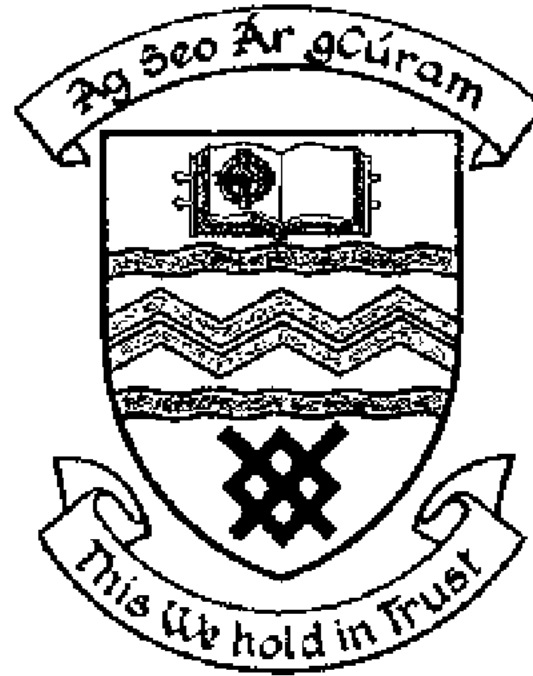


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S99A/0448	
1. Location	52 Rathlyon Grove, Knocklyon, Dublin 16.			
2. Development	Retain crech/montessori as per S96A/0384, incorporating revisions to existing layout which include a conservatory extension to the rear.			
3. Date of Application	05/07/99	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1.	1.	
		2.	2.	
4. Submitted by	Name: Gilbert Architects, Address: 13 Fitzwilliam Place, Dublin 2.			
5. Applicant	Name: Mrs. Toni Flanagan, Address: 52 Rathlyon Grove, Knocklyon, Dublin 16.			
6. Decision	O.C.M. No. 1908	Effect		
	Date 02/09/1999	AP GRANT PERMISSION		
7. Grant	O.C.M. No. 2254	Effect		
	Date 14/10/1999	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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PLANNING DEPARTMENT
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Dublin 24

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Gilbert Architects,
13 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2254	Date of Final Grant 14/10/1999
Decision Order Number 1908	Date of Decision 02/09/1999
Register Reference S99A/0448	Date 05/07/99

Applicant Mrs. Toni Flanagan,

Development Retain crech/montessori as per S96A/0384, incorporating revisions to existing layout which include a conservatory extension to the rear.

Location 52 Rathlyon Grove, Knocklyon, Dublin 16.

Floor Area 1600.00 Sq Metres

Time extension(s) up to and including

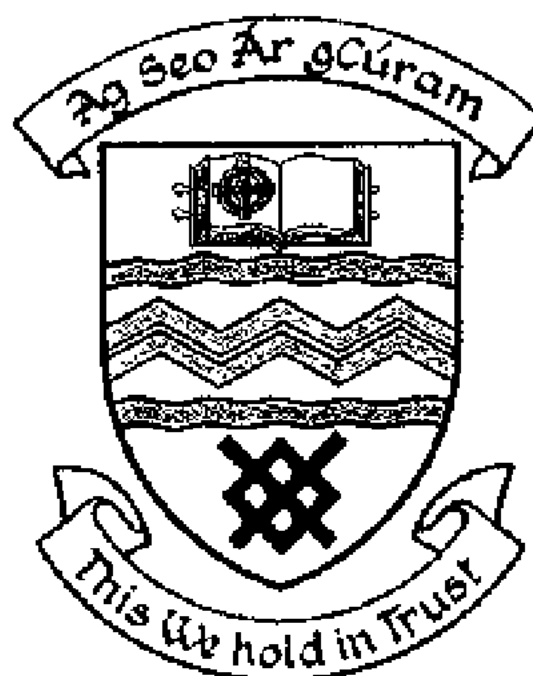
Additional Information Requested/Received /

