

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

Fionnuala Kennedy
1, Templeroan Lodge
Knocklyon
Dublin 16

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

Final Grant Order No.:	0112	Date of Final Grant:	28-Jan-2022
Decision Order No.:	1640	Date of Decision:	17-Dec-2021
Register Reference:	SD21A/0292	Date:	26-Oct-2021

Applicant: Fionnuala Kennedy

Development: Modification to existing grant of permission, Ref. SD12A/0094, by increasing enrolment in the morning preschool session (9am until 12 noon) Monday to Friday, from 14 to 16 children; modification to existing grant of permission, Ref. SD19A/0066, consisting of increasing enrolment in the afternoon preschool session (1pm to 4pm) Monday to Friday, from 11 to 16 children.

Location: 1, Templeroan Lodge, Knocklyon, Dublin 16

Time extension(s) up to and including:

Additional Information Requested/Received: /

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

Conditions and Reasons:

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully 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.
2. Roads Requirements.
A mobility management plan shall be developed to manage drop-offs and pickups from the facility, and implemented within 3 months of the date of final grant of permission.
REASON: In the interest of traffic safety.
3. Conditions of Previous Permissions.
The proposed development shall comply with all conditions of the previous grant of permission, SD12A/0094 & SD19A/0066 unless otherwise required by the conditions set out below.

REASON: In the interest of clarity.

4. Revert to Prior Use when Current Permitted Use has Ceased.

The use shall revert to use as part of the existing dwelling unit when the development is no longer required for use as a preschool.

REASON: In the interest of the proper planning and development of the area.

5. Maximum Number of Children.

The number of children to be accommodated in the play school shall not exceed 16 at any one session. Any increase in the number of children catered for in this play school shall be the subject of a separate planning application.

REASON: In order to prevent traffic congestion and the creation of a traffic hazard at this location, in the interest of residential amenity and to ensure a minimum standard of childcare amenity.

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.

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 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.

Brian Connolly 01-Feb-2022
for Senior Planner