



Bloc 2, Ionad Bheatha na hEirean
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

Ms. Clare Dunne,
4 Rushbrook View,
Templeogue,
Dublin 6W.

Our Ref. VH/GC

Your Ref.

Date; 20/2/92

REG. REF. 91A/1998

RE; Development at 10 Rushbrook View, Templeogue.

Dear Madam,

I refer to your letter received in this Department on 18/2/92 regarding the above and wish to inform you that a Decision to refuse Permission was made on this application on 13/2/92.

Your attention is drawn to the Register maintained in accordance with Section 8 of the Local Government (Planning and Development) Act, 1963 in which full particulars concerning planning applications including decisions thereon are recorded. The Register may be consulted at the above address during normal office hours.

Yours faithfully,

VA
for PRINCIPAL OFFICER

2011

8. 15. 92
4 Rushbrook View,
Templeogue,
Dublin 16.

911A / 191816. 2. 192

OBJECTOR

Re: Planning Permission for
No. 10 Rushbrook View.

Dear Sirs,

I wish to object to the above

- 1) As this area is residential, Business premises should not be permitted.
- 2) Business premises are unguarded at night which can lead to vandalism etc.
- 3) This Business creates traffic problems in the area.

Yours faithfully,
Clare Dunne



Bloc 2, Ionad Bheatha na hEireani
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

Mr. Michael Devlin,
35 Rushbrook View,
Templeogue,
Dublin 6W.

Our Ref. VH/GC

Your Ref.

Date; 20/2/92

REG.REF. 91A/1998

RE; Development at 10 Rushbrook View, Templeogue.

Dear Sir,

I refer to your letter received in this Department on 18/2/92 regarding the above and wish to inform you that a Decision to refuse Permission was made on this application on 13/2/92

Your attention is drawn to the Register maintained in accordance with Section 8 of the Local Government (Planning and Development) Act, 1963 in which full particulars concerning planning applications including decisions thereon are recorded. The Register may be consulted at the above address during normal office hours.

Yours faithfully,


for PRINCIPAL OFFICER

601

35 Rushbrook View

18 FEB 92

Templeogue,
Dublin 6 W

16/2/92

OBJECTOR

Dear Sirs,

QIA/1998

My wife and I
strongly object to planning
permission for a beach at
No 10 Rushbrook View

This is a residential area
which has now become like
O'Connell St with the coming
and going of cars to this Business

Michael Devlin



Bosca 174,
P. O. Box 174,
Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach lacht,
Lower Abbey Street,
Baile Atha Cliath,
Dublin 1.
Telephone: (01) 724755
Fax: (01) 724896

Patricia Keeley,
W.O.R.K. Res. Assoc.,
58 Willington Drive,
Dublin 6W.

Our Ref. SN/LD

Your Ref.

Date 18th February 1992

REG.REF. 91A/1998

RE: Development at 10 Rushbrook View, Templeogue

Dear Sir,

I refer to your letter received in this Department on 14th February 1992 regarding the above and wish to inform you that a Decision to Refuse Permission was made on this application on 13th February 1992. An Appeal against this Decision may be made within 21 days beginning on the date of the Decision. An Appeal should be in writing and should state the subject matter and grounds of the appeal. It should be addressed to An Bord Pleanala, Block 6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal must be accompanied by a fee of £50.00.

Yours faithfully

for PRINCIPAL OFFICER



RESIDENTS' ASSOCIATION

Representing Wilderwood – Willington – Osprey – Rushbrook – Kennington
Templeogue, Dublin 6W.

58, Willington Drive,
Dublin, 6W.

11th. February, 1992.

OBJE

Dublin Co. Council,
Planning Department,
Block 2,
Irish Life Centre,
Lr. Abbey Street,
Dublin, 1.

P.R.
14/2
13/2/92

13 FEB 92

Dear Sirs,

re: 10, Rushbrook View, Templeogue.
Your Ref: Enf. 7697. 91A.1998.

We wish to object to the above planning application on the following grounds:

1. It is contravenous to condidion 3 of Planning Permission "That each dwelling , house be used as a single dwelling unit" in order to prevent unauthorised development (definition of dwelling house - a building used or constructed or adopted to be used wholly or principally for human habitation).
2. It brings unwanted vehicular traffic into this quiet residential cul de sac.
3. It disturbs peace and tranquility of some elderly residents, sometimes bringing crying babies/children in as early as 7.40 a.m.
4. Cars drive in end to end in driveway and across footpath, preventing pedestrians from using the path.
5. In case of fire it would be a firetrap with so many babies inside.
6. It devalues adjacent properties.
7. It creates a precedent and leaves an opening for others to apply and turn homes into business premises.

Please acknowledge receipt of this objection, at your convenience.

Yours faithfully,

P. Keeley
Patricia Keeley,
Secretary.

2 Rushbrook View

Jempleague

Dublin 6 W

2011

18 FEB 92

9114/1998

16/2/92

Dear Sir or Madam,

OBJ

I wish to object most strongly to the application for planning permission for the retention of a breach at (no 10, Rushbrook View Jempleague Dublin 6 W).

I purchased my present house approximately five years ago, and went to great trouble and expense to ensure that it would be sited in a quiet cul-de-sac, free from passing traffic and intrusion from people other than residents.

Ever since the breach at No 10 Rushbrook View opened illegally, there is a constant flow of traffic to and from the premises, from 8 o'clock in the morning to 6 o'clock in the evening. There are daily incidents of what can only be described as dangerous driving, as the majority of the customers are either rushing to or from the premises.

The traffic problem is sometimes so bad that some residents are unable to drive out of their driveways in the mornings, as people using the breach park literally anywhere. Sometimes traffic cannot pass the premises as somebody has abandoned their car in the middle of the road.

Children who live on the road now find they cannot play as they used to, and as for small children, it is just too dangerous to allow them out.

This breach is a business, and as far as I am aware it is illegal to run a business from a private residence, also this building is not occupied after business hours.

The residents association W.O.R.K. campaigned to close this breach, and I and many residents have made representation to Counsellors and T.D's about this issue.

I trust you will appreciate the feelings of the residents, who have to live with this unhappy environment.

I keenly await the outcome of this matter.

Yours faithfully,
Desmond Malone.

APPEALS DECISIONS

APPEALS CHECK LIST

REG. REF. NO. 91A 1998

1	ENTERED IN OBJECTORS BOOK	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS BOOK	✓
4	ENTERED IN PLANAPS: I.E.:	✓
	APPEALS DECISION <i>RP</i>	✓
	CHANGE STATUS <i>55</i>	✓
	APPEALS DATE <i>26/6/92</i>	✓
5	COPY OF DECISION FOR WEEKLY LIST (MARY/LAURA)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
7	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	
8	TO L. DOYLE FOR NOTING	
9		
10		

CHANGE STATUS IN PLANAPS:

REFUSAL.....55
 GRANT.....62
 WITHDRAWN.....54
 CONDITIONS.....53

NEW APPEALS

APPEALS CHECK LIST

REG. REF. NO. 91A 1998

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN APPEALS INDEX	✓
5	ENTER PAGE No. OF APPEALS REGISTER IN OBJECTORS REGISTER	✓
6 ENTER IN PLANAPS	Appeal Notified: 20/3/92	✓
	Appeal Type/Appellant Type:	✓
	Bord Pleanal Ref: 86313	✓
	DOCS SENT TO AN BORD: (CHANGE STATUS TO 52)	✓
7	WRITTEN UP ON WEEKLY LIST FOR MARY/LAURA	✓
8	OBJECTORS NOTIFIED	
9	BREAKDOWN OF CALCULATIONS REQUIRED - YES/NO	
10		
11		

Register Reference : 91A/1998

Date : 27th March 1992

Dear Sir/Madam,

Development : Retention of use as creche

LOCATION : 10 Rushbrook View, Templeogue, D6W.

Applicant : Mary Lowe

App. Type : PERMISSION

I wish to inform you that an appeal has been lodged with An Bord Pleanala against the Council's decision to REFUSE PERMISSION .

All further correspondence in relation to this appeal should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1.(Tel.728011).

Please note that submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) with regard to an appeal made by another person must be accompanied by a fee of £30.

Yours faithfully,

.....L.D.....

for PRINCIPAL OFFICER

P. Keeley,
58 Willington Drive,
Dublin 6W.



Bloc 2, Ionad Bheathnana hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

Register Reference : 91A/1998

Date : 17th February 1992

Dear Sir/Madam,

Development : Retention of use as creche

LOCATION : 10 Rushbrook View, Templeogue, D6W.

Applicant : Mary Lowe

App. Type : PERMISSION

I wish to inform you that by Order dated 13.02.92 it was decided to REFUSE PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached thereto, is recorded in the Planning Register kept at this office in accordance with section 8 of the Local Government (Planning and Development) Act 1963. This register may be inspected during office hours [9.00a.m. - 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanala within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanala will be invalid unless the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £200; any other appeal is £100.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £30.

P. Keeley,
58 Willington Drive,
Dublin 6W.

Yours faithfully,

.....L.D.

for PRINCIPAL OFFICER

PLANNING APPLICATION FEES

Reg. Ref. 91A/1998 Cert. No. 2464

PROPOSAL use as creche

LOCATION 10 Redbrook View, Tambleague

APPLICANT Mary Lowe

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32				
2	Domestic	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres <u>820m</u>	@£1.75 per m2 or £40	<u>143.50</u>	<u>147</u>	<u>3.50</u>	<u>debeysed</u>
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: [Signature] Grade D/T Date 6/1/92

Column 1 Endorsed: Signed: [Signature] Grade S:9 Date 2/1/92

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade S:9 Date 2/1/92

Columns 2,3,4,5,6 & 7 Endorsed: Signed: [Signature] Grade S:9 Date 2/1/92

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/1998

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 883^{sq} ft. J.Y. 6/1/92

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ / DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

PL 6/5/88313

DUB./S.

P / 3553 / 92

FINANCIAL CONTRIBUTION :-
AMOUNT € Nil

Refusal

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1998

APPEAL by Mary Lowe care of Minogue and Company of 1 Madison Court, Grattan Street, Dublin against the decision made on the 13th day of February, 1992 by the Council of the County of Dublin to refuse permission for the continuance of use as a creche of 10 Rushbrook View, Templeogue, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the continuance of the said use for the reason set out in the Schedule hereto.

SCHEDULE

Having regard to the location of the premises, the subject of this appeal, within a quiet residential cul-de-sac and to the conflict with residential amenity arising from general disturbance, additional traffic movements and activity generated by the development, in an area zoned for residential purposes, it is considered that the continuance of use of the premises as a creche would, by reason of its scale and intensity of use, seriously injure the amenities of property in the vicinity and would, therefore, be contrary to the proper planning and development of the area.

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

Dated this 26th day of June 1992.

P / 3553 / 92

2

PL 6/5/88313

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1998

Order Noted: <u>L.D.</u>	<u>[Signature]</u>
Dated: <u>2nd July '92</u>	<u>ASST. COUNTY MANAGER</u>
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated _____ day of <u>July</u>	19 <u>92</u>

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Date Received : 18th December 1991

Register Reference : 91A/1998

Planning Officer : ~~P. O'DONNELL~~ *J. Boothman*

Applicant : Mary Lowe

Development : Retention of use as creche

LOCATION : 10 Rushbrook View, Templeogue, D6W.

DECISION : REFUSE PERMISSION .

DATE OF DECISION : 13.02.92.

APPEAL TYPE : AGAINST DECISION .

APPELLANT TYPE : FIRST PARTY

I attach for your observations memo/letter dated *14/5*... from An Bord Pleanala

Please reply before *6/6*.....

S
.....
for Principal Officer

25/5
.....
Date

OBSERVATIONS

1 The Prop. Auth. notes the intention of a applicant to use the premises as her home, thus making the creche a secondary use. We must presume that the intensity of use would be significantly reduced. We would suggest that An Bord fix limitations on numbers etc if perm. is being granted.

Refer to Roads Dept for comment on ~~Access Road~~ Para 5 P. 2. Solicitors letter.

*CJS
25/5*

PLANNING OFFICER

Richard Connors
S.E.D.C.

24/5/92
DATE

P/576/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/1998

Date Received : 18th December 1991

Correspondence : Ray Kavanagh,
Name and : 19 Faussagh Avenue,
Address Cabra,
Dublin 7.

