

John Gour Keane

Dublin County Council Comhairle Chontae Atha Cliath

Seomra an Chomhairle



Bosca 174
P. O. Box 174
46/49 Sraid O'Connell Uacht,
46/49 Upper O'Connell Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)727777
Fax. (01) 725782

Our Ref.

Your Ref.

Date

91A / 1571

Grant Order No P/0074 / 97

Drawings " " P/5287 / 91

4 Sets.

Cart Keel.

Feb 77

£136.28

~~The~~ This floor area 4/2.30 per
sq. metre + 1/2 that again
because its retention



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

Mr B. Murphy,
378 Orwell Park Crescent,
Templeogue,
Dublin 6W.

Our Ref: **RF/ID**

Your Ref:

Date: **26th November 1991**

REG. REF. 91A/1571

RE: Development at 373 Orwell Park, Templeogue

Dear Sir,

I refer to your letter received in this Department on 21st November 1991 regarding the above and wish to inform you that a Decision to Grant Permission was made on this application on 22nd November 1991. 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

Feb 5 19369

Per 2511

PA

378 ORwell Park Crescent
TEMPLEOGUE

DUBLIN 6W

20th Nov. 1991

AP 2
OBJECT

re: Planning Application
30/9/91 / a / 1571 373 ORwell Park, Templeogue /
Retention of Montessori pre school /
C. Keane.

to: Planning Dept.
Dublin County Council
Irish Life Centre, Dublin 1.

I wish to object to the above application, as this is a residential area and therefore the application to have a school here is obviously not suitable. This private school attracts a lot of extra traffic to a quiet cul-de-sac, which was not designed for a school. [Councillor Cár Keane is a positive community person & deserves a chance to make alternative arrangements, if otherwise.] However I would prefer if this school was located elsewhere, for the reasons stated. The children at this school share the building with residential tenants, with just one toilet.

Yours faithfully

Brian Murphy.

P.S. Councillor Cár Keane has now declared that she intends increasing the pupil attendance or having longer school hours. She and her family once lived there.



Bloc 2, Ionad Bheatha hEireann,
Block 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/1571

Date : 23rd November 1991

Dear Sir/Madam,

Development : Retention of Montessore Pre - School.

LOCATION : 373 Orwell Park, Templeogue.

Applicant : C. Keane,

App. Type : PERMISSION

I wish to inform you that by order dated 22.11.91 it was decided to GRANT 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 £100; any other appeal is £50.

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 £15.

Ms. V. O'Neill,
376 Orwell Park Crescent,
Templeogue,
Dublin 6W.

Yours faithfully,

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

for PRINCIPAL OFFICER

OBJ

Planning Dept.,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

91A/1571
1669

376 Orwell Park Cres.,
Templeogue,
Dublin 6W.

24th October 1991

TO WHOM IT MAY CONCERN

30/10

RE: Planning application no.1572
Dated 30th September 1991

We, the undersigned, wish to oppose the granting of permission to retain the Montessori School at 373 Orwell Park Crescent on the grounds that:

- 1 This is a residential area and in ^{our} ~~my~~ opinion the school is now a commercial enterprise.
- 2 We feel there is an invasion of our privacy.
- 3 Access to our homes has regularly been blocked by people parking their cars while dropping and collecting children.

On occasion we have had to ask individuals to move their cars and this is causing unpleasantness.

Please note we did not object when the owner was residing in the house and the numbers attending the school were low.

Yours faithfully

Vera O'Neill ✓
Vera O'Neill
376 Orwell Park Crescent

Kathleen Williams
Kathleen Williams
375 Orwell Park Crescent

Rose Moran
Rose Moran
520 Orwell Park Crescent
Rose Moran

25 OCT 91



Bloc 2, Ionad Bheatha na hEireann,
Block 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/1571

Date : 23rd October 1991

Dear Sir/Madam,

Our Ref.

Your Ref.

Date

Development : Retention of Montessori Pre - School.

LOCATION : 373 Orwell Park, Templeogue.

Applicant : C. Keane,

App. Type : PERMISSION

Date Recd : 30th September 1991

Your application in relation to the above was submitted with a fee of 40.00 .

