



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/ 5275 /91 Date of Decision : 13th November 1991

Register Reference : 91A/1289 Date Received : 11th October 1991

Applicant : B. Fagan

Development : Change of use from offices/banking hall to pre-school
education centre

Location : 1 Main Street, Blessington Road, Tallaght

Floor Area : Sq. Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : 270991//111091

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:- 5 ATTACHED.

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

Date: 15/11/91

Martin Lynch,
30 Fortfield Avenue,
Dublin 6.

Reg. Ref. 91A/1289
Decision Order No. P/ 5275 /91
Page No: 0002



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C O N D I T I O N S / R E A S O N S

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 The proposal shall comply with the requirements of the Supervising Environmental Health Officer in relation to the sanitary facilities.
02 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 The number of children in the centre shall not exceed Eastern Health Board standards in relation to child/space ratio. Applicant should contact the Supervising Environmental Health officer (Tel. 727777) in this regard.
03 REASON: In the interest of the proper planning and development of the area.
- 04 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of safety and the avoidance of fire hazard.
- 05 All reasonable efforts shall be made to maintain adequate standards of hygiene in the adjoining lane.
REASON: In the interest of health.

NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.

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/1289

Date : 14th October 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of use from offices/banking hall to pre-school
education centre

LOCATION : 1 Main Street, Blessington Road, Tallaght

APPLICANT : B. Fagan

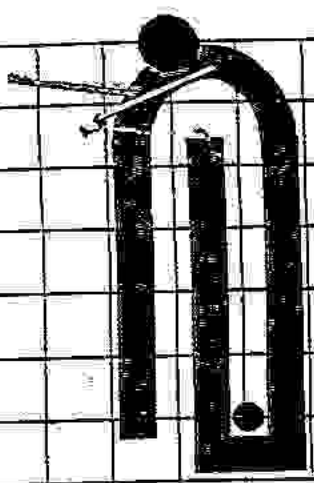
APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information
received on 11th October 1991.

Yours faithfully,

.....
FOR PRINCIPAL OFFICER

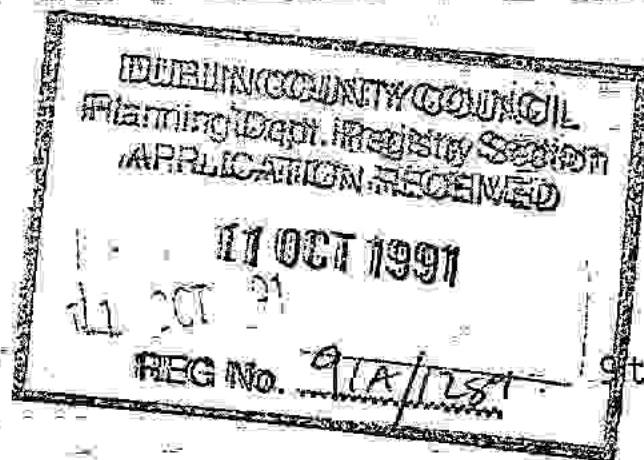
Martin Lynch,
30 Fortfield Avenue,
Dublin 6.



MARTIN LYNCH

Dip. Arch. B.Sc. Arch.

91A/1289
3.2.0
A.I.



Ms. G. Bootman,
Planning Officer
Dublin County Council.

9th October 1991

Re: Planning Application for change of use at I Main Street, Tallight.
Reg. Ref. No. 91a/I289

Dear Ms. Bootman,

Further to your letter of 27th September I enclose letter from the N.C.N.A. which I believe covers your first question.

I have spoken to the supervising health officer who informs me that he considers the present toilet facilities to be adequate. I have sent a further copy of the plans of Mr. Peter Wilson's office as plans seem to have been mislaid en-route to him.

I have been informed by solicitors dealing with the sale of this property that my clients have a right of way across the lane way but do not own it. As refuse is stored in the lane-way by an adjoining property owner this is not directly in control of my clients, they note that this matter could be dealt with most satisfactorily by the environmental health officer.

I hope that the above information is to your satisfaction and that a positive decision will shortly be made by your office.

Please do not hesitate to contact me should you wish to discuss the application further.

Yours Sincerely

Martin Lynch
Martin Lynch.

The National Childrens' Nurseries Association

The Carmichael Centre, 4 North Brunswick Street, Dublin 7.

Tel: 962198/722053

Dear Geraldine :

Further to our conversation on Wednesday 2nd October regarding outdoor space for Full-time Day Care Centre at No; 1 Main Street, Tallaght.

