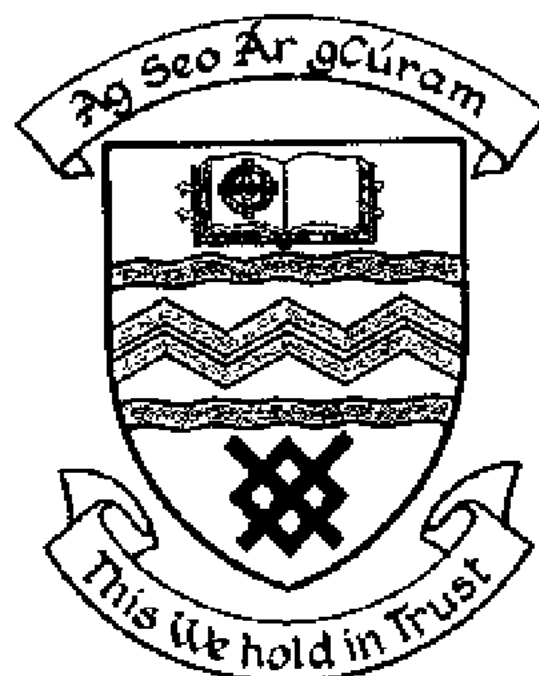


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0048	
1. Location	13 Corbally Avenue, Westbrook, Saggart, Co. Dublin.		
2. Development	Construct a single storey structure to the side and rear, together with entrance in boundary wall to give access to back garden for use as crech and playgroup.		
3. Date of Application	01/02/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/03/1999 2. 06/07/19	1. 10/05/1999 2. 08/07/19
4. Submitted by	Name: Paul Moran, Address: 62 Royal Meadows, Branginstown,		
5. Applicant	Name: John & Linda McDaid, Address: 13 Corbally Avenue, Westbrook, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 1724 Date 13/08/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2046 Date 16/09/1999	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.	

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Dublin 24

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Baile Átha Cliath 24

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Paul Moran,
62 Royal Meadows,
Branginstown,
Kilcock,
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2046	Date of Final Grant 16/09/1999
Decision Order Number 1724	Date of Decision 13/08/1999
Register Reference S99A/0048	Date 08/07/99

Applicant John & Linda McDaid,

Development Construct a single storey structure to the side and rear, together with entrance in boundary wall to give access to back garden for use as crech and playgroup.

Location 13 Corbally Avenue, Westbrook, Saggart, Co. Dublin.

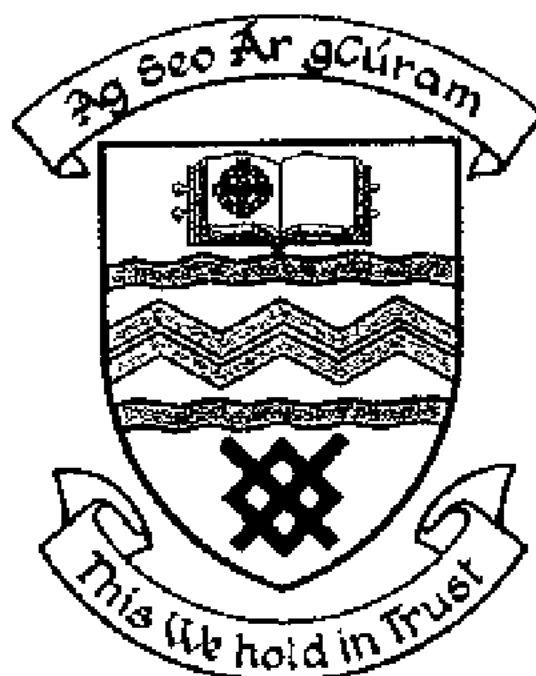
Floor Area 81.20 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 26/03/1999 /10/05/1999