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

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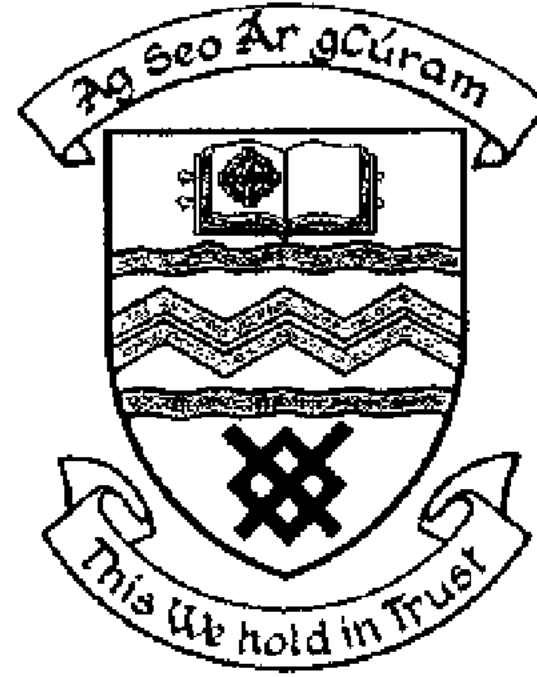
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 the proposed use of this house as a Montessori School and creche be discontinued on or before the expiration of a period of three years from the date of final grant of planning permission unless before that date permission for the retention of a change of use is granted by the Planning Authority or by An Bord Pleanála on appeal.
REASON:
To enable the effect of the development on the residential amenities of the area to be reviewed, having regard to the conditions then obtaining.
- 3 The maximum number of children in attendance shall be not greater than eight at any one time.
REASON:
To safeguard the residential amenities of adjoining properties in the interest of the proper planning and development of the area.
- 4 No sign or notice relating to the school shall be erected on/or within the curtilage of the site.
REASON:
In the interest of visual amenity and residential amenity.
- 5 The hours of operation of the montessori school creche shall be between 8.00a.m. and 6.00p.m. Monday - Friday excluding bank holidays.
REASON:
To preserve the residential amenities of adjoining property.
- 6 That prior to the commencement of the development the requirements of the Environmental Health Department be ascertained and be strictly adhered to in the development.
REASON:
In the interest of health.
- 7 That the house be maintained as the principal residence of the applicant and/or operator of the creche in conjunction with its part use as a creche.

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REASON:

In the interests of clarity and to protect the residential amenities of the area.

- (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.

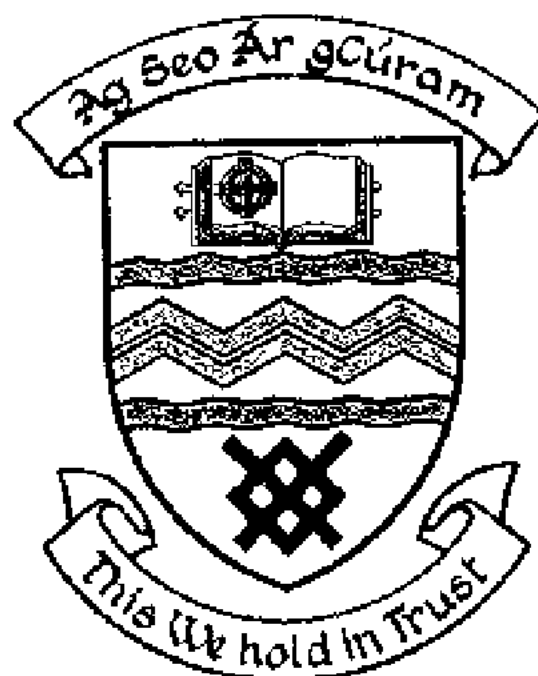
Signed on behalf of South Dublin County Council.

E. Bowler15/10/99
for SENIOR ADMINISTRATIVE OFFICER

REG. REF. S99A/0448
SOUTH DUBLIN COUNTY COUNCIL
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Signed on behalf of South Dublin County Council.