On examination of the plans submitted it would appear that the appropriate amount should be 70.00 .

I should be obliged if you would submit the balance of 30.00 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,

A handwritten signature in dark ink, appearing to be 'N.J.', written over a dotted line.

for PRINCIPAL OFFICER

Cait Keane,
26 Rushbrook Court,
Templeogue,
Dublin 6W.

Cait Keane,
26 Rushbrook Court,
Templeogue,
Dublin 6W

Our Ref; MOH/GC

Date; 8/10/91

Re; Retention of Montessore Pre-School at 373 Orwell Park, Templeogue,
for C. Keane. Reg.Ref. 91A/1571

Dear Madam,

I refer to the above application for planning permission received in this department on 30/9/91.

The correct fee cannot be assessed as detailed floor plans have not been submitted.

As the 2-month period within which the planning authority must make a decision will not begin to run until the correct fee has been paid it is important that you forward the required information as soon as possible.

Yours faithfully,



for PRINCIPAL OFFICER

not h BBL

PLANNING APPLICATION FEES

Reg. Ref. 910/1571

Cert. No. 26TT

PROPOSAL Retention of Montessori

LOCATION 373 Orwell Park Crescent, Templeogue, DU 6W

APPLICANT Cait Keane

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	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 39.5m	@£1.75 per m2 or £40	£70	£40	£30	£30 paid 15/11 N51207
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/FI Date 22/10/91

Column 1 Endorsed: Signed: Grade Date

Columns 2,3,4,5,6 & 7 Certified: Signed: not h Grade C/B Date 4/10

Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade Date

Mick No plan of Montessori included from 7/10/91

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/1571

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

LOGG AREA OF PRESENT PROPOSAL: 425 FT²

PREPARED BY:

CHECKED BY:

PERIOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO. BY / DATED

ENTERED IN CONTRIBUTIONS REGISTER

J. Y.
22/6/91.

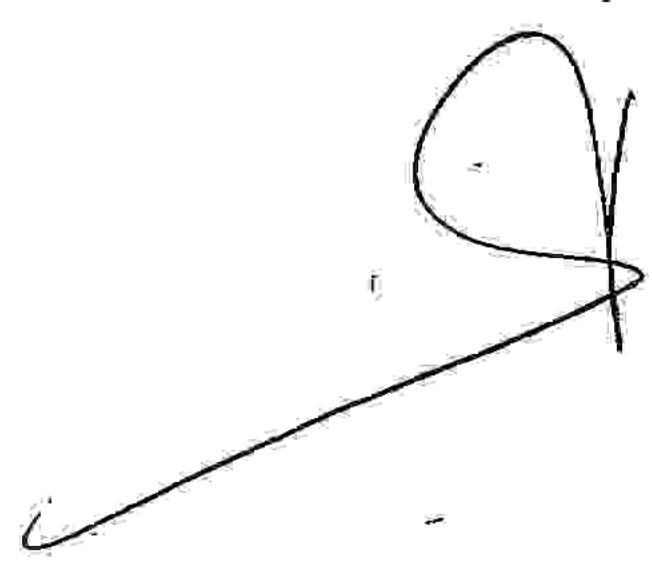
425

10000.710

318-75

319

19/11/91



DEVELOPMENT CONTROL ASSISTANT GRADE

p/5287/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1571

Date Received : 30th September 1991

Bel. of Fee Paid : 15.11.91

Correspondence : Cait Keane,
Name and : 26 Rushbrook Court,
Address : Templeogue,
Dublin 6W.

Development : Retention of Montessore Pre - School.

Location : 373 Orwell Park, Templeogue.

Applicant : C. Keane,

App. Type : Permission

Zoning : 'A'

Floor Area : 28 sq.metres

CONTRIBUTION:	
Standard:	319
Grds:	
Sers:	
Open Space:	
Other:	
SECURITY:	
Bond/C.I.F.:	
Cash:	

g/s (GB/CM)

Report of the Dublin Planning Officer, dated 14th November, 1991.

This is an application for Permission for retention of Montessori Pre-school at 373 Orwell Park, Templeogue, for C. Keane.

The development is located in a standard 2-storey dwelling house within the Orwell Park Housing Estate. It is stated that only the lounge/dining area is used, while the upper storey seems to be separately let.