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

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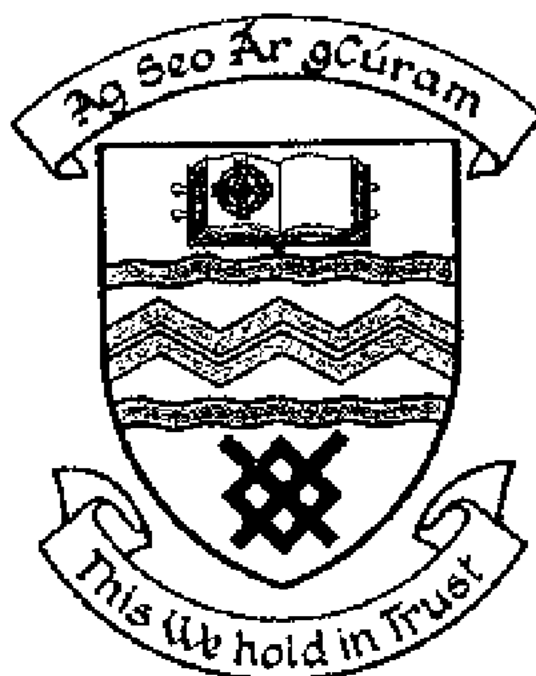
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Conditions and Reasons

- 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 on 10.05.99, clarification of additional information received on 08.07.99 and unsolicited additional information received on 22.07.99, 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 4 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.
- 5 The maximum number of children to be accommodated in the creche shall not exceed 8 children.
REASON:
In the interest of the proper planning and development of the area.
- 6 The creche shall only be in use as such between the hours 8am to 5:30 pm inclusive Mondays to Fridays inclusive and shall not be in use on Bank Holidays and Weekends.
REASON:
In the interest of residential amenity.
- 7 The original dwelling house shall be the main residence of the applicant and the use of the extension as a creche and playgroup shall cease and the extended dwellinghouse shall be returned to solely a private residence as and when

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the dwelling house is no longer the main residence of the applicant or when the extension is no longer used as a creche/playgroup facility.

REASON:

In the interests of the proper planning and development of the area.

- 8 The use of the extension as a creche/playgroup is hereby only permitted for 5 years from the date of the final grant of permission and the extension shall be converted for residential use as part of the main house at or before that date unless permission for retention of the use as a creche/playgroup is granted by the Planning Authority or An Bord Pleanála on appeal.

REASON:

To enable the impact of the development on neighbouring properties to be assessed over time.

- 9 The proposed retaining wall shall be constructed in accordance with the submitted details except that if the watermain proves to be more than 1.5 metres deep the retaining wall will have to be continued down to this depth and appropriate details submitted to the Planning Authority beforehand for prior agreement.

REASON:

To mutually protect the watermain and the proposed building.

- 10 That a financial contribution in the sum of £548 (five hundred and forty eight pounds) 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:

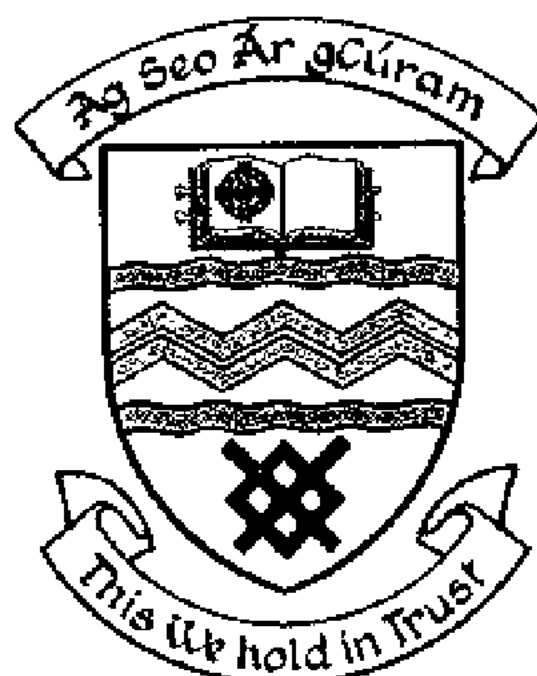
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 11 That a financial contribution in the sum of £1068 (one thousand and sixty eight pounds) 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