E. Bowlow15/10/99
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1908	Date of Decision 02/09/1999 <i>LA</i>
Register Reference S99A/0448	Date: 05/07/99

Applicant Mrs. Toni Flanagan,

Development Retain crech/montessori as per S96A/0384, incorporating revisions to existing layout which include a conservatory extension to the rear.

Location 52 Rathlyon Grove, Knocklyon, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

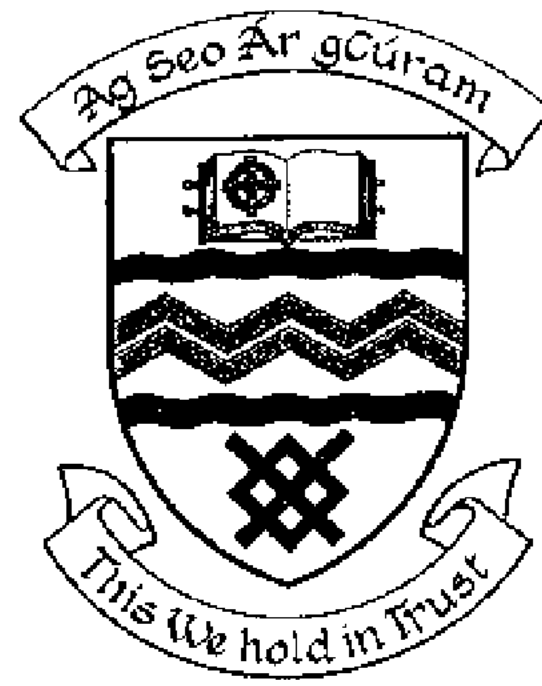
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (7) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

LA
..... 02/09/99
for SENIOR ADMINISTRATIVE OFFICER

Gilbert Architects,
13 Fitzwilliam Place,
Dublin 2.

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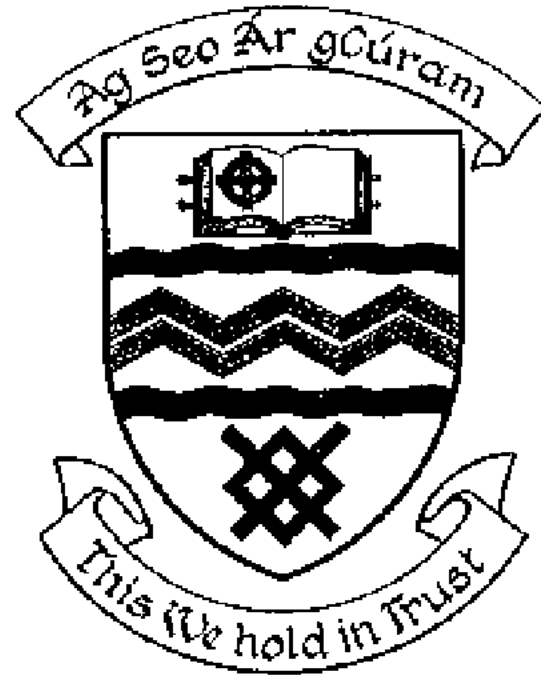
Conditions and Reasons

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REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the proposed use of this house as a Montessori School and creche be discontinued on or before the expiration of a period of three years from the date of final grant of planning permission unless before that date permission for the retention of a change of use is granted by the Planning Authority or by An Bord Pleanála on appeal.
REASON:
To enable the effect of the development on the residential amenities of the area to be reviewed, having regard to the conditions then obtaining.
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REASON:
In the interest of visual amenity and residential amenity.
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REASON:
To preserve the residential amenities of adjoining property.
- 6 That prior to the commencement of the development the requirements of the Environmental Health Department be

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REG. REF. S99A/0448

ascertained and be strictly adhered to in the development.

REASON:

In the interest of health.

7

That the house be maintained as the principal residence of the applicant and/or operator of the creche in conjunction with its part use as a creche.

REASON:

In the interests of clarity and to protect the residential amenities of the area.