There is no planning history to this site.

The first floor of the house is let separately as a flat. In a letter accompanying the application it is stated that the pre-school "has been operating since 1976. Since that time there have been no complaints, and it has been valued as an educational resource by the local community."

There is an objection on file from 3 residents, who claim that the use is a commercial one in a residential area, since the owner/applicant no longer resides there. The applicant is Councillor Cait Keane, whose address is given as 26 Rushbrook Court, Templeogue.

In the current Development Plan, education is a permitted use in a residential zoning, and in the 1991 Draft Plan "creche/nursery school" is open for consideration.

I spoke to Ms. Keane on site, and she advised me that she has not used the house as a residence for 7 years; the school has operated without complaint during that time. It is generally the policy of the Planning Authority not to favour development of this nature, but given the length of time involved without enforcement history, there may be a case for at least a

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1571

Page No: 0002

Location: 373 Orwell Park, Templeogue.

temporary permission.

Councillor Keane also advised me that parents are requested not to bring cars into the street, and that with rare exceptions, this is adhered to.

The report from Supervising Health Inspector indicates that the facilities proposed are inadequate due to lack of adequate sanitary accommodation; lack of washing facilities beside the sanitary facilities; no continuous hot water in classroom area.

The heating used is by electric fan heater out of reach of children. There is a standard rear garden, with wooden fence on each boundary. This school is run by Ms. Keane, with one assistant; there are 19 children, all aged three years minimum.

I recommend that a decision to Grant Permission be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following conditions:-

(2) conditions:-

CONDITIONS / REASONS

01 The development in its entirety to be 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.

02 That the use shall cease on 1st November, 1994, unless permission has been obtained for its retention by Dublin County Council or by An Bord Pleanála.

PC. 02 REASON: *In order to allow the development to be reassessed at that date*
~~In the interest of the proper planning and development of the area.~~

03 That the development shall comply with the requirements of the Supervising Environmental Health Officer, with regard to: adequate sanitary facilities; washing facilities; space standards. In this regard, applicant should consult directly with Supervising Environmental Health Officer.

REASON: In the interest of health. NOTE: Applicant should continue to make all reasonable attempts to restrict vehicular traffic from entering the street.

GB.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

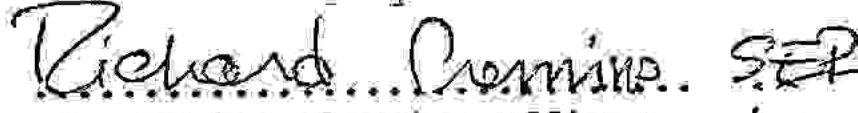
Reg. Ref: 91A/1571

Page No: 0003

Location: 373 Orwell Park, Templeogue.

- 04 That a financial contribution in the sum of £319. be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which will facilitate this development; this contribution to be paid prior to the commencement of development on site.
- 04 REASON: In the interest of the proper planning and development of the area.

Endorsed: 
for Principal Officer

 SEP
for Dublin Planning Officer 18/11/91

Order: A decision pursuant to section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (4) conditions set out above is hereby made.

Dated : 22 NOVEMBER 1991


ASSISTANT COUNTY MANAGER/~~APPROVED OFFICER~~

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 6th November 1991.

marjorie o'shea

Register Reference : 91A/1571

Date : 2nd October 1991

Development : Retention of Montessore Pre - School.

LOCATION : 873 Orwell Park, Templeogue.

Applicant : C. Keane,

App. type : PERMISSION

Planning officer : M.O'SHEE

Date Recd. : 30th September 1991

DUBLIN COUNTY COUNCIL
- 4 OCT 1991
ENVIRON. HEALTH OFFICERS

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

PLANNING DEPT.
DEVELOPMENT CONTROL SEC.
Date 15.10.91
Time 9.50

Yours faithfully,

.....
for PRINCIPAL OFFICER

There is insufficient information to deal with this proposal.
See length 9/10/91

The premises was inspected on wed 9/10/91. It was found that the facilities in the premises were inadequate for the following reasons

1. The sanitary accommodation is of inadequate size and is not ventilated directly to the external air.
2. There is no wash hand basin provided adjacent to the sanitary accommodation.
3. There is no continuous supply of hot water at the sink in the class room area.
4. This year the pre-school is in operation in the afternoon for 2-2 1/2 hrs as well as the morning. The numbers attending the morning session were 19-20 in the afternoon session are 5-7.

SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

The occupancy should be in accordance with the following guidelines
0-1 yrs 3.72 sq m floor area per child
1-2 yrs 2.79 - - - -
2-5 yrs 2.32 - - - -

Filed

Endorsed for Sta Dering for John O'Reilly SC110 10/11/91

See length 9/10/91



Bloc 2, Ionad Bheatha na hEireann,
Block 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 GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 5287 /91 - Date of Decision : 22nd November 1991

Register Reference : 91A/1571 - Date Received : 30th September 1991

Applicant : C. Keane,

Development : Retention of Montessori Pre - School.

Location : 373 Orwell Park, Templeogue.

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 GRANT PERMISSION in respect of the above proposal.

Subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:-4...ATTACHED.

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

Date:.....25/11/91.....

Cait Keane,
26 Rushbrook Court,
Templeogue,
Dublin 6W.

final grant on 9.1.92.
order no. P/0074/92.

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 Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala 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 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.

Reg.Ref. 91A/1571
Decision Order No. P/ 5287 /91
Page No: 0002



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

CONDITIONS / REASONS

- 01 The development in its entirety to be 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.
- 02 That the use shall cease on 1st November, 1994, unless permission has been obtained for its retention by Dublin County Council or by An Bord Pleanala.
- 02 In order to allow the development to be reassessed at that date.
- 03 That the development shall comply with the requirements of the Supervising Environmental Health Officer, with regard to: adequate sanitary facilities; washing facilities; space standards. In this regard, applicant should consult directly with Supervising Environmental Health Officer.
REASON: In the interest of health.
- 04 That a financial contribution in the sum of £ 319. be paid by the proposer to the 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.

NOTE: Applicant should continue to make all reasonable attempts to restrict vehicular traffic from entering the street.

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:-

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Irish Life Centre,
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Dublin 1.

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(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 Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala 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 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.

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY — DUBLIN COUNTY COUNCIL

Issue of this receipt is not an acknowledgement and the fee tendered is the prescribed application fee. N^o 51207

CASH
CHECK
M.O.
B.L.
I.T.

46/49 UPPER O'CONNELL STREET, DUBLIN 1.

£ 30.00

Received this 15th day of November 19 91

from Sean Cait Keane, 26 Rushbrook Court, Templeogue

the sum of thirty Pounds

Pence, being Balance

of fee on 91A/1571

Noleen Deane Cashier

S. CAREY Principal Officer

Handwritten initials/signature

26 Rushbrook Court
Templeogue
Dublin 6W

Phone: 509878

13/11/91

Dear Mr. W. Lelan,

Enclosed find cheque

£30 additional planning fee

as requested.

Yours Sincerely,

Paul Keane.

RECEIVED
15 NOV 1991
REG. SEC.



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

Cait Keane,
26 Rushbrook Court,
Templeogue,
Dublin 6W

21/10/91

Our Ref; MOH/GC

Date; 8/10/91

Re; Retention of Montessori Pre-School at 373 Orwell Park, Templeogue,
for C. Keane. Reg.Ref. 91A/1571

Dear Madam,

I refer to the above application for planning permission received in this department on 30/9/91.

The correct fee cannot be assessed as detailed floor plans have not been submitted.

As the 2-month period within which the planning authority must make a decision will not begin to run until the correct fee has been paid it is important that you forward the required information as soon as possible.

