

Liam Cullen Design & Planning  
44 Ballinteer Crescent  
Dublin 16

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

Final Grant Order No.:	<b>0125</b>	Date of Final Grant:	<b>03-Feb-2023</b>
Decision Order No.:	<b>1580</b>	Date of Decision:	<b>15-Dec-2022</b>
Register Reference:	<b>SD22A/0360</b>	Date:	<b>23-Nov-2022</b>

**Applicant:** Laura Farrelly

**Development:** Use of the existing ground floor pre-school facility to cater for an increase in the number of childcare spaces from the already planning approved 10 childcare spaces to a total of 16 childcare spaces in line with the approved Tusla certification.

**Location:** 4 Weston Lawn, Lucan, Co. Dublin.

**Time extension(s) up to and including:**

**Additional Information Requested/Received:** 08-Nov-2022 / 23-Nov-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 plans, particulars and specifications lodged with the application, and as amended by Further Information received on 23rd November 2022, 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. • The Developer shall ensure that there is complete separation of the foul and surface water drainage systems within the site, both in respect of installation and use.  
  
• All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works which can be viewed /downloaded from the South Dublin County Council website at the following link  
<http://www.sdcc.ie/sites/default/files/publications/greater-dublin-regional-code-of-practice-for-drainage-works.pdf>  
  
• All development shall be carried out in compliance with Irish Water Standards, Codes and Practices in relation to water and wastewater facilities.

REASON: In the interest of public health and to ensure adequate drainage and water services infrastructure.

3. • All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.

REASON: In the interests of traffic and pedestrian safety.

4. Any further increases in the number of childcare spaces relating to this pre-school facility shall be agreed in writing with the Planning Authority before attendance increases.

REASON: In the interests of proper planning and sustainable development

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 applicant is advised to ascertain and comply with the requirements of Tusla, the Child and Family Agency, in relation to matters such as floorspace, playspace and staff/child ratios, etc.

- (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](http://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*

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for Senior Planner

03-Feb-2023