

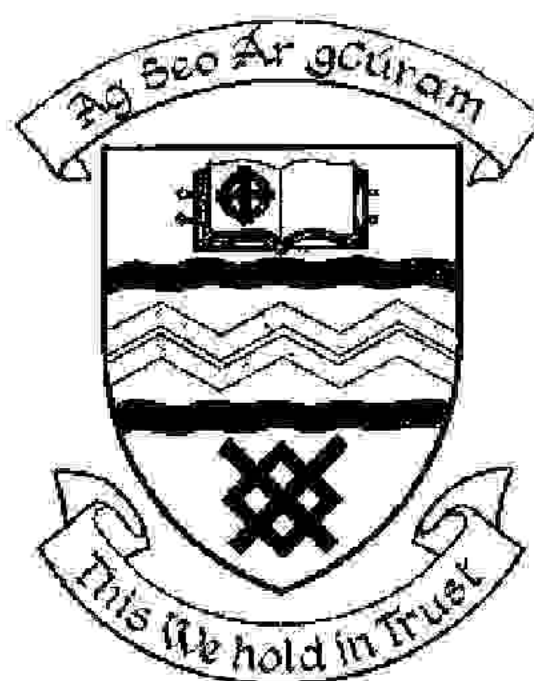
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0229	
1. Location	Templeogue House, Templeogue Road, Dublin 6W.		
2. Development	Extension to Templeogue House of a three storey escape stairs structure, two and single storey's structures to accommodate a community bridge centre with ancillary offices, carparking, change of use of the existing lower ground floor undercroft of Templeogue House to a members lounge serving the bridge centre including minor elevational and internal modifications, ancillary site works including modifications to the site entrance.		
3. Date of Application	15/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Dublin Sth. Co. Community Bridge Centre, Address: 11 Rathfarnham Wood, Dublin 14.		
5. Applicant	Name: Dublin Sth. Co. Community Bridge Centre, Address: 11 Rathfarnham Wood, Dublin 14.		
6. Decision	O.C.M. No. 1366  Date 10/07/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1668  Date 20/08/97	Effect	

8. Appeal Notified		
9. Appeal Decision		
10. Material Contravention		
11. Enforcement	Compensation	Purchase Notice
12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. .... Registrar	..... Date	..... Receipt No.

REG. REF. S97A/0229 SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

Dublin Sth. Co. Community Bridge Centre,  
11 Rathfarnham Wood,  
Dublin 14.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 1668	Date of Final Grant 20/08/97
Decision Order Number 1366	Date of Decision 10/07/97
Register Reference S97A/0229	Date 15th April 1997

**Applicant** Dublin Sth. Co. Community Bridge Centre,

**Development** Extension to Templeogue House of a three storey escape stairs structure, two and single storey's structures to accommodate a community bridge centre with ancillary offices, carparking, change of use of the existing lower ground floor undercroft of Templeogue House to a members lounge serving the bridge centre including minor elevational and internal modifications, ancillary site works including modifications to the site entrance.

**Location** Templeogue House, Templeogue Road, Dublin 6W.

**Floor Area** 735.000 Sq Metres  
**Time extension(s) up to and including** 11/07/97  
**Additional Information Requested/Received** /

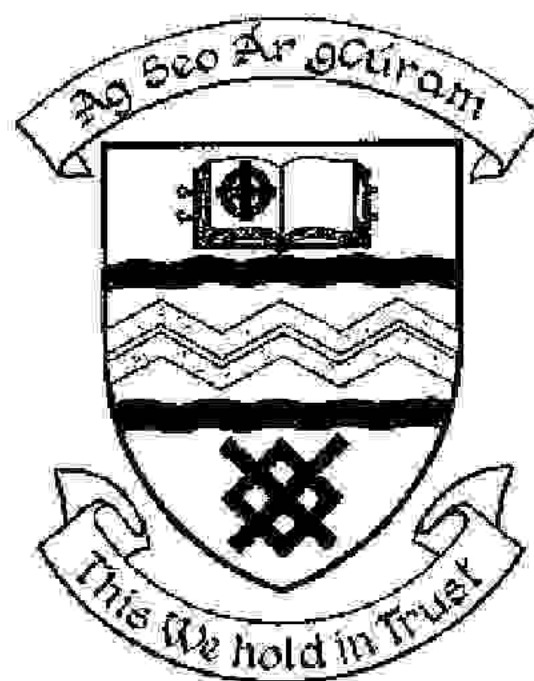
A Permission has been granted for the development described above,  
subject to the following (24) Conditions.