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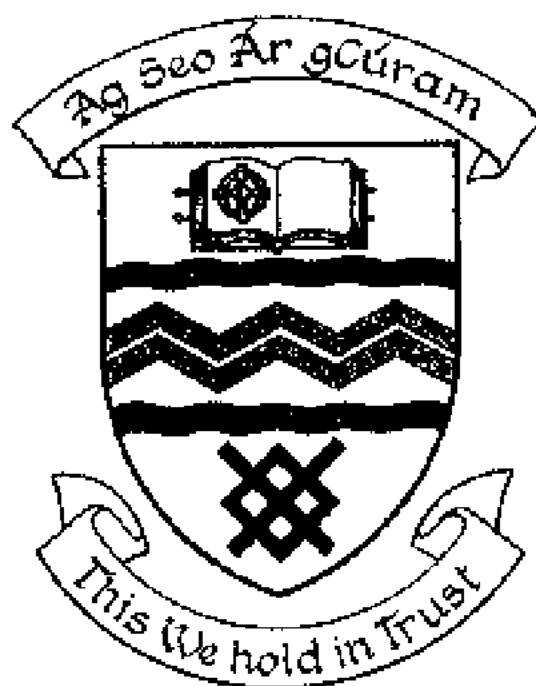
that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.

Edward Bowlow...21/09/99
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 1724	Date of Decision 13/08/1999
Register Reference S99A/0048	Date: 01/02/99

Applicant John & Linda McDaid,

Development Construct a single storey structure to the side and rear,
together with entrance in boundary wall to give access to
back garden for use as crech and playgroup.

Location 13 Corbally Avenue, Westbrook, Saggart, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 26/03/1999 /10/05/1999

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.

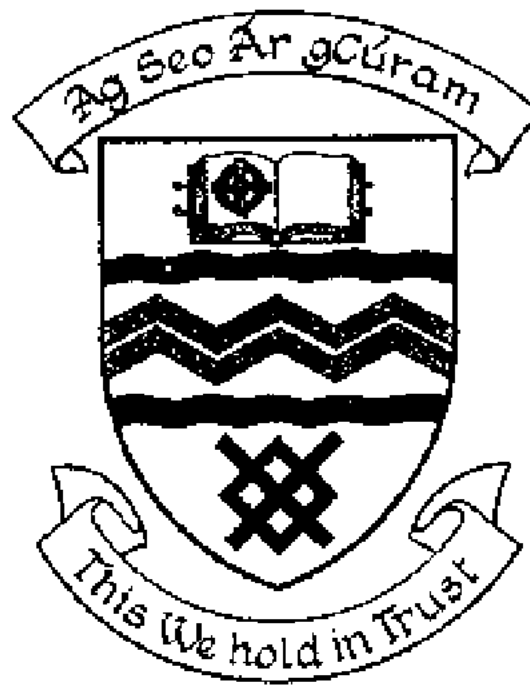
..... 13/08/99
for SENIOR ADMINISTRATIVE OFFICER

Paul Moran,
62 Royal Meadows,
Branginstown,
Kilcock,
Co. Kildare.

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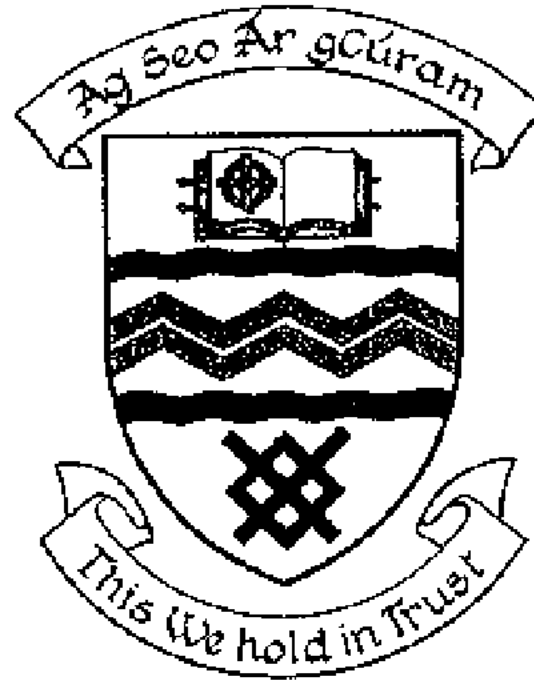
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REG REF. S99A/0048

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 on 10.05.99, clarification of additional information received on 08.07.99 and unsolicited additional information received on 22.07.99, 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 4 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.
- 5 The maximum number of children to be accommodated in the creche shall not exceed 8 children.
REASON:
In the interest of the proper planning and development of the area.
- 6 The creche shall only be in use as such between the hours 8am to 5:30 pm inclusive Mondays to Fridays inclusive and shall not be in use on Bank Holidays and Weekends.