Development : Retention of use as crèche

Location : 10 Rushbrook View, Templeogue, D6W.

Applicant : Mary Lowe

App. Type : Permission

Zoning : To protect and/or improve residential amenity.

Floor Area : 84 Sq.metres

(CB/DK)

Report of Dublin Planning Officer dated 10th February, 1992.

This application is for PERMISSION.

The proposal consists of retention of use as creche of 10 Rushbrook View, Templeogue.

The area in which the site is located is zoned with the objective "to protect and/or improve residential development" (A).

The floor area to be used is stated to be 84 sq. metres.

Rushbrook View is a standard residential cul-de-sac of semi-detached houses. The applicant, Mary Lowe, does not reside at this address. The sole purpose of the building would be for creche/pre-school use. The ground floor would include Montessori class rooms and kitchen. The first floor includes playroom, two rest rooms, and bathroom.

This use has been in operation since before September, 1990, which it was brought to the attention of the County Council by a Local Residents Association. Enforcement file 7697 refers. A Warning Notice under Section 26 of the Local Government (Planning and Development) Act 1976 was served on Ms. Lowe in May, 1991, requiring discontinuance. It has not been complied with.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1998

Page No: 0002

Location: 10 Rushbrook View, Templeogue, D6W.

The case was scheduled for Rathfarnham District Court on 3rd February, 1992.

This case once again highlights the general lack of provision of child care facilities, and the growth of this use in residential areas, which can be unpopular with neighbours. Normally, they are more acceptable if the person running the school also resides in the house, making the pre-school a secondary use.

In the current case, there is obviously a huge demand for this service. On one site inspection there were approximately 28-30 children in the premises which may be somewhat excessive. It appeared to be well staffed, clean and well run. On a second inspection on 7th February, 1992 there were 3 staff and 19 children.

However, the use is not suited to the circumstances. This is quiet cul-de-sac of standard semi-detached houses. The house sizes, and the space around them is very limited, and it would be inevitable that nuisance to neighbours would occur. *objections from 4 residents in the cul-de-sac are noted. Elsewhere, use of part of a dwellinghouse as a crèche has been permitted. In the circumstances,*

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (2) reasons:

REASONS FOR REFUSAL

- 01 The proposed development by reason of its scale and impact on this residential street, would seriously injure the amenities of property in the vicinity.
- 02 The proposed development is likely to give rise to additional undesirable traffic and parking in this quiet residential cul-de-sac.

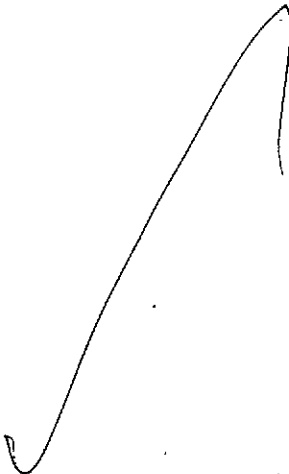
COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1998

Page No: 0003

Location: 10 Rushbrook View, Templeogue, D6W.



Richard Cernius SEP 11
.....
for Dublin Planning Officer 13/2/92 Endorsed:.....
.....
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE PERMISSION for the above proposal for the (2) reasons set out above is hereby made.

Dated : 13th FEBRUARY 1992

..... ASSISTANT COUNTY MANAGER/APPROVED OFFICER
to whom the appropriate powers have been delegated by order of the Dublin city and county Manager dated 10th February 1991. 1992.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1998.
DEVELOPMENT: Creche.
LOCATION: 10 Rushbrook View, Templeogue.
APPLICANT: Ms. Mary Lowe.
DATE LODGED: 18.12.91.

The proposal is for retention of a creche at no. 10 Rushbrook View which is a cul-de-sac.

The proposal is undesirable as it would lead to additional on-street parking.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 30.01.92
Time 12.00

GC/BMcC
29.1.92.

SIGNED: Garnett Curran
DATE: 29/1/92

ENDORSED: 4. P. Bink
DATE: 30/1/92

Our Ref: PL 6/5/88313
P.A. Reg. Ref: 91A/1998

Dublin County Council,
Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Date: 26 JUN 1992

Appeal re: continuance of use as creche of 10
Rushbrook View, Templeogue, Dublin.

Dear Sir/Madam,

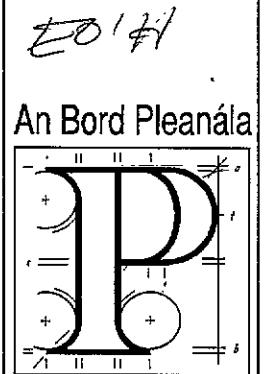
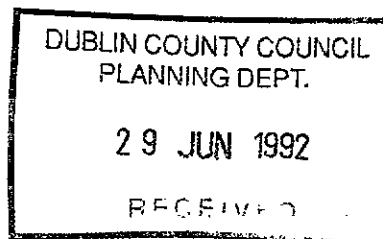
An order has been made by An Bord Pleanála
determining the above-mentioned appeal under the
Local Government (Planning and Development) Acts,
1963 to 1990. A copy of the order is enclosed.

Yours faithfully,

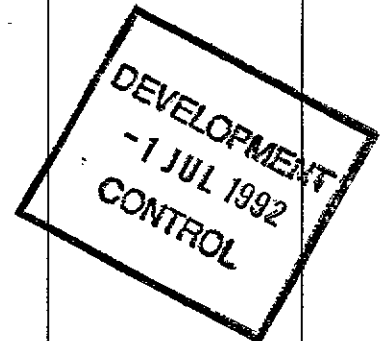
Marie O'Byrne
Marie O'Byrne.

Encl.

BP 352



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011



AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin


Planning Register Reference Number: 91A/1998

APPEAL by Mary Lowe care of Minogue and Company of 1 Madison Court, Grattan Street, Dublin against the decision made on the 13th day of February, 1992 by the Council of the County of Dublin to refuse permission for the continuance of use as a creche of 10 Rushbrook View, Templeogue, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, permission is hereby refused for the continuance of the said use for the reason set out in the Schedule hereto.

SCHEDULE

Having regard to the location of the premises, the subject of this appeal, within a quiet residential cul-de-sac and to the conflict with residential amenity arising from general disturbance, additional traffic movements and activity generated by the development, in an area zoned for residential purposes, it is considered that the continuance of use of the premises as a creche would, by reason of its scale and intensity of use, seriously injure the amenities of property in the vicinity and would, therefore, be contrary to the proper planning and development of the area.



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

Dated this 26th day of June 1992.

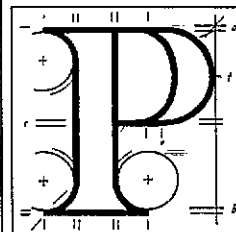
Our Ref: PL 6/5/88313
P.A. Reg. Ref: 91A/1998

EO'A

An Bord Pleanála

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
- 4 JUN 1992
RECEIVED



Date: 3rd June 1992.

Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Appeal re: Retention of use as creche at 10 Rushbrook
View, Templeogue, Dublin 6W.

Dear Sir/Madam,

Enclosed for your information is a copy of
correspondence received in relation to the
above-mentioned appeal. While it is not necessary for
you to furnish any comments on the correspondence, you
may do so if you wish. Any such comments should be
forwarded within fourteen days from the date of this
letter to ensure that they will be taken into
consideration in the determination of the appeal.

Please quote the above appeal reference number in any
further correspondence.

Yours sincerely,

Suzanne Lacey
Suzanne Lacey

BP 553A

DEVELOPMENT
1992
CONTROL



AN BORD PLEANALA	
Received	<u>29/5/92</u>
Fee:	<u>£30</u>
Receipt No.	<u>B.28130</u>

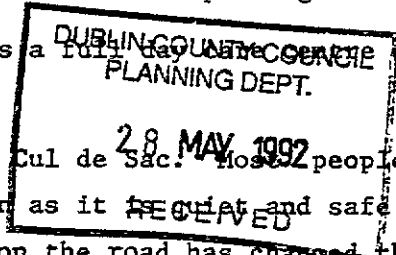
Dear Sir/ Madam.,

We as Residents of Rushbrook View would like to object to the application for planning permission to retain a creche at No. 10 Rushbrook View. REF No (PL6-5-88313)

We use the word retain to highlight the fact that this creche opened illegally for business 18 months ago, with obvious disregard for the regulations laid down by on BORD PLEANALA.

During that period the owners of the creche were approached by the local Residents Association W.O.R.K. and, asked, advised and finally warned that they must seek planning permission to remain in business. The W.O.R.K. association acted on behalf of residents who complained about, cars parking across drive ways, increased traffic in their cul de sac, cars double parking and blocking the road.

This creche is two things in one, it is a full day care centre and a Montessori School.



Rushbrook View is a small residential Cul de Sac. Most people purchased their houses purposely in this location as it is quiet and safe for their children. The setting up a business on the road has changed the situation to where residents cannot get out of their own driveways and are afraid to let their children out to play.

To illustrate the extent of the Traffic problem, if you examine (Map 1) attached which is an overall view of the general area, you will notice traffic must travel right throught to practically the furthest point in the estate and back out again.

Once again if you examine (Map 2) which is a layout of Rushbrook View you will see that traffic must pass in and return out by the same route.

If you take it that twenty (20) cars come and go each morning, and again each evening, add to that approx ten (10) cars coming and going to the Montessori school, during the day, you are talking about a hundred cars passing by any given point on Rushbrook View every day of the week.

We would further like to point out that No. 10 Rushbrook View is used solely for business. It has no residents. Therefore, after Six O'Clock on week days and on Week ends it lies vacant, an obvious attraction for burglarly and vandalism.

Recently a house on Rushbrook View went on the market "For Sale". Many residents feared that it would be aquired by a speculator and a further business set up. Surely this is a ridiculous situation where people fear that their right to live in residential areas could be in danger every time they see a "For Sale" sign going up.

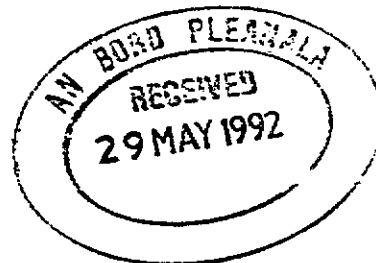
We as residents and parents are aware of the need for creches. But a creche is a business and Rushbrook View is a designated residential area,

The location of this business is wrong, it causes, traffic congestion, frustration, and above all danger to our children.

We appeal to An Bord Pleanala to uphold the Rights of Residents to live in a designated residential area and reject the application for retention of this creche.

Yours faithfully,

CONCERNED RESIDENTS AND PARENTS.