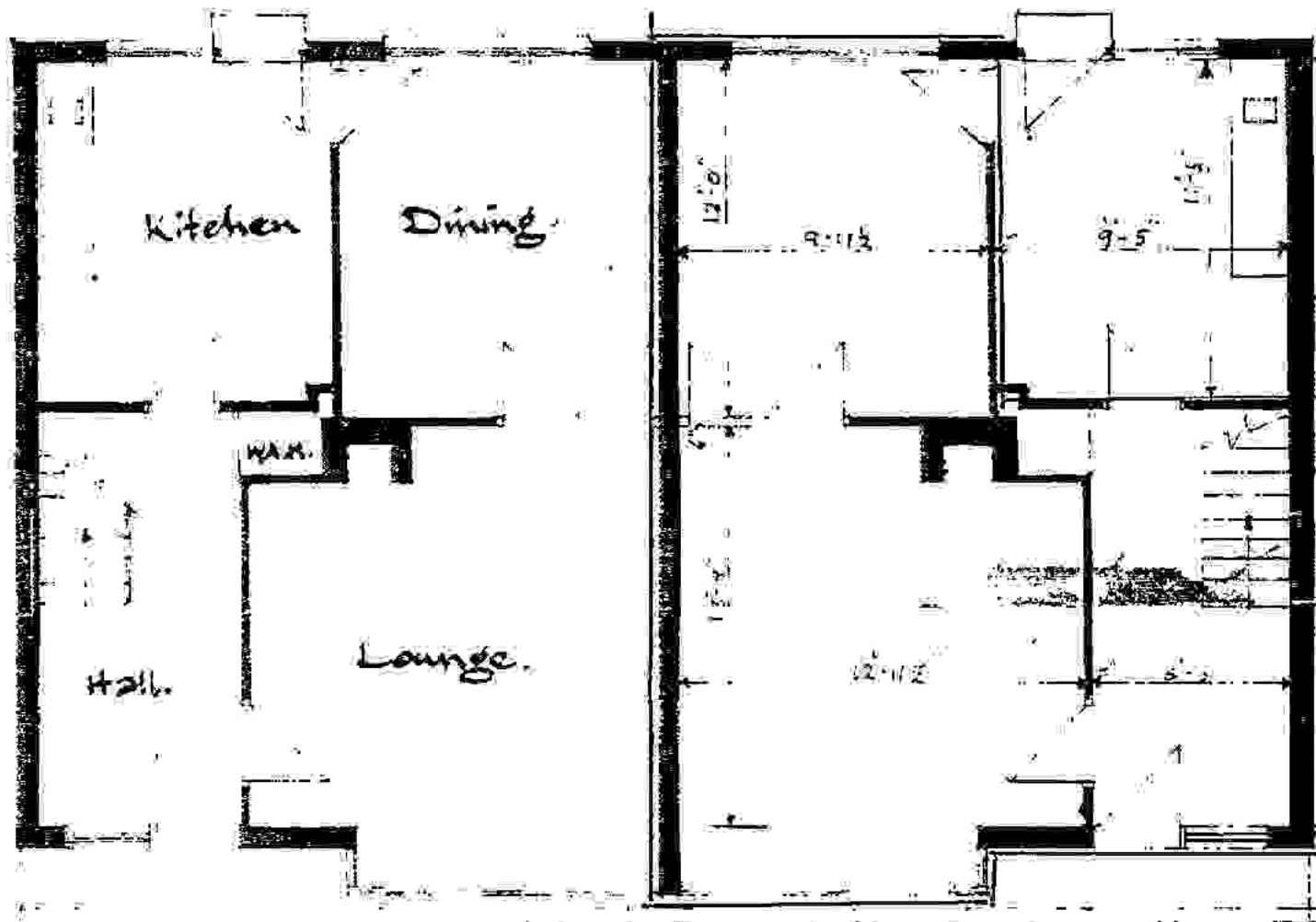
Yours faithfully,

Michael O'Keefe

for PRINCIPAL OFFICER

Mr. Haran

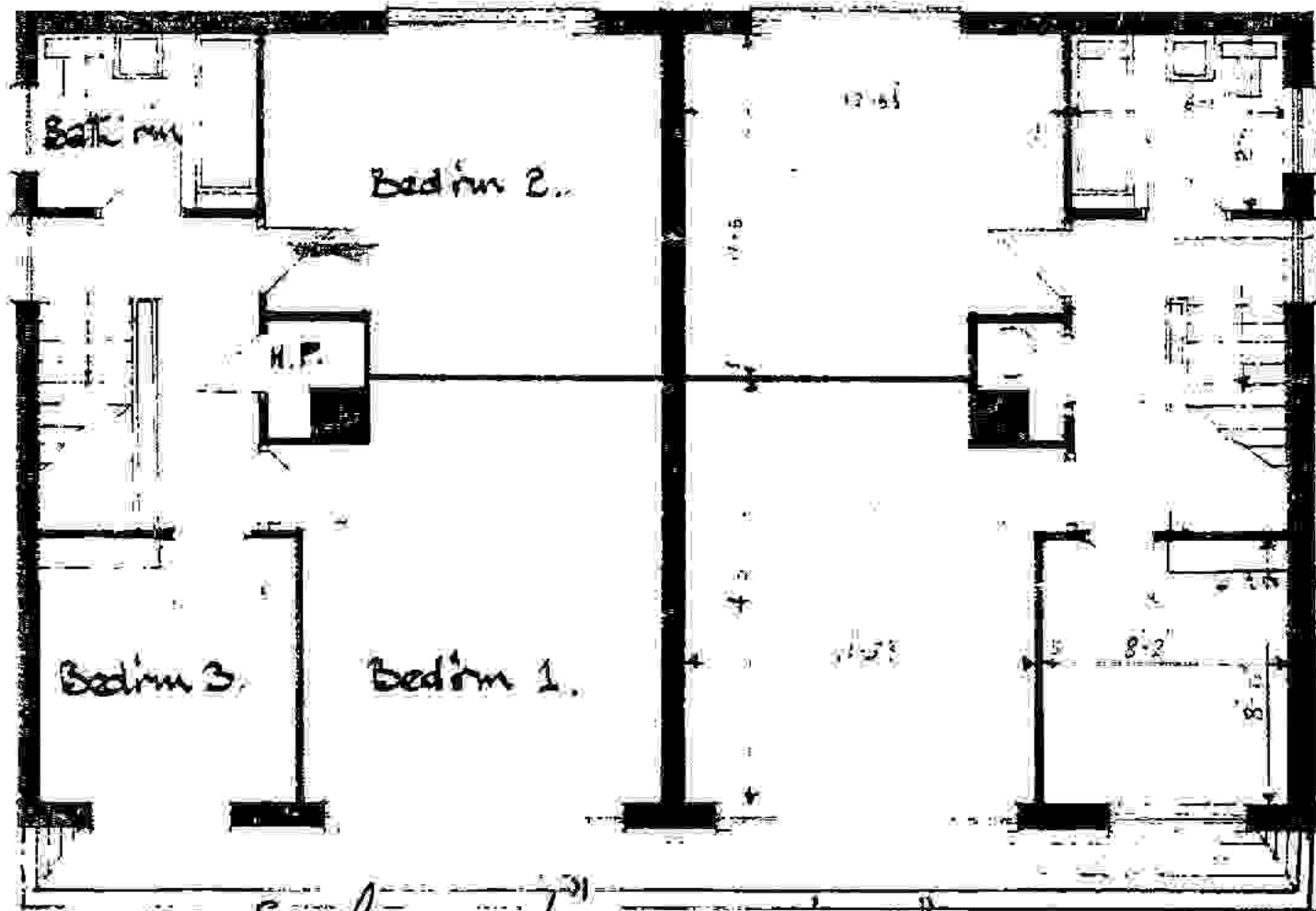
Enclosed another set of plans as requested. The area outlined in red is the area used by Cait Keane as the pre school.



GROUND FLOOR PLAN

14 226
5 26

FIRST FLOOR PLAN



Scale $\frac{1}{8} = 1-00$

Date: Oct 26th 1991

Drawn: L.W.P. Checked: P.E.M.S.

Description:
3 Bedroom House Plans.

Job:
Orwell Park Wellington Lane Dublin 15

for:

DUBLIN COUNTY COUNCIL
Planning Dept. Residential Section
APPLICATION RECEIVED
21 OCT 1991
REG No: 91R/1571

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



Bloc 2, Ionad Bheatha na hEireann,
Block 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/1571

Date : 1st October 1991

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

Dear Sir/Madam,

DEVELOPMENT : Retention of Montessori Pre - School.

LOCATION : 373 Orwell Park, Templeogue.