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REASON:

In the interest of residential amenity.

- 7 The original dwelling house shall be the main residence of the applicant and the use of the extension as a creche and playgroup shall cease and the extended dwellinghouse shall be returned to solely a private residence as and when the dwelling house is no longer the main residence of the applicant or when the extension is no longer used as a creche/playgroup facility.

REASON:

In the interests of the proper planning and development of the area.

- 8 The use of the extension as a creche/playgroup is hereby only permitted for 5 years from the date of the final grant of permission and the extension shall be converted for residential use as part of the main house at or before that date unless permission for retention of the use as a creche/playgroup is granted by the Planning Authority or An Bord Pleanála on appeal.

REASON:

To enable the impact of the development on neighbouring properties to be assessed over time.

- 9 The proposed retaining wall shall be constructed in accordance with the submitted details except that if the watermain proves to be more than 1.5 metres deep the retaining wall will have to be continued down to this depth and appropriate details submitted to the Planning Authority beforehand for prior agreement.

REASON:

To mutually protect the watermain and the proposed building.

- 10 That a financial contribution in the sum of £548 (five hundred and forty eight pounds) 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

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REG REF. S99A/0048

reasonable that the developer should contribute towards the cost of providing the services.

- 11 That a financial contribution in the sum of £1068 (one thousand and sixty eight pounds) 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.

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

Decision Order Number 1397	Date of Decision 06/07/1999
Register Reference S99A/0048	Date 01/02/99

Applicant John & Linda McDaid,
App. Type Permission
Development Construct a single storey structure to the side and rear,
together with entrance in boundary wall to give access to
back garden for use as crech and playgroup.
Location 13 Corbally Avenue, Westbrook, Saggart, Co. Dublin.

Dear Sir / Madam,

With reference to your planning application, additional information received on 10/05/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 The applicant is requested to clarify the relationship between the proposed building and the nearby watermain and to indicate if it would be possible to achieve the necessary separation of 5 metres. This might involve, for example, reducing the width of the proposed building. The applicant is advised to discuss the matter with the Environmental Services Department.

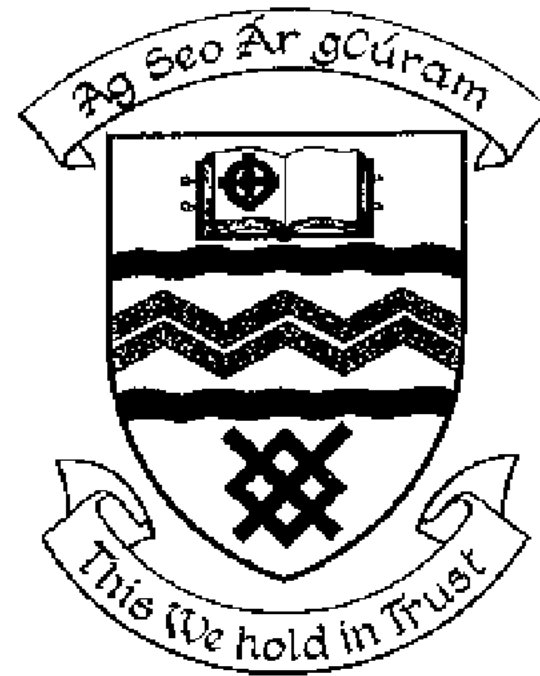
Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Paul Moran,
62 Royal Meadows,
Branginstown,
Kilcock,
Co. Kildare.