In my opinion as Committee Member and designated Complaints Committee Nurseries Association, I feel that the outdoor facilities will be insufficient for the number of children playing at one time. Play will be broken into five different segments of time depending on the child's age, personality, whether they are boisterous or quiet etc.

The daily programme should be designed with the physical, emotional, social and intellectual needs of the child in mind and the equipment provided should encourage the child's development in these areas.

Play is very important for each child but this should not mean that the children run wild. It should be a well planned concept that allows children to make choices about their activities. This would involve routine, and special times would be allocated in the different play areas etc.

Yours sincerely,

Breda C Fagan

BREDA FAGAN



MARTIN LYNCH

Dip. Arch. B.Sc. Arch.

10-10-91

Mr Peter Wheelan
E.M.O.
Dublin County Council

Dear Mr Wheelan.

Further to our recent telephone
correspondence I enclose two final drawings
re application 91A/1289 for change of use
at no 1 main street Tallaght.

Yours Sincerely

Martin Lynch

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
11 OCT 1991
REG No. 91A/1289.

Mr. Martin Lynch,
30 Fortfield Avenue,
Dublin 6.

Reg. Ref. No. 91A/1289

27 September 1991

Re: Permission for change of use from offices/banking hall to pre-school education centre at no. 1 Main Street, Blessington Road, Tallaght, Dublin 24 for B. Fagan.

Dear Sir,

With reference to your planning application, received here on 2nd August, 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1990, the following additional information must be submitted in quadruplicate:-

1. The applicant is requested to indicate whether the pre-school education centre is for full-day use. If so, he should indicate whether the space at the rear of the building would be regarded as adequate for the use of the children attending the centre. In this regard he should consult with specialist child care consultants.
2. The applicant is requested to consult with the Supervising Environmental Health Officer, with regard to Sanitary requirements for this proposal, and to indicate whether their requirements can be complied with.
3. The applicant is requested to indicate whether he is ^{IN}a position to control the laneway area to the rear of premises where food scraps and other refuse were left in skips, or to organise proper management of same.

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

Yours faithfully,


for Principal Officer.

MARTIN LYNCH

Dip. Arch. B.Sc. Arch.

Dublin County Council
Planning Dept
Inst Life Centre

23. SEPT 91

16-9-91

re: application for change of use of
no 7 Main Street Tallaght

reg. ref. no. 91A/1289

Dear Sirs,

Further to your letter of 6 August 91
re above application I confirm that my client's
interest in the property is leasehold. I understand
that he holds the property on a lease of
several several hundred years.

Yours Sincerely

Martin Lynch

91A/1289

1.0.2

interest

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/1289

Date : 6th August 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of use from offices/banking hall to pre-school
education centre

LOCATION : 1 Main Street, Blessington Road, Tallaght

APPLICANT : B. Fagan

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application
received on 2nd August 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Martin Lynch,
30 Fortfield Avenue,
Dublin 6.



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 1 MAIN STREET, BLESSINGTON ROAD
(If none, give description sufficient to identify) TALLAGHT - DUBLIN 24

3. Name of applicant (Principal not Agent) B T J FAGAN
Address ~~AS ABOVE~~ AS ABOVE Tel. No.

4. Name and address of MARTIN LYNCH
person or firm responsible for preparation of drawings 30 FORTFIELD AVE Tel. No.

5. Name and address to which 30 FORTFIELD AVE
notifications should be sent Tel. No. 371-847 2/8

6. Brief description of CHANGE OF USE
proposed development FT. NO. N 4740

7. Method of drainage W.D. change 8. Source of Water Supply public

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. BANKING HALL / OFFICES

(b) Proposed use of each floor EDUCATIONAL PRE SCHOOL MONTESSORI CENTRE

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 198 Sq. m.

(b) Floor area of proposed development 212.48 Sq. m.

(c) Floor area of buildings proposed to be retained within site 212.48 Sq. m.

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

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:
..... N/A

15.List of documents enclosed with newspaper notice

applicatio 2 copies survey drawing
DUBLIN CO. CO. Permission sought for change of use from offices/banking hall to pre-school education centre at no. 1, Main Street, Blessington Road, Tallaght, Dublin 24 by B. Fagan application fee

16.Gross floor space of proposed development (See back) 212.48 Sq. m.