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Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by unsolicited additional information received on 21st May, 4th and 19th June 1997, 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 That a qualified archaeologist shall be present for all excavation at the applicants expense and all requirements of the National Monuments Services, Department of Arts, Culture and the Gaeltacht shall be ascertained and strictly adhered to during site preparation and development.  
REASON:  
To accord with the objective in the Development which specifically includes Templeogue House in List 1 structures which it is an objective to conserve and preserve in the Development Plan.
- 3 That a programme of works for the restoration of Templeogue House, specifically relating to the undercroft and proposed doorways from existing house to the proposed extension shall be in accordance with the requirements of the National Monuments Services, Department of Arts, Culture and the Gaeltacht and all details shall be submitted for written agreement of the Planning Authority prior to commencement of development on site.  
REASON:  
To accord with the objective in the development which specifically includes Templeogue House in List 1 structures which it is an objective to conserve and preserve in the Development Plan.
- 4 All internal fit-outs of undercroft shall be in accordance with the requirements of the National Monuments Service,

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Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
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Dublin 24.

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Department of Arts, Culture and the Gaeltacht and all details including floor to ceiling height, to be submitted for the written agreement of the Planning Authority prior to commencement of development on site. Any variation of this agreed internal layout shall require grant of planning permission by South Dublin County Council or An Bord Pleanála on appeal.

REASON:

To accord with the objective in the development which specifically includes Templeogue House in List 1 structures which it is an objective to conserve and preserve in the Development Plan.

- 5 That all necessary measures 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.

REASON:

To protect the amenities of the area.

- 6 That the proposed bar in the undercroft shall be for purposes strictly ancillary to the Community Bridge Centre activities and shall not be open to the public.

REASON:

In the interest of residential amenities of the area.

- 7 That the hours of operation of the Community Bridge Centre shall be restricted between the hours of 8.30 a.m. to 11.30 p.m.

REASON:

In the interest of residential amenities of the area.

- 8 The entrance at Tallaght Road shall be upgraded to the requirements of the Roads Department of South Dublin County Council at applicant's expense and all details of junction at Tallaght Road in relation to improved sightlines as required and design details of boundary treatment and details of a speed reducing platform at the exit point of



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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
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Telefon: 01-462 0000  
Facs: 01-462 0104



PLANNING  
DEPARTMENT  
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Fax: 01-462 0104

the access road shall be submitted for written agreement of the Planning Authority prior to commencement of development on site.

REASON:

In the interest of traffic safety and in the proper planning and development of the area.

9 In regard to boundary treatment:

- . All railings to be constructed on a plinth wall and the overall height shall not exceed 2.1m and the materials and finish of the proposed wall and railing along the footpath and relationship with existing railing at Rossmore Estate shall be agreed in writing with the Planning Authority prior to commencement of development.
- . The exact location, extent and external finish of the proposed concrete block walls along the boundaries with adjoining houses no.'s 72, 71 and 57 Templeogue Wood, cul-de-sac, and school grounds shall be agreed in writing prior to commencement of development on site. All finishes shall be harmonious with existing development.
- . The proposed claustra batten panels shall be maintained to a high standard and shall be replaced as required.

