Authority on 13/04/00, 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 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.
- 4 When the proposed extension is no longer required as a creche by the applicant then its use shall revert to use as part of the existing dwelling.
REASON:
In the interest of the proper planning and development of the area.
- 5 That no more than 17 children be accommodated in the proposed pre-school playgroup facility.
REASON:
In the interest of residential amenity.
- 6 The proposed pre-school playgroup facility shall operate on a sessional basis and the hours of operation shall be no more than 3.5 hours per day.
REASON:
In the interest of residential amenity.
- 7 That the use of the premises for the purpose of a pre-school playgroup facility shall be restricted to the areas indicated to be used for that purpose on the submitted drawings.
REASON:
To enable effective control to be maintained in the interest of the proper planning and development of the area.

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- 8 That the proposed pre-school playgroup facility shall only be operated by a person normally residing in the dwellinghouse as a place of permanent residence.

REASON:

To enable effective control to be maintained in the interest of the proper planning and development of the area.

- 9 That a financial contribution in the sum of £291 (two hundred and ninety one pounds) EUR 369 (three hundred and sixty nine 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.

- 10 That a financial contribution in the sum of £567 (five hundred and sixty seven pounds) EUR 720 (seven hundred and twenty 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.

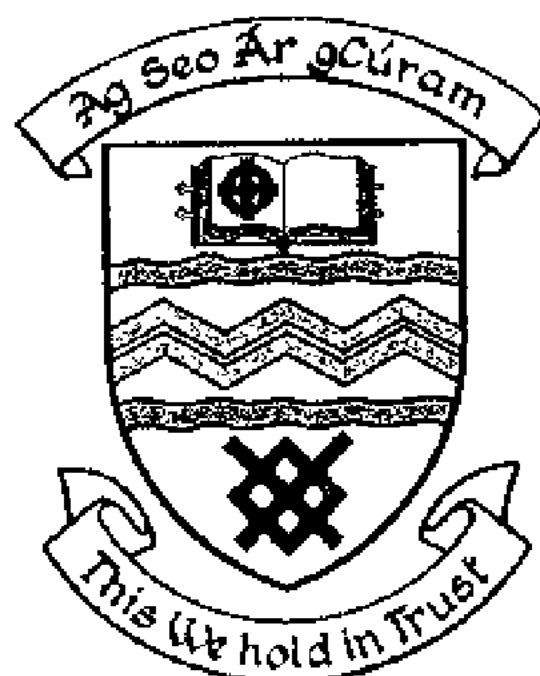
NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

- (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.

REG REF. S99A/0545 **SOUTH DUBLIN COUNTY COUNCIL**
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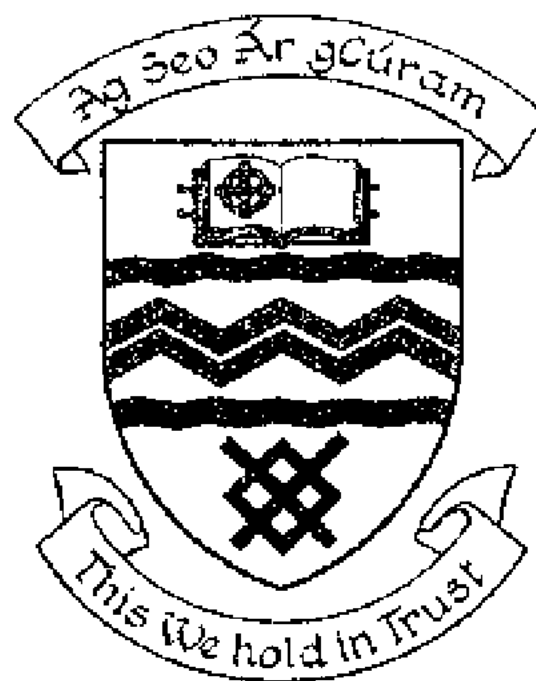
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.


.....25/07/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0545	
1. Location	24 St. Johns Close, Clondalkin, Dublin 22.		
2. Development	Single storey extension to rear and change of use from residential to residential/playgroup.		
3. Date of Application	05/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 01/10/1999 2.	1. 13/04/2000 2.
4. Submitted by	Name: Maureen and Des Cullen, Address: 24 St. Johns Close, Clondalkin,		
5. Applicant	Name: Maureen and Des Cullen, Address: 24 St. Johns Close, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1263 Date 09/06/2000	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 1263	Date of Decision 09/06/2000 <i>LA</i>
Register Reference S99A/0545	Date: 05/08/99

Applicant Maureen and Des Cullen,

Development Single storey extension to rear and change of use from
 residential to residential/playgroup.