No of dwellings proposed (if any) Class(es) of Development
Fee Payable £ 371.84 Basis of Calculation 1.75 x 212.48
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Martin Lynch Date 1 August 1991

Application Type FOR OFFICE USE ONLY 2/8

Register Reference 91A/1289

Amount Received £ 1.40

Receipt No 22/9

Date

31/7/91

COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

PAID BY DUBLIN COUNTY COUNCIL

CASH
CHEQUE
M.O.
B.L.
P.L.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-47410

£371.84

Received this 2nd day of August 1991

from John Fagan

1 Main St,
Blessington Rd

the sum of Three hundred seventy one Pounds

eighty four Pence, being fee for
planning application at above
address

Noelceen Deane Cashier

S. CAREY Principal Officer Class 4

Councillor S. Laing,
Chairman,
Dublin County Council,
Chairmans Office,
46/49 Upper O'Connell St.,
Dublin 1.

91A/1289

15 November 1991

Dear Chairman,

I refer to your representations in connection with an application for planning permission for proposed change of use from offices/banking hall to pre-school education centre, at 1 Main Street, Blessington Road, Tallaght, for B. Fagan.

I wish to advise you that Additional Information was received on 11th October, 1991, and by Order No. P/5275/91, dated 13th November, 1991, the Council made a decision to Grant Permission for the above proposal. (Copy of the Councils' Notification of Decision to Grant Permission attached for your information).

Yours faithfully,



for Principal Officer.

Encl.

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF:

91A1289

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P 31/10/91 ==	Noted by dlv Zipping		

PLANNING APPLICATION FEES

Reg. Ref. 91A/1289

Cert. No. 7625b

PROPOSAL change of use from office to B. The School Educational Centre

LOCATION 1. Main Street, Blessington Road, Tallaght

APPLICANT B. Fagan

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 2.12.4m	@£1.75 per m2 or £40	372-75	371-84	9/10/84	
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: B. Date: 8-8-84

Column 1 Endorsed: Signed: [Signature] Grade: B. Date: 7/8/84

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: B. Date: 7/8/84

Columns 2,3,4,5,6 & 7 Endorsed: Signed: [Signature] Grade: B. Date: 7/8/84

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1953 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

EG. REF.: 412 / 1289

CNT. REG. F

SERVICES INVOLVED: WATER/SEWER/SURFACE WATER

REA OF SITE:

LOCAL AREA OF PRESENT PROPOSAL: 2, 7, 82

MEASURED BY:

CHECKED BY:

PERIOD OF ASSESSMENT:

TOTAL ASSESSMENT

ANAGER'S ORDER NO. 27

DATED

DEP. BY CONTRIBUTIONS REGISTER

EMPLOYMENT CONTROL ASSISTANT GRADE



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

Register Reference ; 91A/1289

Date : 6th August 1991.

Dear Sir/Madam,

Development : Change of use from offices/banking hall to pre-school
education centre

LOCATION : 1 Main Street, Blessington Road, Tallaght

Applicant : B. Fagan

App. Type : PERMISSION

Date recd. : 2nd August 1991

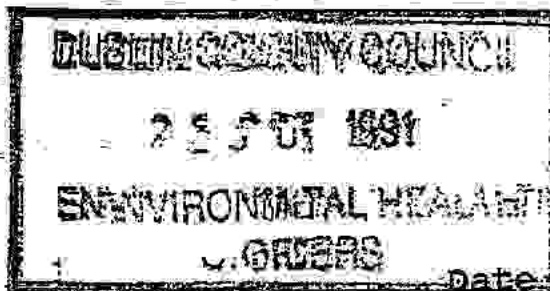
I refer to your planning application in connection with the above.
You have omitted to state your/your client's legal interest in this
property, (i.e. whether freehold, leasehold etc.).
This information is required to comply with Article 17 of the Local
Government (Planning and Development) Regulations 1977.

Please submit this information at your earliest convenience.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Martin Lynch,
30 Fortfield Avenue,
Dublin 6.



Register Reference : 91A/1289

Date : 23rd October 1991

Development : Change of use from offices/banking hall to pre-school education centre