SOUTH DUBLIN COUNTY COUNCIL
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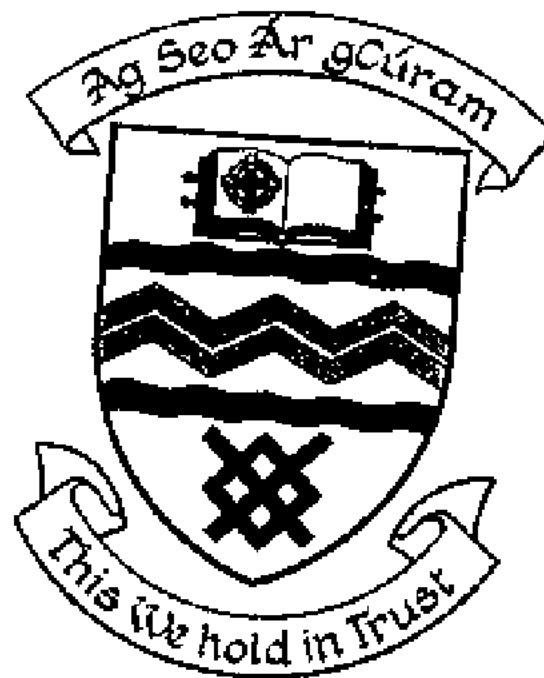
REG REF. S99A/0048

Yours faithfully

RT
.....
for SENIOR ADMINISTRATIVE OFFICER

06/07/99

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

Decision Order Number 0618	Date of Decision 26/03/1999
Register Reference S99A/0048	Date: 01/02/1999

Applicant
Development

John & Linda McDaid,
Construct a single storey structure to the side and rear,
together with entrance in boundary wall to give access to
back garden for use as crech and playgroup.

Location

13 Corbally Avenue, Westbrook, Saggart, Co. Dublin.

App. Type

Permission

Dear Sir/Madam,

With reference to your planning application, received on 01/02/1999 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 requested to demonstrate how the proposal will relate satisfactorily to the neighbouring house, No. 11 Corbally Avenue as regards protecting the amenities thereof. In particular the applicant is requested as a minimum requirement to submit revised plans showing deletion of that part of the proposed creche building shown as a kitchen on the submitted plans.

2 The applicant is requested to demonstrate how the proposal will relate satisfactorily to the neighbouring house, No. 15 Corbally Avenue as regards protecting the amenities thereof. In particular the applicant is requested to submit revised plans/details amending the size/design/openable areas of the windows on the western elevation of the proposed creche building so as to reduce noise emission and visual awareness of the activities in the creche. The requested plans should indicate the outline of the rear boundary wall on the rear elevational view.

Paul Moran,
7 Newhall Court,
Blessington Road,
Dublin 24.

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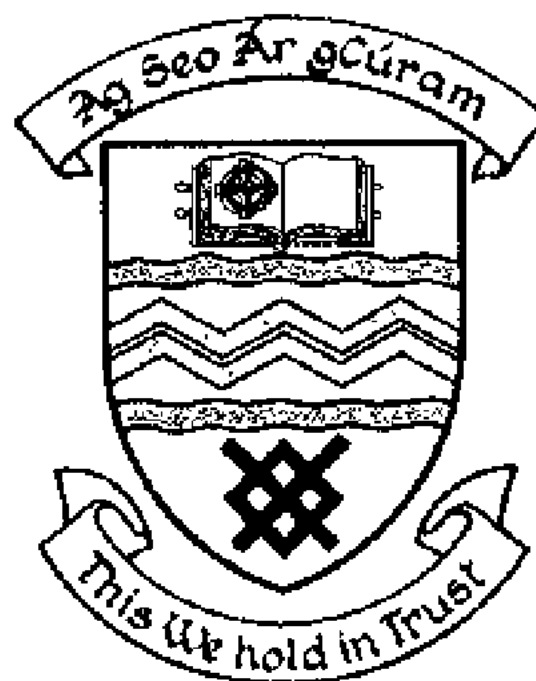
- 3 The applicant is requested to submit amended plans indicating how the proposal can be modified to take account of the Roads Departments normal requirement of no part of the proposed building being within 2 metres of the road/pavement boundary wall.
- 4 The applicant is requested to submit details as to the maximum number of children the creche will cater for. The policy of the Planning Authority is that a maximum of 8 children can normally be accommodated.
- 5 The applicant is requested to submit details as to whether the facility serves a local rather than non local need. The policy of the Planning Authority is that the facility should serve a local need.
- 6 The applicant is requested to submit details of the proposed days per week and times per day that the creche would be in use and the applicant is requested to submit details of the age range of children proposed to be accommodated.
- 7 The applicant is requested to submit plans/details indicating the front elevation and side elevation to be brick to match the house and that the roof tiles will match those of the existing house.
- 8 The applicant is requested to submit details of proposed foul and surface water drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- 9 The applicant is requested to submit plans demonstrating that no building will be within 5 metres of a public sewer or sewer with potential to be taken in charge and that no building will be within 5 metres of watermains less than 255mm diameter and within 8 metres of watermains greater than 255mm diameter.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer
Page 2 of 2