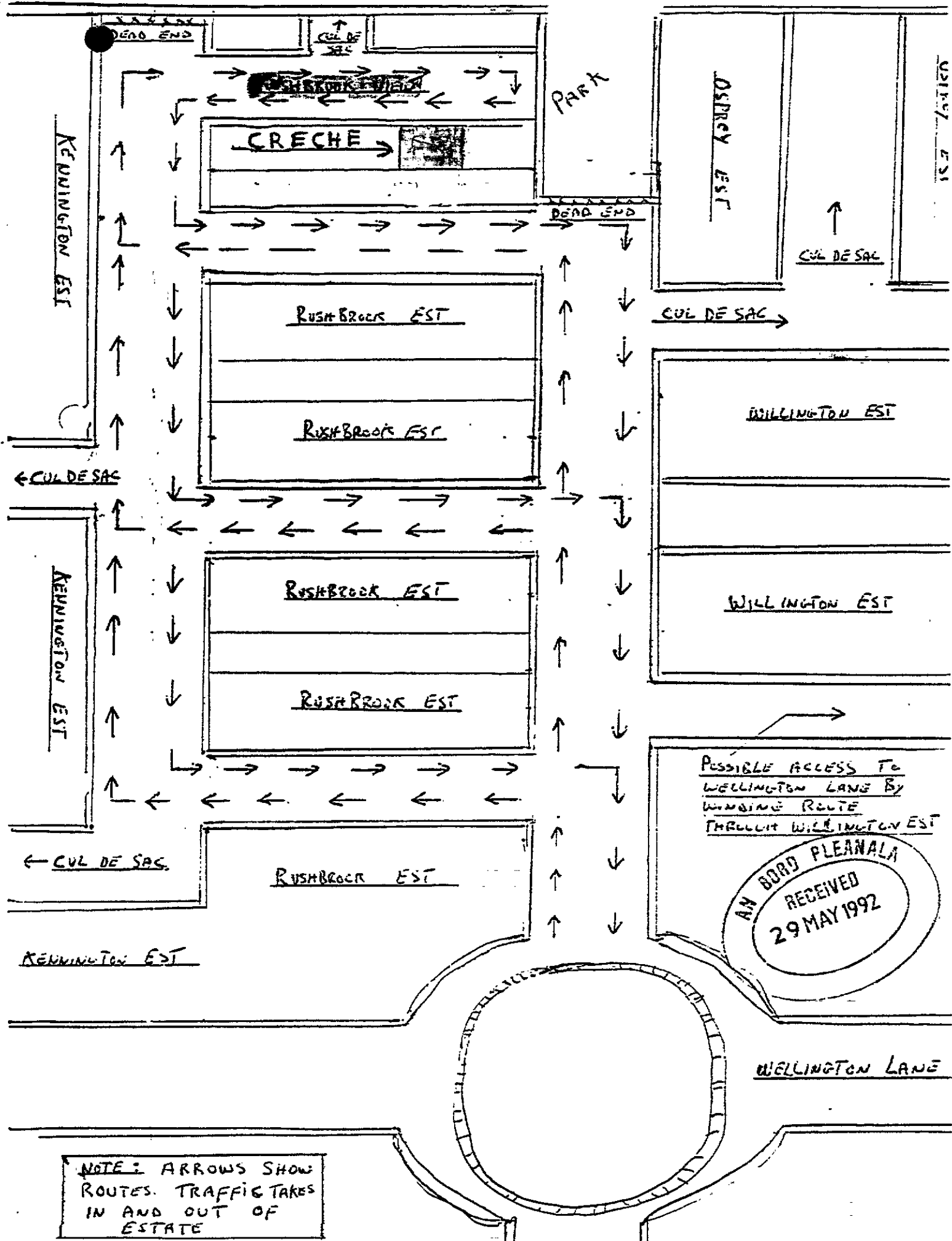


MAP (1)

PARK

PARK

PARK

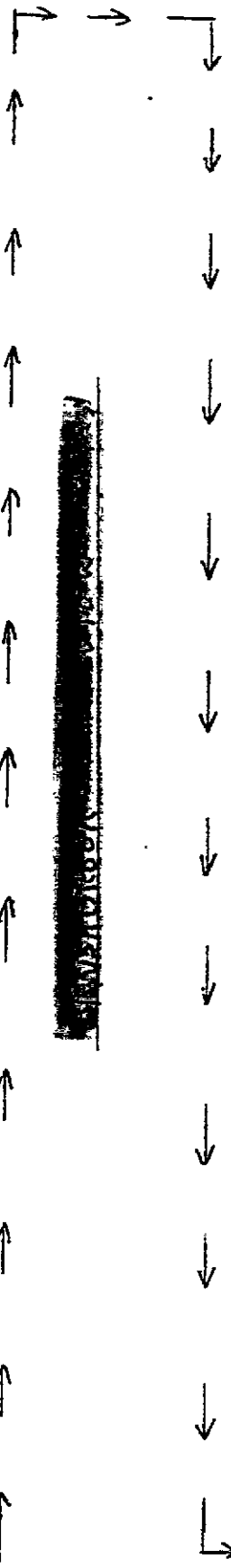


MAP (2)

NOTE
ARRO ● SHOW
ROUTE TRAFFIC
MUST TAKE
TO AND FROM
CRECHE

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DEAD END

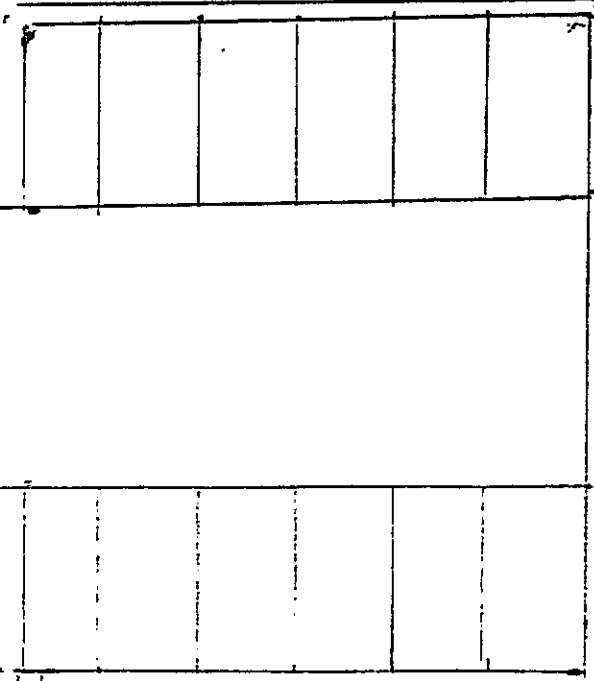


CRECHE

NO THROUGH RD

RUSHBROOK ROAD

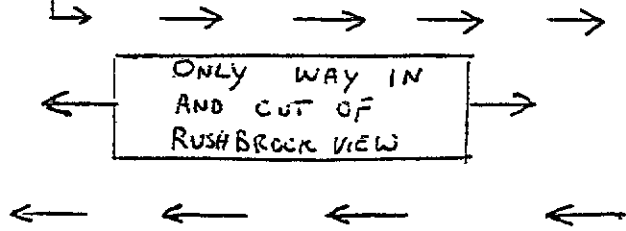
CUL DE SAC



X X X X X X X X
DEAD END

AN BORD PLEANALA
RECEIVED
29 MAY 1992

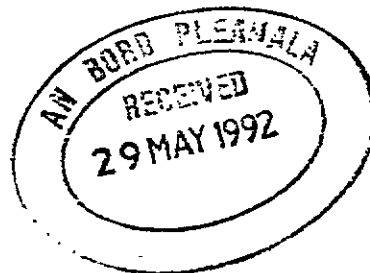
ONLY WAY IN
AND OUT OF
RUSHBROOK VIEW



TO WHOM IT MAY CONCERN

WE THE UNDERSIGNED RESIDENTS OBJECT TO THE RUNNING OF
A BUSINESS I.E. CRECHE AT NO. 10 RUSHBROOK VIEW,
TEMPLEOGUE, DUBLIN 6W.

F. EYRE 45 RUSHBROOK VIEW.
D. Malone. 2. Rushbrook View
M. Deulin 35 Rushbrook View
M. Stewart 43 Rushbrook View -
J. Naughton 41 Rushbrook View.
N. LALLY 39 Rushbrook VIEW
Clare Dune 4 Rushbrook View
Eamon Blufford 1. Rushbrook Rd.
Marie McGarry 36 Rushbrook View,
Clune Fahy 33 RUSHBROOK VIEW



An Bord Pleanála,
Floor 3,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey St.,
Dublin 1.

Our Ref: 91A/1998

Your Ref.: PL6/5/88313

28 May 1992

Re: Proposed retention of use as creche at 10 Rushbrook View,
Templeogue, Dublin 6W for Mary Lowe.

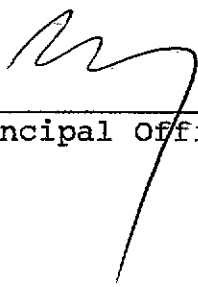
Dear Sir/Madam,

I refer to your letter dated 14th May, 1992, enclosing
correspondence with regard to the above appeal.

The Planning Authority's comments are as follows:-

The Planning Authority notes the intention of applicant to use
the premises as her home, thus making the creche a secondary use.
We must presume that the intensity of use would be significantly
reduced. We would suggest that An Bord fix limitations on
numbers etc. if permission is being granted.

Yours faithfully,



for Principal Officer.

Our Ref: PL 6/5/88313
P.A. Reg. Ref: 91A/1998

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 14th May 1992.

Appeal re: Retention of use as creche at 10 Rushbrook
View, Templeogue, Dublin 6W.

Dear Sir/Madam,

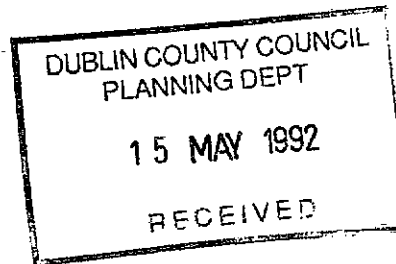
Enclosed for your information is a copy of
correspondence received in relation to the
above-mentioned appeal. While it is not necessary for
you to furnish any comments on the correspondence, you
may do so if you wish. Any such comments should be
forwarded within fourteen days from the date of this
letter to ensure that they will be taken into
consideration in the determination of the appeal.

Please quote the above appeal reference number in any
further correspondence.

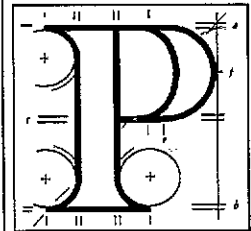
Yours sincerely,

Suzanne Lacey
Suzanne Lacey

BP 553A

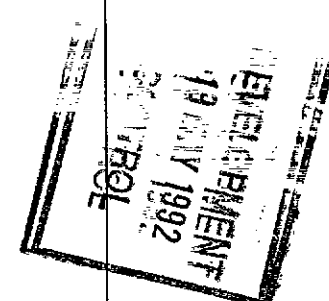


Leo 182
An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

065



MINOGUE & CO.,

SOLICITORS

Carol A. Minogue

**1 Madison Court,
Grattan Street,
Dublin 2.**

Telephone: 765066 (3 lines)

Fax: 765057

Our Ref: CM/PMM

Your Ref: PL6/5/88313
PA Reg. Ref. 91A/1998

Att. M. Kelly, Executive Officer,
An Bord Pleanála,
Floor 3, Block 6 & 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

12th May 1992

AM EGOS RECEIVED
13 MAY 1992
by Council
Kelly's

Re: Our client: Mary Lowe

Appeal re retention of use as creche at 10 Rushbrook View, Templeogue, Dublin 6W.

Dear Sirs,

We set down hereinafter the grounds of appeal in accordance with Article 36 of the Local Government (Planning and Development) Regulations 1977 in respect of the above mentioned Appeal as lodged by us on the 12th March 1992.

Our client, having reviewed her personal circumstances, has decided to move into 10 Rushbrook View as her primary residence for practical and personal reasons.

In these circumstances therefore the retention of the use of the premises 10 Rushbrook View as a creche would be the secondary use.

We have considered the reasons given by the County Council for the refusal as outlined in the Notification of Decision to Refuse Permission, Order No. P/0576/92 dated 14th February 1992.

The objections are twofold, the first being "the proposed development, by reason of its scale and impact on this residential street, would seriously injure the amenities of the property in the vicinity".

We attach herewith original petition signed by 19 of the owners/residents in Rushbrook, which includes the vast majority of the residents on the street, whereby they state that they do not object to the creche.

We understand that there are three others who, while they do not object to the creche, did not wish to sign the petition. We do understand that there are three to four objectors to the creche in the area.

We submit that the creche does not seriously injure the amenities of the property in the vicinity and that the enclosed petition vouches same and we further submit that in fact the area is in desperate need of the service provided by our client and enclose seventeen letters written by various parents of children using the creche.

As you will see from the content of the letters, the closure of the creche would cause great hardship to very many residents in the area.

We therefore submit that the creche is a valuable amenity to the area. We note in fact that the Planning Officers do accept that there is a huge demand for our client's service.

cont'd

MINOGUE & CO.,

SOLICITORS

Carol A. Minogue

**1 Madison Court,
Grattan Street,
Dublin 2.**

Telephone: 765066 (3 lines)

Fax: 765057

Our Ref:

Your Ref:

(2)

The second objection is as follows:-

"The proposed development is likely to give rise to additional undesirable traffic and parking in this quiet residential cul-de-sac."

We would again submit per the original petition furnished that the vast majority of the residents and owners of Rushbrook View do not object to the creche and do not see it a nuisance which would add to the traffic and parking in the cul-de-sac.

We would further refer you to the seventeen letters written by the parents of the children using the creche. You will note that a number of parents actually walk their children to and from the creche and that owing to the staggered method of dropping and collecting children there does not seem to be a significant amount of additional traffic or parking in the area as most parents note that there are no more than one or two cars parked at any given time.