Location 24 St. Johns Close, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 01/10/1999 /13/04/2000

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

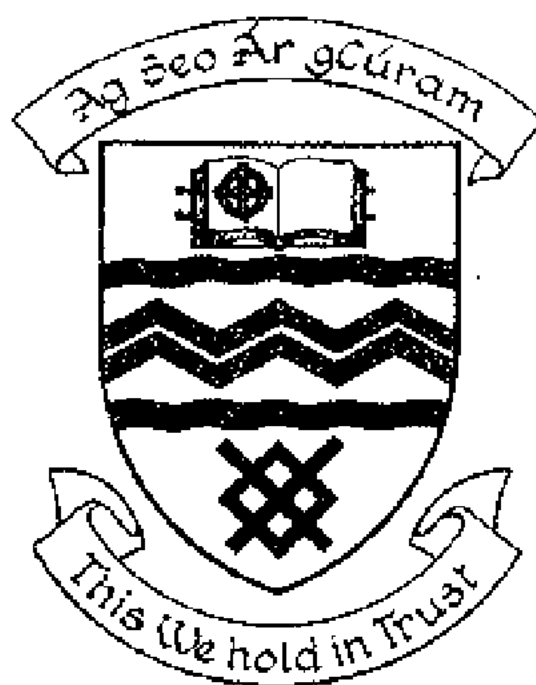
LA
..... 09/06/00
for SENIOR ADMINISTRATIVE OFFICER

Maureen and Des Cullen,
24 St. Johns Close,
Clondalkin,
Dublin 22.

SOUTH DUBLIN COUNTY COUNCIL
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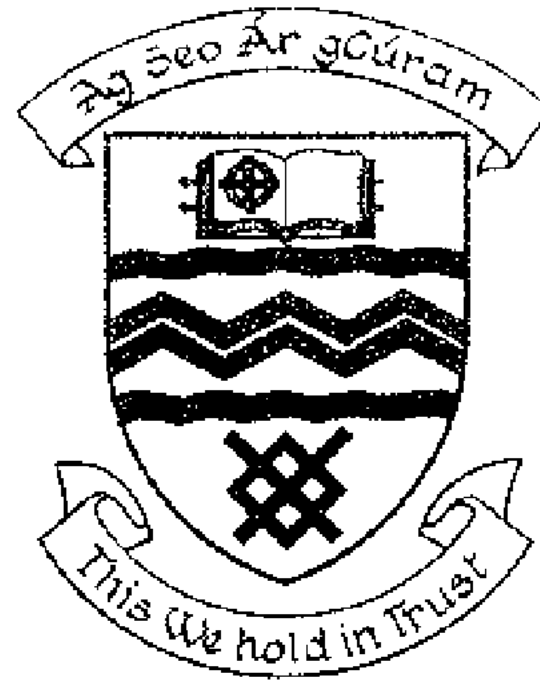
Conditions and Reasons

- 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 13/04/00, save as may be required by the other conditions attached hereto.
REASON:
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REASON:
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- 7 That the use of the premises for the purpose of a pre-school playgroup facility shall be restricted to the areas indicated to be used for that purpose on the submitted drawings.

REASON:

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NOTE: Applicant is advised that in the event of
encroachment or oversailing of the adjoining
property, the consent of the adjoining property
owner is required.

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

Decision Order Number 2154	Date of Decision 01/10/1999
Register Reference S99A/0545	Date: 05/08/99

Applicant Maureen and Des Cullen,
Development Single storey extension to rear and change of use from
 residential to residential/playgroup.

Location 24 St. Johns Close, Clondalkin, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 05/08/99 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:

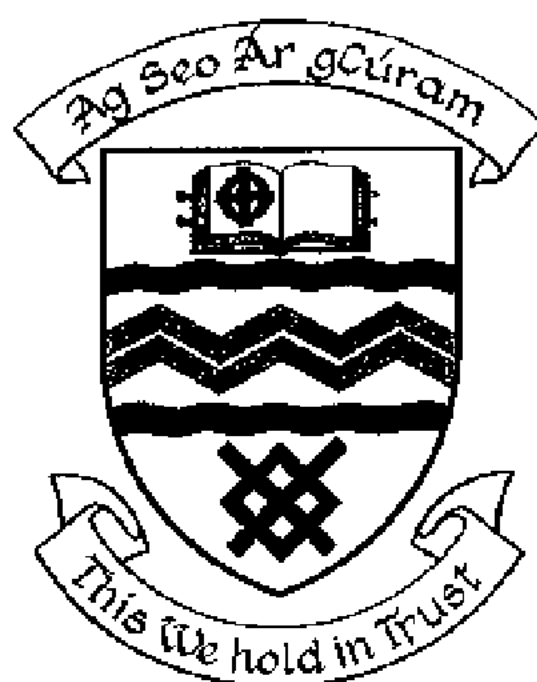
- 1 The applicant is advised that on a recent site visit, it was noted that a playgroup is currently operating from the subject dwelling. The applicant is advised that the planning authority have no record of permission being granted for the existing extension or its change of use from residential to playgroup use. The applicant is requested to clarify this situation.
- 2 The applicant is advised that a separate entrance to the playgroup is not acceptable and that the arrangement with regard to the rear extension is unacceptable as there is no proper ventilation for the existing kitchen. The applicant is requested to submit amended plans having regard to the above. The applicant is further advised that it will be necessary to submit a front elevation drawing detailing any proposed changes.
- 3 The applicant is requested to submit details of the number of children it is proposed to cater for. The applicant is advised that Development Plan policy with respect to

Maureen and Des Cullen,
24 St. Johns Close,
Clondalkin,
Dublin 22.

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REG REF. S99A/0545

creches/playschools in residential areas, states that such
uses will not normally be granted where the use involves the
accommodation of more than eight children.

Signed on behalf of South Dublin County Council

MA
.....
for Senior Administrative Officer

01/10/99