LOCATION : 1 Main Street, Blessington Road, Tallaght

Applicant : B. Fagan

App. Type : Additional Information

Planning Officer : G. BOOTHMAN

Date Recd. : 11th October 1991

PLANNING DEPT. DEVELOPMENT CONTROL SECT Date 8.11.91 Time 12.25

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

Yours faithfully,

Endorsed Sta Devine for 80110 John O'Keefe 6/11/91

for PRINCIPAL OFFICER

THE ABOVE PROPOSAL IS ACCEPTABLE TO THIS OFFICE SUBJECT TO

- 1/ COMPLIANCE WITH THE BUILDING BY-LAWS
- 2/ WATER CLOSET ACCOMMODATION AND LOBBIES LOCATING HEREIN BEING PERMANENTLY AND INDEPENDENTLY VENTILATED TO THE OPEN AIR.
- 3/ PERMANENT VENTILATION TO THE OPEN AIR TO BE PROVIDED TO ALL HABITABLE ROOMS AND OFFICES.
- 4/ ADEQUATE HEATING AND ARTIFICIAL LIGHTING TO BE PROVIDED IN ALL PARTS OF THE PREMISES.
- 5/ DRINKING WATER FACILITIES TO BE PROVIDED FOR THE USE OF STAFF AND CHILDREN.
- 6/ COMPLIANCE WITH THE ENVIRONMENTAL HEALTH STANDARDS FOR SUPER-ENVIRON. HEALTH OFFICER, 33 GARDINER PLACE, DUBLIN 1. PREMISES TO PROVIDE DAY SERVICES FOR CHILDREN

MR. MARTIN LYNN ARCHITECT INFORMED ME THAT A MAXIMUM OF 20 CHILDREN WILL USE THIS PRE-SCHOOL. THE SANITARY ACCOMMODATION PROVIDED IS ADEQUATE FOR THIS NUMBER.

filed

Peter Whelan 5/11/91

P/5275/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1289

Date Received : 11th October 1991

Correspondence : Martin Lynch,
Name and : 30 Fortfield Avenue,
Address : Dublin 6.

Development : Change of use from offices/banking hall to pre-school education centre

Location : 1 Main Street, Blessington Road, Tallaght

Applicant : B. Fagan

App. Type : Permission

Zoning :

Floor Area : 212.48 sq. metres

(GB/AC)

Report of the Dublin Planning Officer dated 22 October 1991.

This is an application for PERMISSION for change of use from offices/banking hall to pre-school education centre at 1 Main Street, Tallaght.

The area in which the site is located is zoned with the objective "to protect and provide for and/or improve local neighbourhood facilities". This existing building is at one end of a block of shops. It was previously occupied by Bank of Ireland. The unit adjoining to the west is a food take-away, and the remaining buildings are occupied by Dublin Corporation and a Building Society. There is a laneway to the rear of the site, blocked off near the take-away shop. At the date of site inspection there were skips in the lane, which seemed to have food scraps etc., it had an unhygienic appearance and odour.

The site is stated to be 198 sq.m. and the floor area 212.48 sq.m. on two storeys.

HISTORY

XA. 1477 - Permission was granted for an extension to the rear of the premises for Bank of Ireland Finances Ltd.

The current proposal is to convert this building to a pre-school montessori education centre. No details are provided with regard to numbers of children using the school.

In the CI zoning matrix in the 1983 Development Plan, this use is not included

CONTRIBUTION
Standard
Rate
Other
SECURITY
Bond / C.I.F.
Cash:

Handwritten notes in box:
 Standard: *Nil*
 Rate: *Change of use*
 Other: *As per*
 Other: *Comm. to community*

Handwritten signature

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1289

Page No: 0002

Location: 1 Main Street, Blessington Road, Tallaght

in any category. However, in the 1991 Draft Plan, such a use would be permitted in principle.

The application was circulated for comment to the Chief Fire Officer and Environmental Health Officer. In a report dated 23.08.91, the Environmental Health Officer states that insufficient detail is provided.

The additional information was received on 11.10.91.

Applicant now advises that the person running the school, Mrs. Fagan, ^(applicant) is a member of the National Childrens' Nurseries Association, with a great deal of experience in running centres of this type. It is intended that the use of the available open space will be carefully organised so that each child is sufficiently catered for.

I have also consulted with the Barnardos Advisory Service who indicate that the proposals are acceptable to them, having cognisance of the current child-care situation.

With regard to sanitary facilities, we are informed that copies of drawings showing sanitary facilities were not sent to the Environmental Health Officer originally; now that they have been, the EHO finds them acceptable.