REASON:

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

10 That pedestrian access be maintained from Rossmore Estate to Tallaght Road,

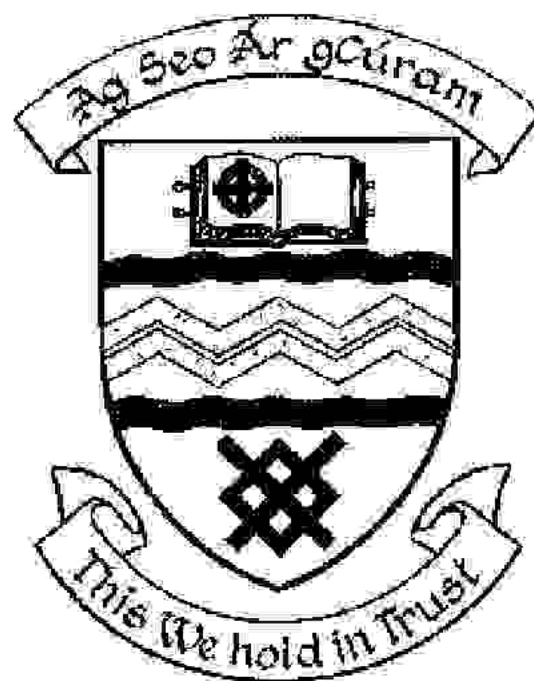
REASON:

In the interest of residential amenities.

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Telefon: 01-462 0000  
Facs: 01-462 0104



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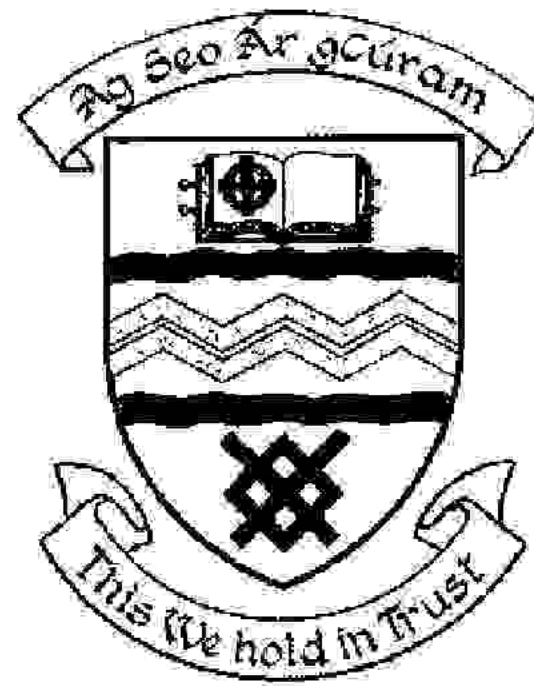
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- 11 That a pedestrian access and footpath be provided at the new entrance gates into the site of the proposed development. All details to be submitted for written agreement with the Planning Authority prior to commencement of development.  
REASON:  
In the interest of pedestrian safety.
- 12 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
REASON:  
In the interest of amenity.
- 13 That all external finishes harmonise in colour and texture with the existing premises and in this regard all details of materials and finishes shall be discussed and agreed with the Planning Authority prior to commencement of development.  
REASON:  
In the interest of visual amenity.
- 14 Notwithstanding provisions of the Local Government (Planning and Development) Regulations 1994-1997 all details of signage at the entrance off Tallaght road shall require grant of permission by the Planning Authority or An Bord Pleanála on appeal.  
REASON:  
In the interest of visual amenity and traffic safety.
- 15 Notwithstanding the provisions of the Local Government (Planning and Development) Regulations 1994-1997 any sign on the external elevation of the existing Templeogue House or proposed premises shall be subject to the written agreement of the Planning Authority.  
REASON:  
In the interest of visual amenity.



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Facs: 01-462 0104



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Dublin 24.