We further understand that there is a proposed plan by the County Council to extend Osprey Road which would mean that in the near future there would be no necessity for any traffic to go through Rushbrook View.

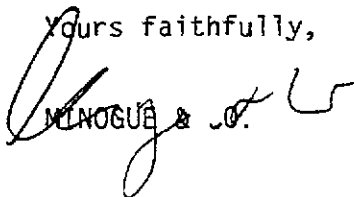
In summary we appeal the Decision to Refuse Permission on the following grounds:

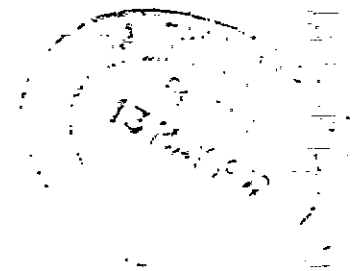
1. Our client will reside in the property and the use as a creche would be a secondary use.
2. Our client provides a necessary amenity in the area.
3. The vast majority of neighbours do not see the creche as creating a nuisance.
4. There is not a significant increase in traffic or parking in the area.

We should therefore be obliged if An Bord Pleanala would review the Decision of the County Council to refuse Permission for retention of a creche at 10 Rushbrook View, Templeogue.

If required by An Bord Pleanala we would be happy to accept a Permission reducing the scale of use and incorporating a time limit as we are confident that our submissions will be proved during that period of time when the lack of (a) damage to the amenities and (b) undesirable traffic would be apparent.


Yours faithfully,


MINOGUE & CO.



SMALL WONDERS

Day Nursery
and
Montessori



10 Rushbrook View, Templeogue, Dublin 12. Tel: 501737/987711

We, the undersigned do ~~not~~ NOT object to the presence of SMALL WONDERS DAY NURSERY AND MONTESSORI IN RUSHBROOK VIEW:

	NAME:	ADDRESS:
1.	7 Fales	33 Rushbrook View D 6W
2.	S. Kelly	20 Rathk Veir D6W
3.	A. Buckley	31 Rushbrook View
4.	M. Kennedy	3 Rushbrook View
5.	P. Bransky	37 Rushbrook View
6.	J. Kelly	35 Rushbrook View
7.	M. STEWART	3 Rushbrook View
8.	Mrs. Brennan	30 Rushbrook View
9.	Mrs. Brennan	1 Rushbrook Rd 6W
10.	C. Kelly	16 Rushbrook View 6W
11.	John Barron	14 Rushbrook View 6W
12.	Conor Whelan	22 Lambert View D.6W
13.	Brendan Moran	24 Rushbrook View
14.	Carol Barrett	26 Rushbrook View
15.	John Gurney	3 Rushbrook RD
16.	S. Kelly	12 Rushbrook View 6W
17.	Tania Dowling	2 Rushbrook View 6W
18.	Nolan Harbour	28 RUSHBROOK VIEW 6W
19.	Pat. Keenan	18 View 6W
20.		
21.		

7, Willington Grove,
Templeogue.

Dublin 6.W.

15 MAY 1972

Dear Sir/Madam,

I am writing this letter to ask you to keep the Montessori School in Templeogue open. "Small Wonders, 10 Rushbrook via I have been sending my daughter to this school for nine months now and she is very happy there. I find the school and teachers great and all the children seem to love it.

Before I sent Sarah to this school she was very quiet and shy. She always followed me everywhere and wouldn't stay anywhere. Now she is learning things well and is very happy and loves playing with other children. I don't know what I would do if it

was closed down.

I leave Sarah up to school at 9:30 am to 12:30 pm. It is very handy as I have no car and it is right beside me. I only have 5 mins walk. There is no other playschool that near and it is handy for everyone. I am very pleased with Sarah's progress since she started in school and she would really miss it if it was closed down. Please let it stay open.

yours Sincerely

Charelle Sheridan.

3 MAY 12

10 Rushbrook Avenue,
Templeogue,

DUBLIN 6W.

10-3-92.

TO WHOM IT MAY CONCERN

My son has been attending the Montessori at Small Wonders Ceeche since September 1990. It has been of great benefit to him both academically and in his ability to mix with others.

The benefits are also there for myself as it is situated within walking distance and literally takes a couple of minutes walk to be there for 9.30am start and again at 12.30pm to collect him.

Allison Gleane (MRS)

To Whom It May Concern

My THREE YEAR OLD BOY HAS ATTENDED "SWANK WONDERS" PLAY SCHOOL FOR OVER A YEAR AND IN THAT TIME I HAVE FOUND IT TO BE MOST SATISFACTORY AND FEEL THEY PROVIDE AN INVARIABLE + WELL RUN SERVICE.

THE PEOPLE RUNNING IT ARE VERY CAPABLE + MOST HEARTFUL AND I HAVE NO HESITATION IN LEAVING HIM THERE WHILE I AM AT WORK AS I KNOW HE IS SAFE AND VERY HAPPY. IN ALL THE TIME THAT I'VE BEEN THERE

I HAVE NEVER FOUND THE TRAFFIC TO BE A SAFETY HAZARD OR INCONVENIENT AND I WOULD HAVE NO HESITATION IN RECOMMENDING "SWANK WONDERS" PLAY SCHOOL TO ANY PARENT CONTEMPLATING LEAVING THEIR CHILD INTO A PLAY SCHOOL.

13 MAY 1977

Yours faithfully
HARRIET HENDRICK
87 LE DODDER ROAD
RATHFARNHAM, DUBLIN 14

91, Westburne Lodge,
Templeogue,
Dublin 16.
9/3/92.

To Whom it may concern,

My daughter Gillian (aged 7 months) has been going to Small Wonders-Creche since November 1991. Since then I have been absolutely delighted with the way she has developed and a lot of that is to do with the superb staff and the general atmosphere at Small Wonders.

I am working full time and I drop the baby off at 8:00 in the morning when there is virtually no traffic in Rushbrook. In fact, the area seems amazingly quiet at that time in the morning.

I fail to see how there would be any
affect on the amenities due to the
Creche since it is literally a matter
of a two minute 'drop off'. When I
call to collect her in the evening or
approximately 5.30 pm, I may meet
one mother collecting her child at
the same time.

I feel, very strongly, that Small
Wonders gives a very necessary service
to the Residents of Templeogue and
would be very disappointed indeed if
the objections of a few local people
were to jeopardise the future of such
an important service to the community.

Yours sincerely

Margaret Johnston

"Maels"
23 Glendale Park
Terence
Dublin 6

10th March, 1992

Planning Appeal Section
An Béal Pleanála
Irish Life Centre
Abbey Street
Dublin 1.

To whom it may concern:

We are the parents of one of the children attending the "Small Maels" nursery school, and we are very disappointed to hear that they are having problems with Planning Permission.

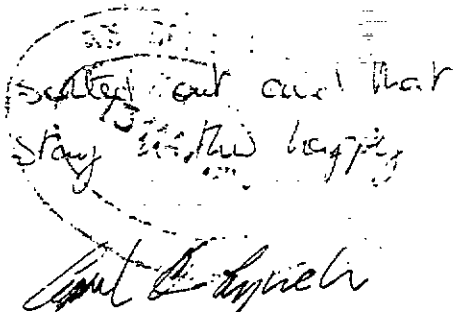
He had tried sending our son to a couple of other schools, but on both occasions he was very unhappy and would not settle, so we feel very lucky to have found "Small Maels", where the staff have a great empathy with the children, and this has led to great relationships

and bonds forming. - There is a very happy and relaxed atmosphere throughout the house, from cliche to montessori, and this is reflected in the children who attend, and in their parents who are very happy to leave their children in the care of "Small Wonders".

I am one of the very few parents who have to drive to the school, and I was astonished to hear that an excess of traffic to and from the house was one of the problems with Rail Planning Permission. From my experience over the last twelve months, the majority of parents who use the school live within walking distance, and walk to and from the school, regardless of weather conditions. Because the children arrive in drops and stragglers there are more than three or four parents dropping children off at the same time, and in my experience I could be the only one there in a car.

We hope this problem can be sorted out and that the children will be able to stay in this happy environment.

Yours faithfully
Lizzy Ann-Byrne


Lizzy Ann-Byrne

24 Delaford Grove

Longbridge

A16

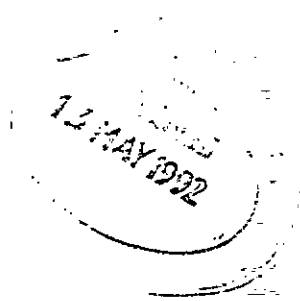
11th. Month. 1992

To Whom it may concern

I have two children attending Small World and am very happy with the services provided. I think it is extremely well run and can't say enough about the staff. I drop my children off at 9.30 AM and the most cars that would ever be there would be two. I collect them at about 1.50 PM and the most cars I would see would be one and that is very seldom. Hoping this will help as I think it is a necessary service in the area.

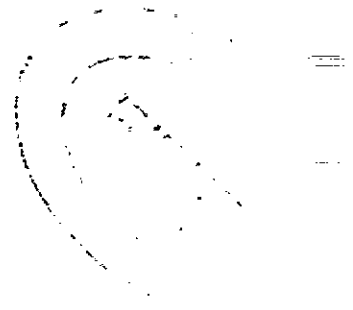
Yours

London Sears



13 Kingstan Walk
Ballynteen Road,
Dundrum,
Dublin 16.

PH. 986602.



To whom it concerns,

I am David Lasserly of the above address and my daughter Joanne attends the "Small Wonders" creche at the present address.

Joanne has been at this creche only, and for the past year has been extremely happy and well looked after.

On arrival to the creche on any morning, I have not noticed any more than 1 or 2 other cars, which always park in the creche's driveway or directly outside the premises (No. 10).

I have never experienced any complaints from residents of the same road and would not consider the presence of the creche to be in any way offensive to amenities in the area. Indeed I would consider the presence of this particularly well run creche and pre-school to be of great benefit to my family and the area in general.

David Lasserly
9/3/92.

Mr. & Mrs. P. Brennan.
9 Willington Avenue,
Templeogue,
Dublin 6W.

11th March 1992

TO WHOM IT MAY CONCERN.

Our daughter Lisa has been attending Small Wonders Creche since it opened in September 1990. We travel to and from the creche on foot as it is within walking distance for us.

Both my wife and myself work full time so it is a facility we both need. I leave Lisa off in the morning at approximately 8.30 when at this time there is virtually no traffic. At most, I meet one other mother at this time and the same at approximately 5.15 in the evening.

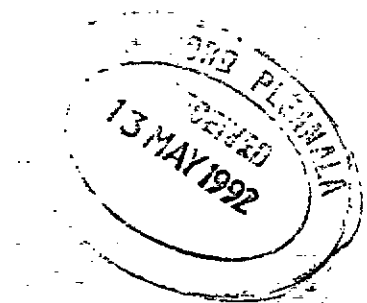
As it provides a very essential amenity to the area. I fail to see how it affects the neighbours as some of them use the creche themselves. The establishment is professionally run with well trained and competent staff who are always available to help when the need arises.

In closing, I would just like to say how necessary the creche is in the area and what a high standard it sets for our children.

We wish Mary and the girls all the best with their appeal.

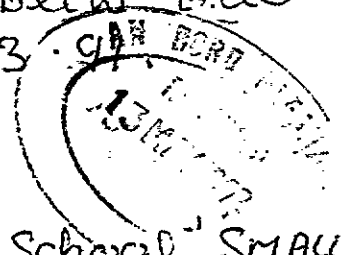
Yours faithfully.


Paul Brennan



I

MES P Hannin.
62 willington Dr.
Templeogue
Dublin 6. W.
6.3.67



To whom it may concern
Regarding the Montessori School "SMALLWONDER"
at no. 10. Rushbrook View.

May I say after searching for a
suitable crèche + Montessori my Daughter
chose this one because of its highly
trained and professional not mention
extremely helpful staff,

This service is invaluable to
young Mothers, and might I say to the
Daughters see paid to have educated
so they could be independent and have
careers as well as having a family

II

and in fact to the many young mothers who have to go out to work.

As a mother and grandmother and a long time resident in the area I too am very aware of cars driving down our narrow roads where children are playing, but can I say, that the drivers coming to the school are young mothers also, and are only too aware of the dangers, thus they are very careful.

I myself walk up to the school with my granddaughter every morning for 8.30 and collect her at 5.30.