With regard to the skip in the laneway, applicant has discussed the matter with the adjoining food take-away owners, and with their local councillor. All parties are in agreement that precautions will be taken to maintain a hygienic situation. ~~It is to be noted that the Council Section responsible for cleaning in the area.~~

In the circumstances I would recommend that permission be granted.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following (5) conditions:-

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1289

Page No: 0003

Location: 1 Main Street, Blessington Road, Tallaght

- 02 The proposal shall comply with the requirements of the Supervising Environmental Health officer in relation to the sanitary facilities.
- 02 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 The number of children in the centre shall not exceed Eastern Health Board standards in relation to child/space ratio. *Applicant should contact the Supervising Environmental Health Officer (Tel 727777) in this regard*
- 03 REASON: In the interest of the proper planning and development of the area.
- 04 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of safety and the avoidance of fire hazard.
- omit*
~~05 That a financial contribution in the sum of £ _____ 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.~~
- 5.06*
AB
06 All reasonable efforts shall be made to maintain adequate standards of hygiene ~~where refuse is stored~~ in the adjoining lane.
REASON: In the interest of health.

NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1289

Page No: 0004

Location: 1 Main Street, Blessington Road, Tallaght

9

[Signature]
Endorsed:.....
for Principal Officer

Richard Cermine
for Dublin Planning Officer *4/11/91*

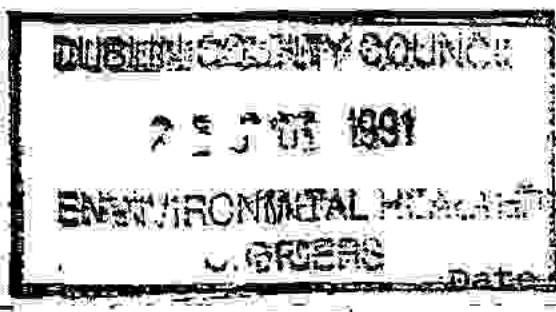
Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (5) conditions set out above is hereby made.

13th November
Dated :
~~OCTOBER~~ 1991

[Signature]
.....
ASSISTANT COUNTY MANAGER/~~APPROVED OFFICER~~

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated ~~October~~ 1991.

6th November



Register Reference : 91A/1289

Date : 23rd October 1991

Development : Change of use from offices/banking hall to pre-school education centre

LOCATION : 1 Main Street, Blessington Road, Tallaght

Applicant : B. Fagan

App. Type : Additional Information

Planning Officer : G. BOOTHMAN

Date Recd. : 11th October 1991

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

Yours faithfully,

.....

for PRINCIPAL OFFICER

Endorsed
Sta Devine for JGHO
John O'Reilly 6/11/91

THE ABOVE PROPOSAL IS ACCEPTABLE TO ME AS OFFICER
Subject to

- 1/ Compliance with the Building By-laws
- 2/ water closet accommodation and lavatories being permanently and independently ventilated to the open air.
- 3/ Permanent ventilation to the open air to be provided in all habitable rooms and offices.
- 4/ adequate heating and artificial lighting to be provided in all parts of the premises.
- 5/ Drinking water facilities to be provided for the use of staff and children.
- 6/ COMPLIANCE WITH THE ENVIRONMENTAL HEALTH STANDARDS FOR SUPER. ENVIRON. HEALTH OFFICER, 33 GARDINER PLACE, DUBLIN 1. Premises used to provide day services for children.

MR. MARTIN LYREN ARCHITECT informed me that a maximum of 20 children will use this pre-school. The sanitary accommodation provided is adequate for this number.
Peter Whelan 5/11/91

filed

9.8.

EASTERN HEALTH BOARD

P.C. _____ Reg. Ref: 91 A / 1289

Proposed: Change of use from Offices/banking Hall to Pre-school
educational centre

At: 1 MAIN STREET, BRESSINGTON, DUBLIN 7

For: S. COGAN

Plans lodged: Survey Drawing

Architect: MARTIN LYNCH 30 PORTFIELD AVE.

Observations and recommendations of Env. Health Officers and/or
Supervising Env. Health Officer.

INSUFFICIENT DETAILS PROVIDED TO DEAL
WITH THIS APPLICATION.

Peter Whelan
22/8/91

Sta Devine
for John O'Leary JETD
23/8/91

PLANNING DEPT.
DEVELOPMENT CONTROL SEC.
Date <u>29.08.91</u>
Time <u>4.50</u>

M.G.

EASTERN HEALTH BOARD

P.C. _____ Reg. Ref: 91 A / 1289

Proposed: Change of use from offices/banking Hall to Pre-school

At: 1 MAIN STREET, BRESKIN, BALLYVAUGHAN, DUBLIN 12

For: S. P. O'NEILL

Plans lodged: Survey drawings

Architect: MARTIN LYNCH, 30 FORTFIELD AVE.

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

Insufficient details provided to deal with this application.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 29.08.91
 Time 12.20

Peter Whelan
20/8/91

Sta Devine
for John O'Leary J.E.H.O.
23/8/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Permission for change of use from offices/banking hall to pre-school education centre at no. 1 Main Street, Blessington Road, Tallaght, Dublin 24 for B. Fagan.