29/03/1999

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O'Mahony Pike Architects,
Owenstown House,
Fosters Avenue,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1008	Date of Final Grant 13/05/1999
Decision Order Number 0622	Date of Decision 29/03/1999
Register Reference S99A/0047	Date 1st February 1999

Applicant Kranok Construction,

Development Retention of house type change on site no.s 3 & 4 from house type S to house type T and modifications to existing elevations of all house types on site no.s 1 to 27 inclusive, pursuant to Reg. Ref. S97A/0559.

Location Lands to the South of the East/West local distributor road as permitted under S97A/0559 and to the east of Haydens Lane, in the townlands of Esker South and Adamstown, Lucan, Co. Dublin.

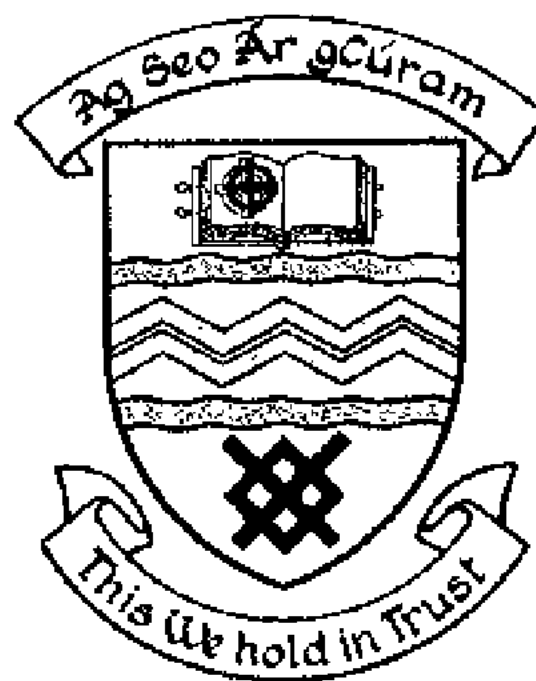
Floor Area 0.00 Sq Metres

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 (3) 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 development shall be carried out in conformity with the terms and conditions of the decision to grant permission under Reg. Ref. S97A/0559, save as amended to conform with the revisions indicated in the plans lodged in connection with this application.

REASON:

In the interest of the proper planning and development of the area.

- 3 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 5, 6, 7, 8, 9, 10 and 22 of Register Reference S97A/0559, arrangements to be made prior to commencement of development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the development.

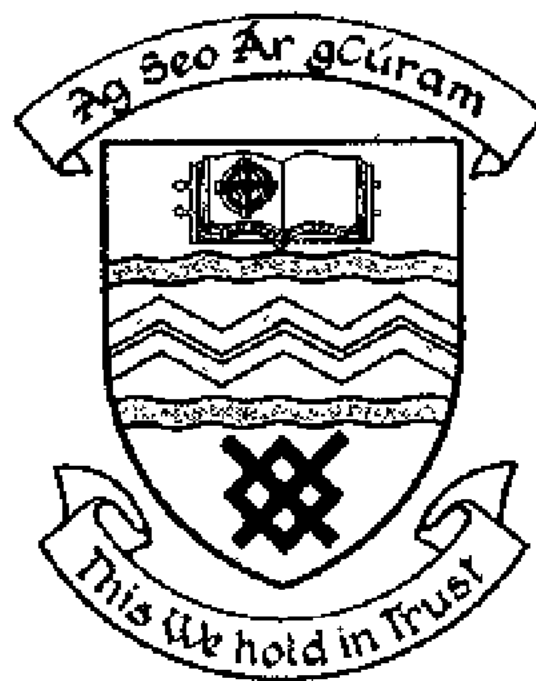
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control 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.

SOUTH DUBLIN COUNTY COUNCIL
REG. REF. S99A/0047
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Eileen O'Leary 14th May 1999
for SENIOR ADMINISTRATIVE OFFICER