APPLICANT : C. Keane,

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 30th September 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Cait Keane,
26 Rushbrook Court,
Templeogue,
Dublin 6W.



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 373 Orwell PK. Crescent.
(If none, give description sufficient to identify) Templeogue Dublin 6W.

3. Name of applicant (Principal not Agent) CAIT KEANE

Address 26 Rushbrook Court Templeogue Tel. No. 509878

4. Name and address of person or firm responsible for preparation of drawings Orwell Park Estates Ltd. Tel. No. _____

5. Name and address to which notifications should be sent Cait Keane
26 Rushbrook Court, Templeogue DBW

6. Brief description of proposed development pre school for 2 1/2 hours per day
Change of use of lounge/dining to Montessori School.

7. Method of drainage public sewer 8. Source of Water Supply public supply

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 LOUNGE/DINING = Montessori Pre-school
1st Floor + Kitchen = Residential.

(b) Proposed use of each floor same

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? change of use of Dining/Lounge

Irish
Cres
18/9/91

11.(a) Area of Site _____ Sq. m.

(b) Floor area of proposed development _____ Sq. m.

(c) Floor area of buildings proposed to be retained within site _____ Sq. m.

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) FREEHOLD

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

RECEIVED
[40] 30/9
NS0763

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

House still in use as residential.

15. List of documents enclosed with application. 4 copies of site plan

CO. DUBLIN Permission sought for retention of Montessori Pre-School at 373 Orwell Park, Templeogue. Signed: C. Keane.

4 a lay of ground floor

1 copy of Newspaper advert.

16. Gross floor space of proposed development (See back) 25.67 m² Sq. m.

No of dwellings proposed (if any) None Class(es) of Development _____

Fee Payable £ 40 Basis of Calculation Class No. 4.

If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Cait Keane Date 16/9/91

Application Type P FOR OFFICE USE ONLY

Register Reference 91A/1571

2.40

Amount Received £ 22/0

Receipt No _____

Date _____

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

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements:	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m ² (min £40.00)
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)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
		Min. Fee £30.00 Max. Fee £20,000

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.

CÓMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL
CASH
CHEQUE
M.O.
B.L.
I.T.

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N-50763

£40.00

Received this 30th day of September 1991

from S. & C. Keane,
373 Orwell Park Cres.,
Templeogue

the sum of Forty Pounds

Pence, being fee for

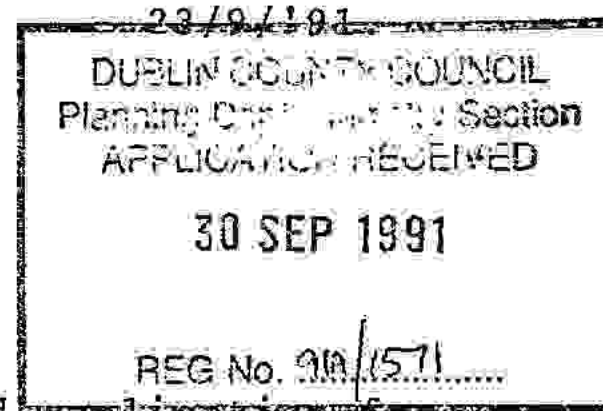
planning application at 373 Orwell Park
Cres.

Michael Deane Cashier

S. CAREY (Cass) U
Principal Officer

26 Rushbrook Court
Templeogue
Dublin 6W

Phone: 509878




Dear Sir,

With reference to the enclosed application for retention of a Montessori pre-school at 373 Orwell Pk. Cr. This pre-school has been operating at the said premises since 1976. During that period there has not been one complaint made about it, in fact quiet the contrary, it has been used as a valued educational resource by the local community.

There is very little traffic generated by the preschool as most clients are local and so pedestrian, any cars are requested not to drive into the estate, I have had full cooperation on this.

