

John Dempsey Architect
Apt. 13
'Liffey'
Cois Abhainn
Sallins Road
Clane
Co. Kildare

NOTIFICATION TO GRANT PERMISSION
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER

Final Grant Order No.:	1533	Date of Final Grant:	07-Dec-2022
Decision Order No.:	1359	Date of Decision:	27-Oct-2022
Register Reference:	SD22A/0143	Date:	30-Sep-2022

Applicant: Linda Mair, Kingswood Childcare

Development: Replace condition 4 (stating a limit of 15 children) Ref. SD03A/0384 with a new limit of 32 children in sessional care in compliance with current ratios of floor area to number of children as set out in the childcare act 1991 (Early Years Service) Regulations 2016.

Location: 2 Tynan Hall Park, Kingswood Heights, Dublin 24

Time extension(s) up to and including:

Additional Information Requested/Received: 11-Jul-2022 / 30-Sep-2022

A Permission has been granted for the development described above, subject to the following conditions.

Conditions and Reasons:

1. Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the parent permission SD03A/0384 save for (i) plans, particulars and specifications lodged with the application, and (ii) as amended by Further Information received on 30/09/2022, as well as (iii) save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. Roads Requirements.
 - (a). The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
 - (d). Any gates shall open inwards and not outwards over the public domain.
REASON: In the interest of proper planning and sustainable development.

3. Maximum No. of Children.

The maximum number of children in the childcare facility at any one time shall not exceed thirtytwo (32).

REASON: In the interests of proper planning and sustainable development.

4. Times of Operation.

The hours of operation shall be restricted to 7.30am to 6.30pm, Monday to Friday and excluding public holidays as per condition 5 of previously permitted SD03A/0384.

REASON: In the interests of clarity.

5. Services & Drainage.

(a). The applicant shall sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

(b). All development shall be carried out in compliance with Irish Water Standards codes and practices.

(c). Any proposals by the applicant to divert or build over existing water or wastewater services shall be submitted to Irish Water for written approval prior to works commencing.

(d). Separation distances between the existing Irish Water assets and proposed structures, other services, trees, etc. have to be in accordance with the Irish Water Codes of Practice and Standard Details.

(e). The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(f). All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: To ensure adequate provision of water and wastewater facilities.

6. Revert to Residential Use.

The part of the house used as a childcare facility shall not be separated independently from the main house through sale or letting. When no longer required for use as a childcare facility, use of that part of the house shall revert to residential use as part of the main house.

REASON: In the interests of maintaining residential amenity of the area.

NOTES :

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. Please log onto www.localgov.ie and click on BCMS link.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1: Structural use of reinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

M. Crowley

07-Dec-2022

for Senior Planner