Mr. Martin Lynch,
30 Fortfield Avenue,
Dublin 6.

Reg. Ref.	91A/1289
Appl. Rec'd:	02.08.1991
Floor Area:	212.48 sq. m.
Site Area:	198 sq. m.
Zoning:	c1

Report of the Dublin Planning Officer, dated 25 September 1991

This is an application for PERMISSION for change of use from offices/banking hall to pre-school education centre at 1 Main St., Tallaght.

The area in which the site is located is zoned with the objective "to protect and provide for and/or improve local neighbourhood facilities". This existing building is at one end of a block of shops. It was previously occupied by Bank of Ireland. The unit adjoining ~~is~~ to the west is a ^{good} take away, and the remaining buildings are occupied by Dublin Corporation and a Building Society. There is a laneway to the rear of the site, blocked off near the takeaway shop. At the date of site inspection there were skips in the lane, which seemed to have food scraps etc., it had an unhygienic appearance and odour.

The site is stated to be 198 sq. metres and the floor area 212.48 sq. metres, on two storeys.

HISTORY:

XA 1477 - Permission was granted for an extension to the rear of the premises for Bank of Ireland Finances Ltd.

The current proposal is convert this building to a pre-school montessori education centre. No details are provided with regard to numbers of children using the school.

In the C1 zoning matrix in the 1983 Development Plan, this use is not included in ~~any~~ category. However, in the 1991 Draft Plan, such a use would be permitted in principle.

The application was circulated for comment to Chief Fire Officer and Environmental Health Officer. In a report dated 23rd August, 1991, the Environmental Health Officer states that insufficient detail is provided.

Contd.../

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Permission for change of use from offices/banking hall to pre-school education centre at no. 1 Main Street, Blessington Road, Tallaght, Dublin 24 for B. Fagan.

With regard to traffic, there is a lay by in front of this block where cars can draw in.

The main reservation I have with this application is that there is very little open space with the development - merely, an enclosed space measuring approximately 20 sq. metres. In other ways this proposal would probably be acceptable, given the fact that it should not cause traffic problems, nor cause nuisance to residents, as often is the case in more residential areas.

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:-

1. The applicant is requested to indicate whether the pre-school education centre is for full-day use. If so, he should indicate whether the space at the rear of the building would be regarded as adequate for the use of the children attending the centre. *In this regard he should consult with a specialist child care consultant.*
2. The applicant is requested to consult with the Supervising Environmental Health Officer, with regard to Sanitary requirements for this proposal, and to indicate whether there requirements can be complied with.
3. The applicant is requested to indicate whether he is a position to control the laneway area to the rear of premises where food scraps and other refuse were left in skips, or to organise proper management of same.

GB - (GB/BB)

Endorsed:-

[Signature]
for Principal Officer

Richard Crampton SEP
For Dublin Planning Officer

25.9.91

Order:- I direct that **ADDITIONAL INFORMATION** be requested from the applicant for planning permission as set out in the above report and that notice thereof be served on the applicant.

Dated: 24 September, 1991.

K.O. Sullivan
Assistant City and County Manager.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 4th September, 1991.

9.8.

EASTERN HEALTH BOARD

P.C. _____ Reg. Ref: 91A/1289

Proposed: Change of use from [unclear] to [unclear]

At: 1 MAIN STREET BLESSINGTON Rd

For: _____

Plans lodged: [unclear]

Architect: MARTIN LYNCH 37 FORTS. AVE

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

Insufficient details provided in plan with this application.

Refer to [unclear] [unclear]

Sto. [unclear]
for John O'Leary [unclear]
23/8/91

PLANNING DEPT.
DEVELOPMENT CONTROL SEC
Date <u>29.08.91</u>
Time <u>4.50</u>

9.8.

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/1289

Date Received : 2nd August 1991

Applicant : B. Fagan

Appl.Type : PERMISSION

Development : Change of use from offices/banking hall to pre-school education centre

LOCATION : 1 Main Street, Blessington Road, Tallaght

O.S.REFS.

22/9			
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AREA REFERENCE

T	A	0	6	0	5
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HISTORY

FEE CERTIFICATE NO. _____

FEE CLASS

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MEASUREMENT FOR FEES

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SIGNED DATE
SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID FEE ASSESSED BALANCE DUE

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CERTIFIED _____ GRADE _____ DATE _____