As a pedestrian, I have never seen anything out at the ordinary road regards
the P.T.

Driving and Parking of cars in that area at anytime in the last two years I have been going up and Down to the school

As to the complaints about the children making noise while playing in the day time it just doesnt bear comment

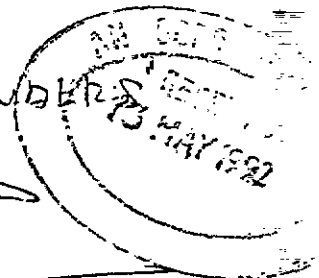
Finally I would do state that unlike unregistered child minders in this area.

This school is a professionally run Montessori which not only provides a wonderful service for working mothers but also creates employment for trained Montessori teachers and children's nurses

So to the staff of "SMALL WONDERS"
the best of luck

Yours sincerely

Pat Annin



56 College Park
Terenure
DUBLIN 6

9th March 1992

TO WHOM IT MAY CONCERN

RE: Small Wonders, 10 Rushbrook View, Templeogue, Dublin 12

This is just a note to express our extreme satisfaction with the above Creche. Our daughter now aged 1 year and 8 months has been attending the Creche since 15th October 1990. I arrive at approximately 08.10 a.m. and leave at approximately 08.15 a.m. each morning, at which time one other parent may arrive but most mornings I am the only car to arrive at that time. I collect my daughter at approximately 17.40 - 17.45 hours, again at most, only one car arrives at the same time.

As this house is located in a Cul de Sac, cars must slow down at any time, regardless of whether the car is stopping outside the Creche or not. There has never been an occasion where children have been playing on the road near No. 10. The children usually play football at the top of the road at the T junction.

This creche is very well run, always spotless, very pleasant for children and there is always a very happy atmosphere in the house. It has the most up to date equipment, toys and games to stimulate all children of varying ages. The staff are very well trained, very pleasant and courteous and always available to offer advice regarding the children.

We wish Mary and the staff of Small Wonders the very best of luck and look forward to sending our daughter to Small Wonders until she reaches school going age.

Yours faithfully,

Gail O'Donoghue

GAIL & JOHN O'DONOGHUE

Tommy Ellis Studios

"Clonard",
Glenavy Park,
Terenure,
Dublin 6W.

10th March 1992.

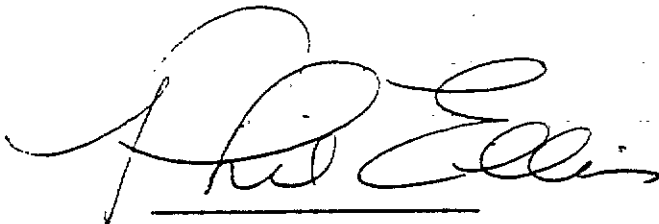
To Whom It May Concern:

My grandchild Emma Carlisle has been attending Small Wonders Day Nursery and Montessori since 1990. As I collect and deliver her several times a week I feel in a position to comment on the unrealistic objection by a small group who somehow feel their area is being undermined by the running of same. On the contrary I would consider it an amenity and a much needed one at that.

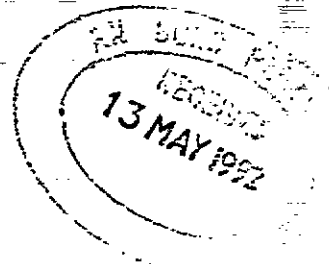
With regard to the traffic, it has always amazed me how quiet and traffic-free the road usually is.

I would welcome Small Wonders to my area (Glenavy Park, Terenure) without hesitation.

Yours sincerely,



Phil Ellis.



130, Dargle Wood,

Knocklyon,

Dublin 16.

9/3/92.

To whom it may concern:

I Colette Clabby have been using Small Wonders
Crèche for the past 18mths. in that time my
three children have been attending on a full time basis.
I find this facility to be excellent & my children get
the best of care, love & attention. This enables me to
attend work with an easy mind. I drop my children
off at 7.45AM & collect them at 4.30PM.

Without this facility I would be unable to work
and I feel it necessary for Thanking Permission to be
passed.

Yours faithfully

Colette P. Clabby (Mrs)

Sharon Farnell
62 Millington Ct
Templeogue
Dublin 6W.

To whom it may concern.

I Sharon Farnell am the mother of Cara Farnell aged three and a half years who attends the "Small Wonders" Crèche in Ten Rushmore View Templeogue Dublin 6W.

Cara attends this well run and well organised Crèche five days a week Monday to Friday 8.30 am - 5.30 pm. As a Working Mother this is of great benefit to me, but more importantly to Cara. My daughter is very happy at "Small Wonders" and has made many friends whom she would not have had otherwise. I come home every evening to hear wonderful stories of Cara's day at the Crèche and all about her wonderful teachers.

I personally walk with Cara every morning to the Crèche, she is then collected in the evening by my own mother. I appreciate that most of the children are brought to the Crèche in cars and it could be a cause of concern. However, all the cars, because of the children are therefore extremely cautious which is very noticeable.

To finish I would just like to add a personal note of how greatful I am for this facility. I do not have a car and if the Crèche was to move, it fills me to think how unhappy Cara would be.

Thanking you for your time in reading this letter

Yours faithfully

Sharon Farnell

To whom it may concern

We are parents of Barry and Deirdre Drumm. Barry has attended Montessori school at Small Wonders from September 1991. Since January, he and his baby sister have attended full time. Their hours are 9am to 5pm at present.

Every day, both Kevin and I visit Small Wonders. Our impression is that it is a very well run establishment. Barry goes out each morning looking forward to his day and comes home in the evening in a happy frame of mind. He has made many friends at the creche and I have no doubt that this has contributed to his development.

While we realise there are other facilities of this nature, a number of which we investigated, we continue to be impressed by the high standards and the atmosphere in Small Wonders and would be bitterly disappointed if it were to close. It would be very difficult for us to find facilities of the same standard in our vicinity.

Small Wonders is an excellent creche, run in a business like way where the needs of the children are seen to. It is definitely an asset which should not be removed from our community.

Gabrielle Drumm 9/3/92

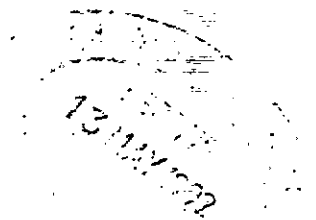
Kevin Drumm

3 Kennington Crescent

Templeogue

Dublin 6W

Tel: 552087



Anne Griffin

22 Kennington Road,

Templeogue,

Dublin 6W.

Telephone No. 552341

10th March 92

To whom it concerns.

I would like to bring to your attention the advantages of having "Small Wonders" in our area.

- a) "Small Wonders" is within walking distance of my home.
- b) "Small Wonders" provide child-minding facilities on both full and part-time basis — part-time being invaluable to me as I work part-time myself. —

c) The staff of "Small Wonders" provide a loving and caring atmosphere for the children.

d) The facilities available are of the highest standard and the wide variety of equipment provides great stimulation for the children.

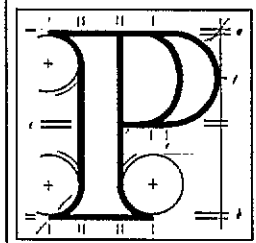
Finally, on a personal level, "Small Wonders" is invaluable, as I work part-time as a nurse on different days of the week and would not be able to do so without their child-minding facilities. It would be a great loss were it to close down.

Yours faithfully,
Anne Sutton

Our Ref: PL 6/5/88313
P.A. Reg. Ref: 91A/1998

604

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
15 MAY 1992
RECEIVED

Date: 14th May 1992.

Appeal re: Retention of use as crèche at 10 Rushbrook
View, Templeogue, Dublin 6W.

Dear Sir/Madam,

Enclosed for your information is a copy of
correspondence received in relation to the
above-mentioned appeal. While it is not necessary for
you to furnish any comments on the correspondence, you
may do so if you wish. Any such comments should be
forwarded within fourteen days from the date of this
letter to ensure that they will be taken into
consideration in the determination of the appeal.

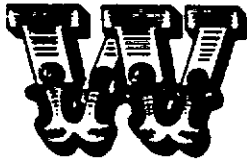
Please quote the above appeal reference number in any
further correspondence.

Yours sincerely,

Suzanne Lacey
Suzanne Lacey

BP 553A

PLANNING
MAY 1992
CONTROL



RESIDENTS' ASSOCIATION

Representing Wilderwood – Willington – Osprey – Rushbrook – Kennington
Templeogue, Dublin 6W.

58, Willington Drive,
Dublin, 6W.

The Secretary,
An Bord Pleanála,
Blocks 6 & 7,
Irish Life Centre,
Lr. Abbey Street,
Dublin, 1.

AN BORD PLEANALA
Received 21/4/92
Fee: £30-00
File No. B27-131

re: Creche at 10, Rushbrook View, Templeogue, D.6W.
Register Ref: 91A/1998.

Dear Sir/Madam,

We refer to previous correspondence in the above matter and would advise that we wish to continue with our objection to this application on the grounds that a residential premises is being devoted solely to business purposes.

We have received a list of signatures from residents, mainly from Rushbrook View, who are against this planning permission being granted, because of increased traffic and consequent danger to children playing on what is, effectively, a cul-de-sac.

We enclose an article from a recent issue of the Dublin Tribune regarding the closure of a health centre in the Walkinstown area and would draw your attention to grounds for refusal (3). In our opinion, this is a similar case to the one referred to above.

We enclose cheque for £30 which we understand is the fee required.

Yours faithfully,

P. Keeley
Patricia Keeley,
Secretary.

Walkinstown health club for closure

RECEIVED
1 APR 1992

By Eithne Tynan

DUBLIN County Council's planning department has refused a planning application for the retention of a health club in Walkinstown.

The club, at No 11 Lugaquilla Avenue, has been in existence for approximately 10 years, according to its owner George Kerslake. He now says that he is considering lodging an appeal against the council's decision.

There were four grounds for refusal.

1) that the proposed retention would "contravene materially" the zoning objective in the development plan.

2) the Council said that no off-street car parking was

being provided.

3) that the health club "by reason of its scale, traffic generated, noise and general disturbance is seriously injurious to the residential amenity of adjoining properties."

4) the Council said that the plans submitted did not correspond with the development as it existed.

Mr Kerslake said that many people would be seriously inconvenienced if the club was forced to close, particularly the Walkins-

town Association for the Handicapped.

"I work with the association and I do exercises with them for free every Saturday. I can't see how anyone is one bit inconvenienced by this club. It's been here for 10 years. It's an amenity rather than a hazard."

"On the one hand they're trying to save jobs and yet now they want to close me down. It seems to me that the more you do good, the more you get knocked."

THE SOUTH WEST
REPORTER IS

Ursula Halligan

766200



Advertisement Feature

Our Ref: PL 6/5/88313
P.A. Reg. Ref: 91A/1998

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

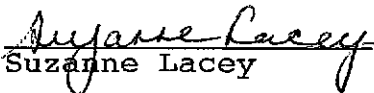
Date: 24th April 1992.

Appeal re: Retention of use as creche at 10
Rushbrook View, Templeogue, Dublin 6W.

Dear Sir/Madam,

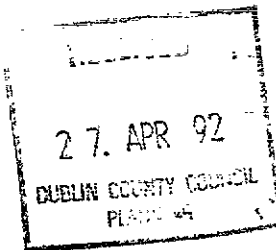
Enclosed for your information is a copy of a letter
issued in relation to the above-mentioned appeal.

Yours faithfully,

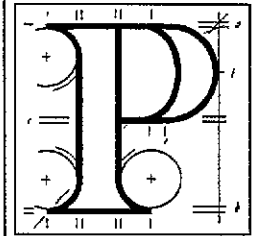

Suzanne Lacey

Encl.

BP 554



An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Our Ref: PL 6/5/88313
P.A. Reg. Ref: 91A/1998
Your Client: Mary Lowe

Minogue & Company,
Solicitors,
1 Madison Court,
Grattan Street,
Dublin 2.

DATE: 24th April 1992.

Appeal re: Retention of use as cache at 10
Rushbrook View, Templeogue, Dublin SW.

Dear Sir/Madam,

I have been directed by An Bord Pleanála to refer to the above-mentioned appeal lodged by you on the 12th of March, 1992 and to the Board's letter of the 19th of March, 1992. The Board notes that the grounds of appeal have not been stated in writing as required by article 36 of the Local Government (Planning and Development) Regulations, 1977.