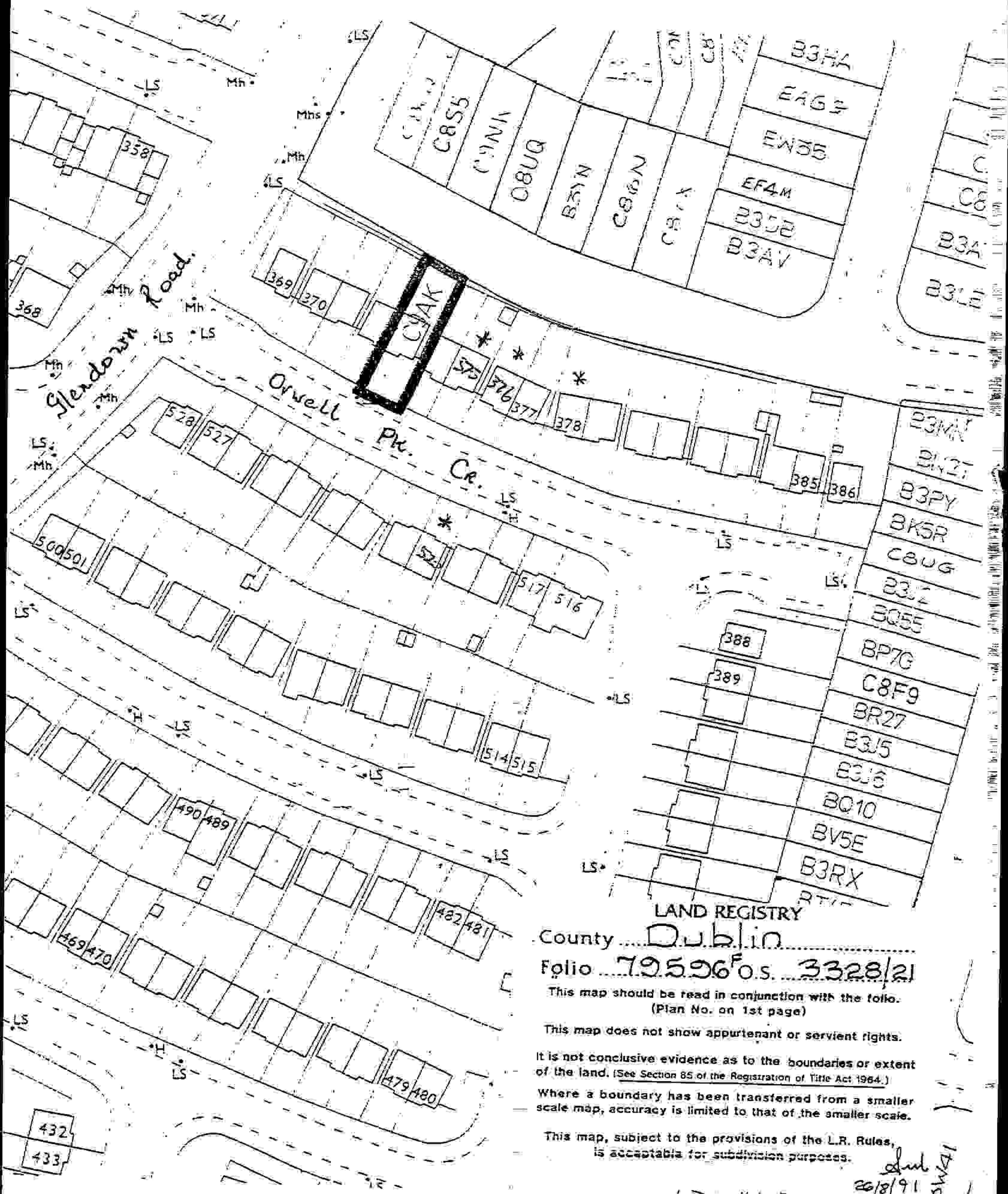
Yours faithfully,



Cait Keane



Orwell Park Estate



LAND REGISTRY
 County Dublin
 Folio 79596 of s. 3328/21

This map should be read in conjunction with the folio.
 (Plan No. on 1st page)

This map does not show appurtenant or servient rights.

It is not conclusive evidence as to the boundaries or extent
 of the land. (See Section 85 of the Registration of Title Act 1964.)

Where a boundary has been transferred from a smaller
 scale map, accuracy is limited to that of the smaller scale.

This map, subject to the provisions of the L.R. Rules,
 is acceptable for subdivision purposes.

Handwritten: Dub 17/4/1
 26/8/91