Notice is hereby given, pursuant to section 17 of the Local Government (Planning and Development) Act, 1983, requiring you, within a period of fourteen days beginning on the date of service of this notice, to submit to the Board a written statement of your grounds of appeal. In default of compliance with the requirements of this notice, the Board will, after the said period and without further notice to you, pursuant to the said section 17 declare that the appeal shall be regarded as having been withdrawn. The last day by which your submission must be received by the Board is the 7th of May, 1992.

Furthermore, the Board, having considered your response (if any to this notice submitted within the specified period of fourteen days may, at any time after the expiration of the said period and without further notice to you, if it so thinks fit declare that the appeal shall be regarded as having been withdrawn.

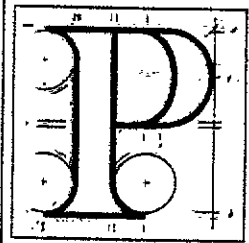
Yours faithfully,

Mary Kelly
Mary Kelly
Executive Officer

Registered Post

BP 403

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Tel.: 724755
Ext. 268/269

Planning Department,
Irish Life Centre,
1r. Abbey Street,
Dublin 1.

Your Ref.: PL6/5/ 88313

Our Ref.: 91A 1998

An Bord Pleanála,
Blocks 6 and 7,
Irish Life Centre,
1r. Abbey Street,
Dublin 1.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

Proposal: Relocation of use as cinema at 10 Rushbrook
View, Templeogue, D6W

Applicant: Mary Lowe.

Dear Sir,

With reference to your letter dated 20/3/92 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. Irish Press 4/12/91
- (4) The plan(s) received from the applicant on 18/12/91
- (6) & (7) A certified copy of Manager's Order 7/576/92
DATED, 13/2/92 together with technical reports in connection with the application.

(8) _____

Yours faithfully,

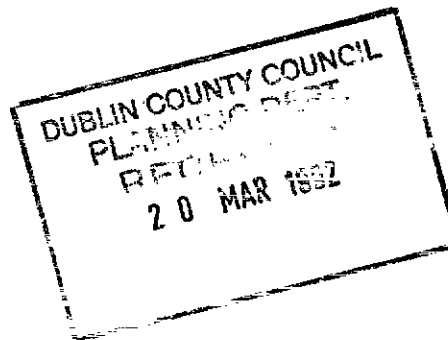
R. Farrell.

for Principal Officer.
Encls.

Our Ref: PL 6/5/88313
Your Ref: 91A/1998

EM

The Secretary,
Dublin County Council,
Planning Department,
Irish Life Centre.



19th March 1992.

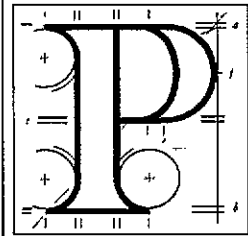
Planning authority decision re: retention of use as creche at 10 Rushbrook View, Templeogue.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

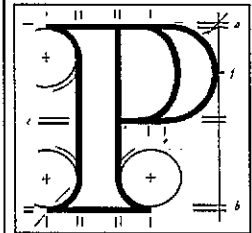
- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,

Mary Kelly

Mary Kelly.

Encl.

BP 005

MINOGUE & CO.,

SOLICITORS

Carol A. Minogue

**1 Madison Court,
Grattan Street,
Dublin 2.**

Telephone: 765066 (3 lines)

Fax: 765057

Our Ref: CM/PMM

Your Ref:

10th March 1992

An Bord Pleanala,
Floor 3,
Block 6 & 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Re: Our client: Mary Lowe
Premises; 10 Rushbrook View, Templeogue, Dublin 6W
Notification of Decision to refuse Permission Reg. Ref. No. 91A/1992
Decision Order No. P/0576/92

Dear Sirs,

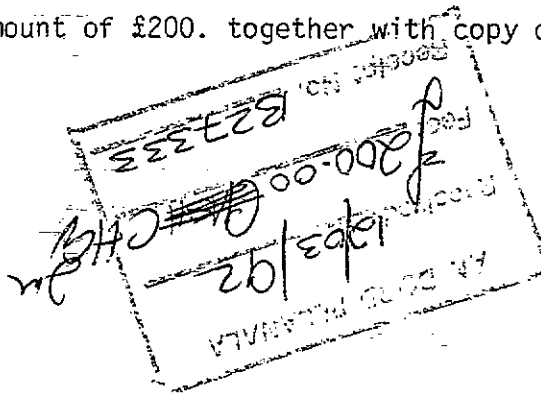
We confirm that we act for the above mentioned Mary Lowe and wish to inform the Bord that on behalf of our client we appeal the aforementioned Decision to Refuse Planning Permission for change of use to a creche at the above mentioned premises.

We are presently compiling, on comprehensive grounds, an Appeal which will be submitted in due course.

We enclose herewith cheque in the amount of £200. together with copy of the Decision herein.

Yours faithfully,


MINOGUE & CO.





Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 0576 /92 Date of Decision : 13th February 1992

Register Reference : P91A/1998 Date Received : 18th December 1991

Applicant : Mary Lowe

Development : Retention of use as crèche

Location : 10 Rushbrook View, Templeogue, D6W.

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 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 Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:-² ATTACHED.

Signed on behalf of the Dublin County Council.....
for Principal Officer

Date: 14.2.92.....

Ray Kavanagh,
19 Faussagh Avenue,
Cabra,
Dublin 7.

NOTES

1. An appeal against the decision may be made to an Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:—

An Bord Pleanala,
Blocks 6 and 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

“Commercial Development” means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds).

(c) A party to an appeal making a request to An Bord Pleanana for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanana a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission / approval and there is no appeal to An Bord Pleanala against this decision, PERMISSION / APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION / APPROVAL after the withdrawal.

5. Approval of the Council under the Building Bye-Laws must be obtained for new work and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced. Approval under the Building Bye-Laws is not applicable to garden walls and entrances etc. Approval under the Building Bye-Laws cannot be obtained in cases involving retention of works previously carried out.

Reg.Ref. 91A/1998
Decision Order No. P/ 0576 /91
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

REASONS FOR REFUSAL

- 01 The proposed development by reason of its scale and impact on this residential street, would seriously injure the amenities of property in the vicinity.

- 02 The proposed development is likely to give rise to additional undesirable traffic and parking in this quiet residential cul-de-sac.

NOTES

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9/12/1998


4.0.0.

and A.I.

①

SMALL WONDERS

Day Nursery
and
Montessori



05 FEB 92

10 Rushbrook View, Templeogue, Dublin 12. Tel: 501737/987711

9/12/1998

Dear Ms. Bookman,

here is the extra information you required.

Re STAFF:

Fiona Killoran, qualified Nursery Nurse
from Portobello School of Childcare.

Bernadette Owers, qualified Montessori
Teacher from Skill.

Aisling Hughes, will be starting night-time
child-care course with Portobello School
of Child-care.


Carrie Johnson, student from Portobello
School of Childcare - with us on Mondays
& Tuesdays.

Re Heating:

we have oil-fired central heating which
is timed to come on at 7 AM every
morning, ^{whil 8 AM} and can be put on again at
any stage during the day with the 'Boost'
switch. It also comes on at 4pm whil 5pm.

SMALL WONDERS

Day Nursery
and
Montessori



10 Rushbrook View, Templeogue, Dublin 12. Tel: 501737/987711

Re Traffic: We are situated in a cul-de-sac with a 'walk-through' which is constantly used by the majority of our clients. Some of the addresses of our children are listed:

Rushbrook Park x 3

Rushbrook Avenue x 3

Orwell Park Heights x 2

Willington Grove/Avenue.

Kennington. Close.

Templeoan Avenue

Cypress Drive

Delahord Grove

Westbourne Lodge.

Any clients that have cars arrive between 8 and 9am and there are never more than 2 cars outside at any time, with a very odd exception.

SMALL WONDERS

Day Nursery
and
Montessori



10 Rushbrook View, Templeogue, Dublin 12. Tel: 501737/987711

Re Amounts of children:

We have 13 children in our Montessori School and all of them bar 3 leave at 12.30pm. Occasionally, one or two might stay for lunch and be collected at 1.30.

In our Toddler Room we have minimum seven, maximum 9, as some of the children are part-time.


In our Baby-Room/Toddler Rest-Room we have 7 children and Fiona is in charge here.

We are fully insured for our children and staff and all measures for safety are taken within and outside the house.

We have fire-drill once every couple of weeks; we have fire extinguishers, safety gate for the stairs, secure side-gate; first-aid kits and a doctor on call at all times. Our main aim in Small Wonders is to make sure our children are safe, happy

SMALL WONDERS

Day Nursery
and
Montessori



(4)

10 Rushbrook View, Templeogue, Dublin 12. Tel: 501737/987711

and loved and so far 'our parents' have all been very happy with the services provided.

Re Garden / Play:

During cold-spells/winter the children are kept indoors but as soon as the weather improves they all get out during the day. The Montessori children go out between 11.30 - 12.00; and our toddlers (staggered) between 2.30 - 3.30. If the weather is extremely warm we will be out for longer periods with sun protection cream, & hats for the younger children, where they can play, and eat their tea etc.

The Montessori teacher has a set amount of work to get through every year and around March we have a parent-teacher meeting to discuss the children's progress. Toddlers usually spend the morning playing with play-dough, bricks, drawing, painting, story-time, jig-saws etc under the supervision of Aisling who is tremendous.

SMALL WONDERS

Day Nursery
and
Montessori



10 Rushbrook View, Templeogue, Dublin 12. Tel: 501737/987711

Our babies are constantly stimulated, with bright coloured mobiles, soft bricks, music and talk.

Re MEALS: Our children are provided with nourishing meals every day and below is an example of 3 days menu.

Monday Dinner: Stew (Mince, Potatoes, Carrots, Onions Turnips & Soup) Yoghurt & Fresh Fruit, Juice or Milk.

Tea: Sandwiches, (Ham, Banana, Cheese or Jam) Digestive biscuit, Juice or Milk.

THURSDAY: Burgers, Potatoes, Carrots & Parsnips, gravy. Tapioca & Peaches, Juice or Milk.

Tea: Cheese sandwiches, Fruit, Juice or Milk.


Friday: Chicken Casserole (Onions, potatoes, carrots & parsnips & peas) Fruit & custard, Juice or Milk.

Tea: Chunky Ham Bites, Yoghurt & Fruit Juice or Milk.

Our children also get snacks and treats constantly. We have parties for our childrens birthdays which is a great excuse for eating 'Junk'!

SMALL WONDERS

Day Nursery
and
Montessori



⑥

10 Rushbrook View, Templeogue, Dublin 12. Tel: 501737/987711


I have enclosed our 'Terms & Conditions' which includes hours of business which I hope will be of some help.

My staff are wonderful girls & I'd be lost without them. They are now my friends and they look forward to coming to work. The parents of all our children are extremely happy leaving them with us, knowing they will be loved and looked after as well as they do themselves. We are very conscious of our neighbours with regards to noise levels etc and appearances and our gardens & outside the house are kept neat & clean on a regular basis. As for cleanliness within the house, the smell of Dettol & freshness would 'knock you out' at times. We are constantly cleaning, washing, hoovering so the germs levels are at their lowest at all times. We provide a service that is badly needed, especially in this area, and employment for 3 young girls. I hope I have not left anything out, but if I have, please don't hesitate in phoning.

Yours Sincerely, Mary Lowe.

SMALL WONDERS

Day Nursery and Montessori



10 Rushbrook View, Templeogue, Dublin 12. Tel: 501737/987711

Dear Parents,

Welcome to SMALL WONDERS DAY NURSERY AND MONTESSORI. This is your booking form and terms and conditions of acceptance into our Nursery and Montessori School.

Our staff are fully qualified including a trained Montessori teacher. All of our staff are at your disposal and are experienced in looking after your child's needs.

The nursery is fully insured, we have a nursery doctor on call and a qualified nursery nurse on duty.

BOOKING FORM

CHILD'S NAME:

ADDRESS:

HOME TELEPHONE: WORK TELEPHONE:

DATE OF BIRTH:

VACCINATIONS:

3 IN ONE

POLIO

BCG

MEASLES

COMMENTS:

Allergies (If Any):


MEDICAL HISTORY:

FAMILY DOCTOR:

ADDRESS:

SMALL WONDERS

Day Nursery
and
Montessori



10 Rushbrook View, Templeogue, Dublin 12. Tel: 501737/987711

MONTESSORI SCHOOL

TERMS & CONDITIONS

HOURS

The Montessori School opens at 9.30 am and closes at 12.30 pm, Monday to Friday.

CLOTHING

Your child's name should be clearly marked on each article of clothing. The school cannot accept responsibility for unmarked items.

NOTICE

We would be obliged if parents would give at least one months notice of their intention of leaving.

HOLIDAYS

The Montessori School will be closed on the following days;-

All Bank Holidays.
Christmas Period.
Holy Thursday to Easter Monday inclusive.
Summer Holidays: July and August.

BOOKING

A booking fee of £___.___ is required on signing and returning the booking form. This fee will be refunded on complying with the above mentioned one months notice of intention to leave.

FEES


Fees are payable in advance on a monthly basis. Payment becomes due on the 1st day of each month, with the exception of July and August.

Monthly Fee: £___.___.

PARENT'S SIGNATURE

SMALL WONDERS

Day Nursery
and
Montessori



10 Rushbrook View, Templeogue, Dublin 12. Tel: 501737/987711

CRECHE

TERMS AND CONDITIONS

HOURS: Our Creche opens at 8.00 am and closes at 6.00 pm Monday to Friday

Due to the long hours, the staff at Small Wonders would appreciate punctuality in the evenings, with the exception of emergencies.

CLOTHING: Your child should bring only one change of clothing with the name clearly marked on each item. Bottles and soothers should also be clearly marked. The creche cannot accept responsibility for unmarked items. Where appropriate, a supply of disposable nappies should be brought from time to time.

NOTICE: We would be obliged if parents would give at least one month's notice of their intention to leave, and two weeks notice when taking summer holidays.

HOLIDAYS: The creche will be closed on the following days:
All Bank Holidays.
Christmas Period.
Holy Thursday to Easter Monday inclusive.

BOOKING: A booking fee of £___ is required on signing and returning the booking form. This fee will be refunded when one month's notice of intention to leave has been given.

FEES: Fees are payable weekly each Thursday or Friday in a signed envelope. A 50% reduction of fees will apply to three weeks during the year, ie;

- a) Christmas Week.
- b) A 2 week period of choice in summer.

It is necessary for our nursery to maintain a full staff at all times, and we cannot therefore give any reduction for absenteeism.

The weekly fee is £___.

PARENT'S SIGNATURE

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone:773066



Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street.
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

Register Reference : 91A/1998

Date : 19th December 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Retention of use as creche
LOCATION : 10 Rushbrook View, Templeogue, D6W.
APPLICANT : Mary Lowe
APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 18th December 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Ray Kavanagh,
19 Faussagh Avenue,
Cabra,
Dublin 7.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building 10 RUSHBROOK VIEW, TEMPLEOGUE.
(If none, give description sufficient to identify) DUBLIN 6W.

3. Name of applicant (Principal not Agent) Ms. MARY LOWE
Address 2 SYCAMORE DRIVE DUBLIN 16 Tel. No. 987711

4. Name and address of RAY KAVANAGH
person or firm responsible for preparation of drawings 19 FAUSSASH AVE, CABRA, D7 Tel. No. _____

5. Name and address to which notifications should be sent AS NO. 4.

6. Brief description of proposed development RETENSION OF USE AS CRECHE. **N 51390**

7. Method of drainage EXISTING PUPAC SIPS Source of Water Supply EXISTING MAINS

9. In the case of any building or buildings to be retained on site, please state:
(a) Present use of each floor or use when last used _____
(b) Proposed use of each floor CRECHE

DUBLIN COUNTY COUNCIL
Permission is sought for retention of use as creche to number 10 Rushbrook View, Templeogue, D6W for Mary Lowe.

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? No.

11. (a) Area of Site APPROX. 150 Sq. m.
(b) Floor area of proposed development 84 Sq. m.
(c) Floor area of buildings proposed to be retained within site 84 Sq. m.

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) TENANT (OWNERS PERMISSION IN WRITING CAN BE SUBMITTED) IF REQUIRED

13. Are you now applying also for an approval under the Building Bye Laws? Yes No Place in appropriate box.

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal. SUBSTANTIALLY.

15. List of documents enclosed with application. 4 COPIES OF DRG. NO.
4 COPIES OF DRG. NO.
NOTICE IN IRISH PRESS DATED 4/12/91

16. Gross floor space of proposed development (See back) 84 Sq. m.

No of dwellings proposed (if any) _____ Class(es) of Development _____
Fee Payable £ 147.00p Basis of Calculation 84 sqm @ £1.75 per sq. metre
If a reduced fee is tendered details of previous relevant payment should be given _____

Signature of Applicant (or his Agent) Ray Kavanagh Date 4/12/91

Application Type P FOR OFFICE USE ONLY
Register Reference 91A/1998
Amount Received £ 212.0
Receipt No 22-5
Date _____

RECEIVED
18 DEC 1991
Reg. Sec.

site location map received 12/12/91
RECEIVED
18 DEC 1991
REG. SEC.

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
 2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
 3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.
- NB. Applications must be received within 2 weeks from date of publication of the notice.**
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
 5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are.
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
 6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension	
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum		(improvement/alteration)	£30.00 each
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	C	Building — Office/ Commercial Purposes	£3.50 per m ² (min. £70.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	E	Petrol Filling Station	£200.00
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
8.	Petrol Filling Station.	£100.00			Min. Fee £30.00
9.	Advertising Structures.	£10.00 per m ² (min £40.00)			Max. Fee £20,000
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

CO HAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Issue of this receipt is not a
acknowledgement that the fee
tendered is the prescribed application
fee. N 51390

CASH ✓
CHEQUE
M.O.
B.L.
I.T.

€147.00

Received this 4th day of December 1991

from Mary Lowe
2 Sycamore Drive, D.16

the sum of one hundred and forty seven Pounds

application at 10 Richbrook View Pence, being fee for planning

Michael O'Han Cashier

S. CAREY
Principal Officer
Class 14

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

Ray Kavanagh,
19 Faussagh Ave,
Cabra,
Dublin 7.

Planning Department,
Block 2, Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Telephone: (01) 724755

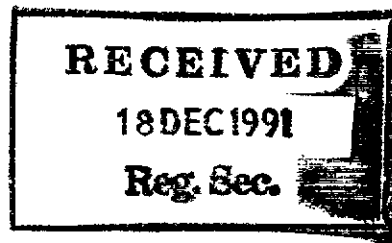
13th December 1991

RE: 10 Rushbrook View, Templeogue

Dear Sir/Madam,

The attached submission received in this Department on 4th December 1991 in connection with the above development is returned, herewith. The submission cannot be accepted as it does not conform with the requirements of a valid Planning Application for the following reason(s):

1. No Site Location Map was enclosed. ✓

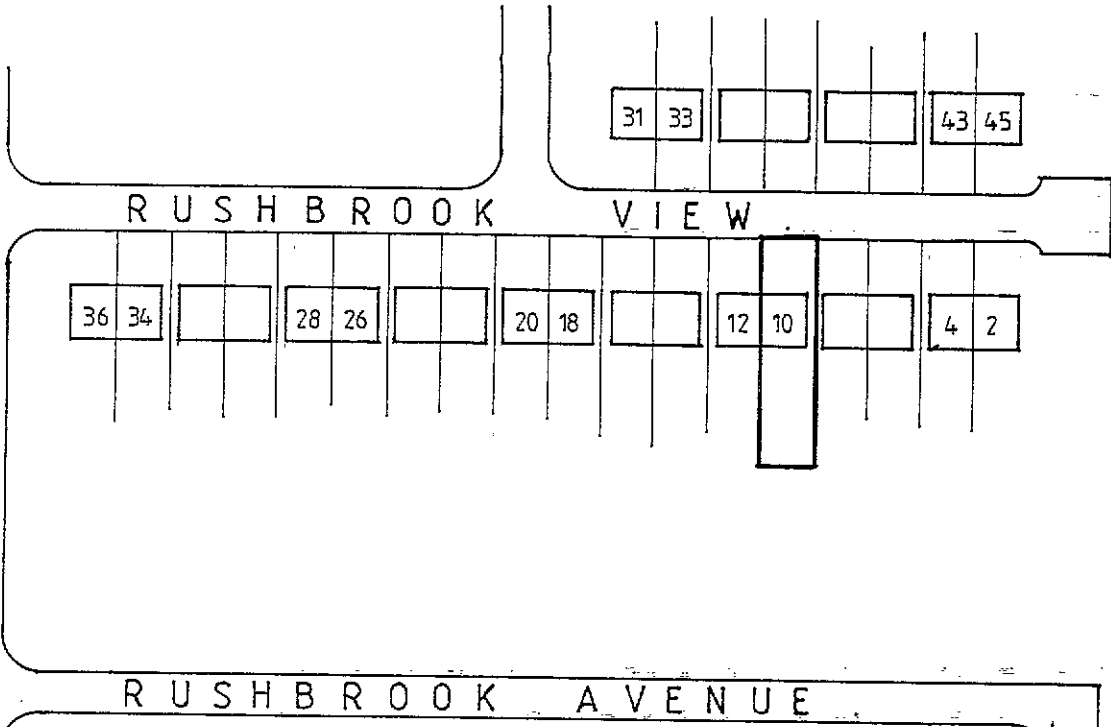


Should you wish to pursue the matter you are advised to re-submit an amended application in compliance with the Regulations as soon as possible.

Yours faithfully



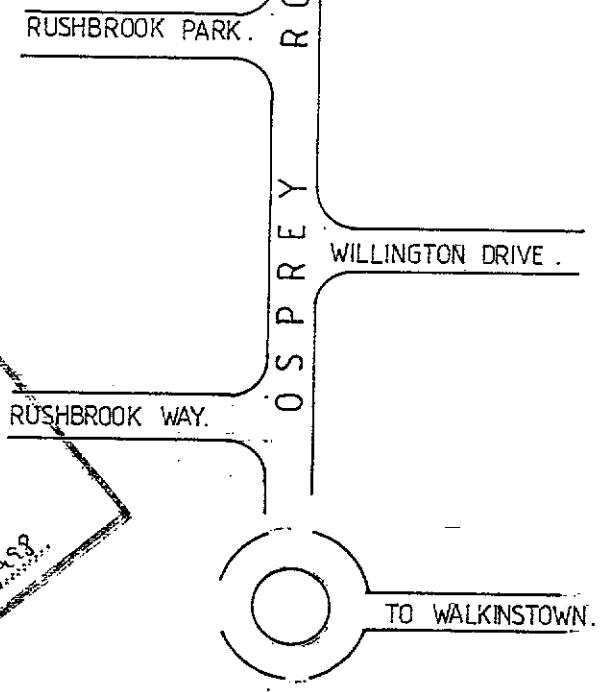
for PRINCIPAL OFFICER



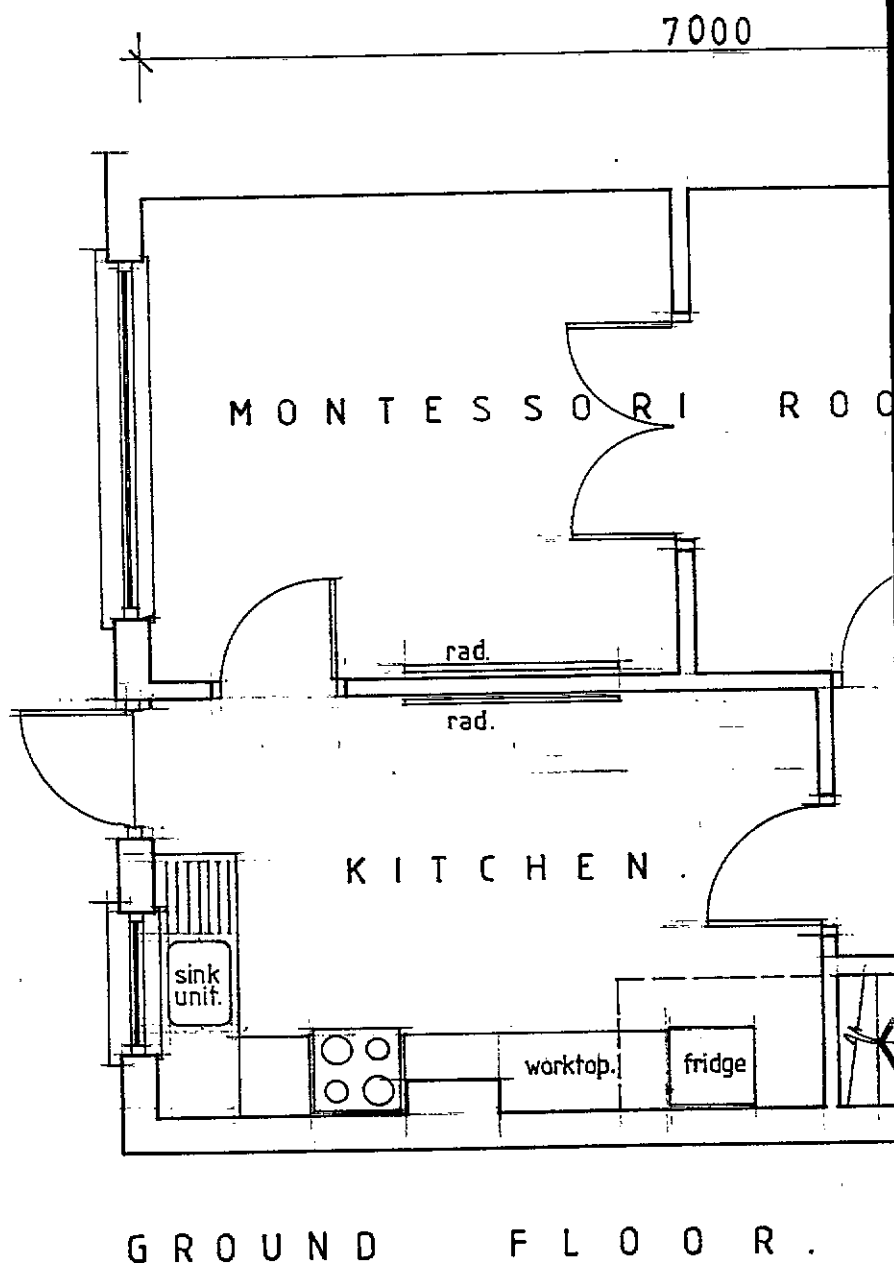
SITE LOCATION MAP.
 NOT SHOWN ON O.S. MAP
 NOT TO SCALE.



DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 18 DEC 1991
 REG No. 91/15/1998



DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
18 DEC 1991
REG. No. 90214998...

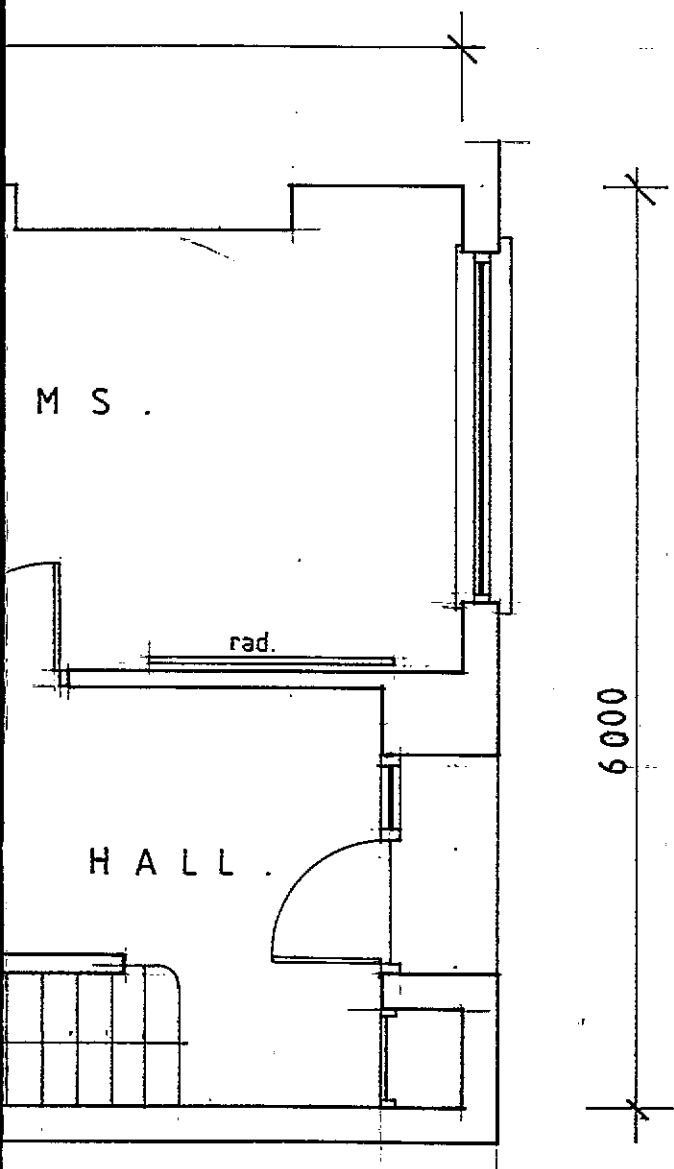


RAY KAVANAGH

19 FAUSSAGH AVENUE. CABRA. DUBLIN 7.

JOB / CLIENT

SCALE



RETENSION OF USE AS -CRECHE
 AT 10 RUSHBROOK VIEW, TEMPLEOGUE D.6.w.

DRAWING. GROUND FLOOR PLAN.

1:50

DATE.

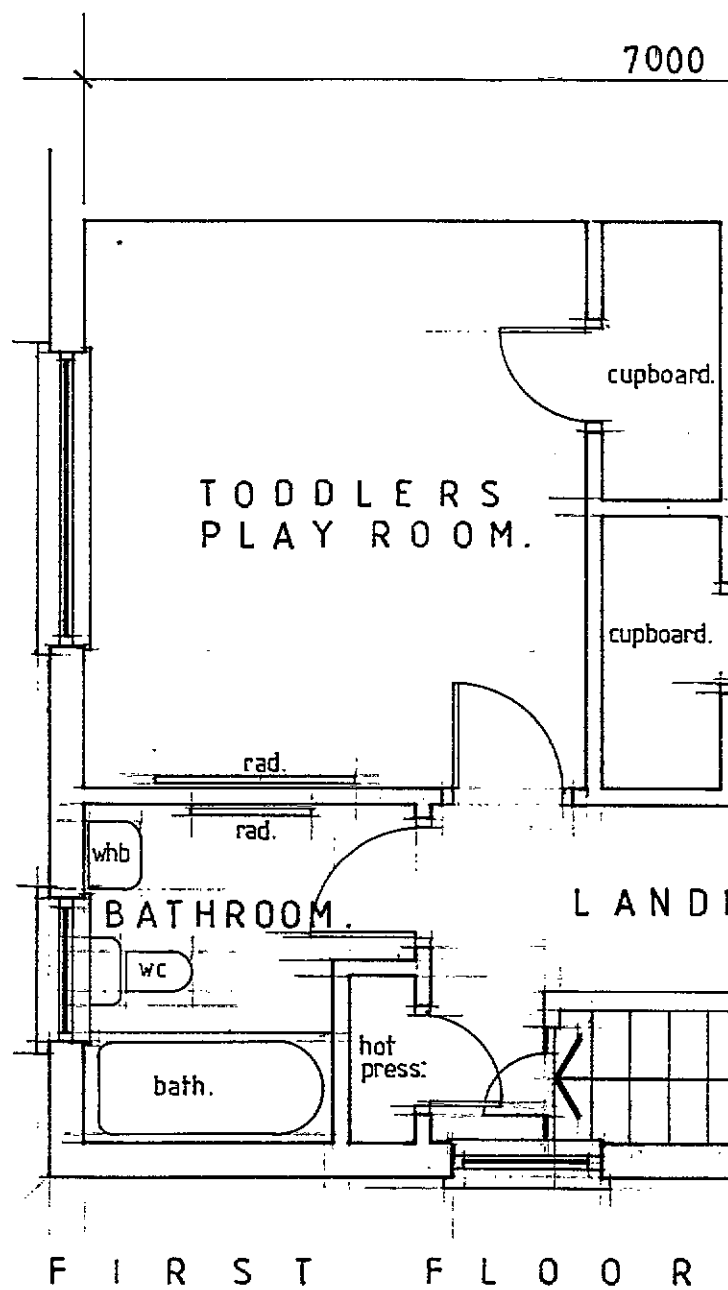
13 / 5 / 91

DRG.NO.

91 / L / 09

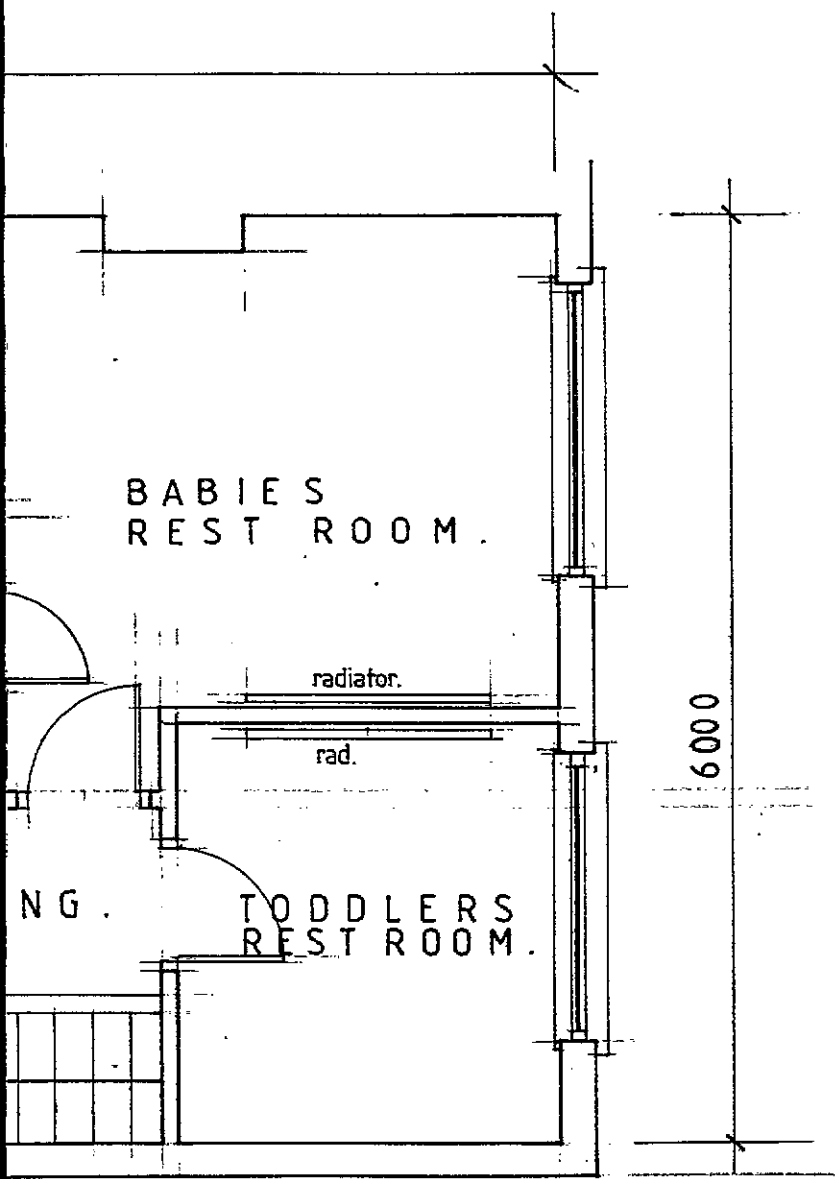
REV.

Ray K...



RAY KAVANAGH

19 FAUSSAGH AVENUE, CABRA, DUBLIN 7.



DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 18 DEC 1991
 REG No. 91/1/10

JOB / CLIENT.	RETENSION OF USE AS CRECHE AT 10 RUSHBROOK VIEW, TEMPLEOUGE D. 6w.			DRAWING.	FIRST FLOOR PLAN.		
SCALE.	1 : 50	DATE.	13 / 5 / 91	DRG. NO.	91 / 1 / 10	REV.	P. K. K...