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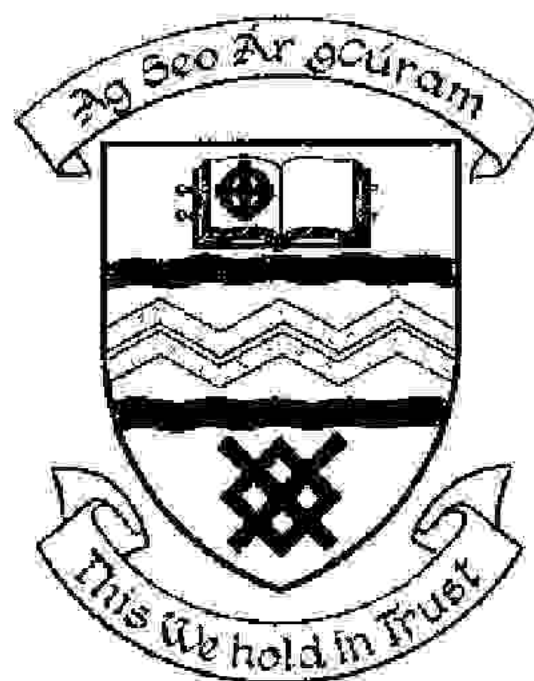
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- 16 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 17 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of health.
- 18 No excavation shall interfere with trees no. 1081, 1080, 1085, 1082, 1083, 1084, 1078, 1079, 1077, 1076 and therefore the layout of the group of 9 no. car park spaces shall be revised to accommodate this. Details shall be submitted for written agreement of the Planning Authority before commencement of development on site. The car parking area as indicated on the submitted layout plans shall be clearly marked out and available at all times for car parking uses and shall not be used for storage or display or other uses.  
REASON:  
In the interest of visual amenities of the area and in the interest of safety.
- 19 That a detailed landscaped plan with full works specification and bill of quantities etc. shall be submitted to and agreed with the Planning Authority before commencement of development on site, such plan shall include regrading, drainage, topsoiling, seeding, tree and shrub planting, pedestrian paths and details of maintenance. Details to include felling of trees nos. 1086, 1087, 1083, 1096, 1097, 1101, 1104/5, 1163/4, 1061, 1058/9 and 1053.  
REASON:  
In the interest of the visual amenities of the area and in the interest of safety.



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Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
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Telefon: 01-462 0000  
Facs: 01-462 0104



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DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
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Fax: 01-462 0104

- 20 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

**REASON:**

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

- 21 That public lighting be provided in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.

**REASON:**

In the interest of amenity and public safety.

- 22 That all excavated material/soil/rubble shall be disposed of at a location to be agreed in writing with the Planning Authority.

**REASON:**

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

- 23 That a financial contribution in the sum of £1,106 (one thousand one hundred and six pounds) be paid by the proposer to South 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:**

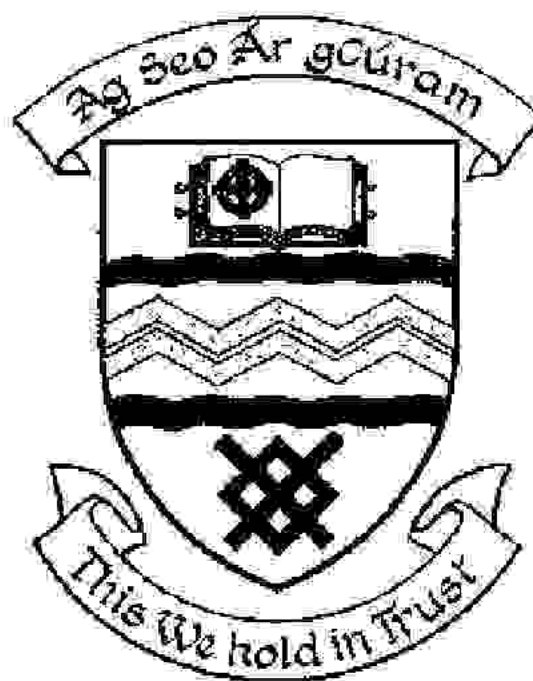
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 24 That a financial contribution in the sum of money equivalent to the value of £1,180 (one thousand one hundred and eighty pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which

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Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
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Facs: 01-462 0104



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DEPARTMENT  
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facilitate this development; this contribution may be offset in part or in full against the agreed cost of the works required by Condition No. 8 of this permission.

**REASON:**

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (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 unreinforced 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.

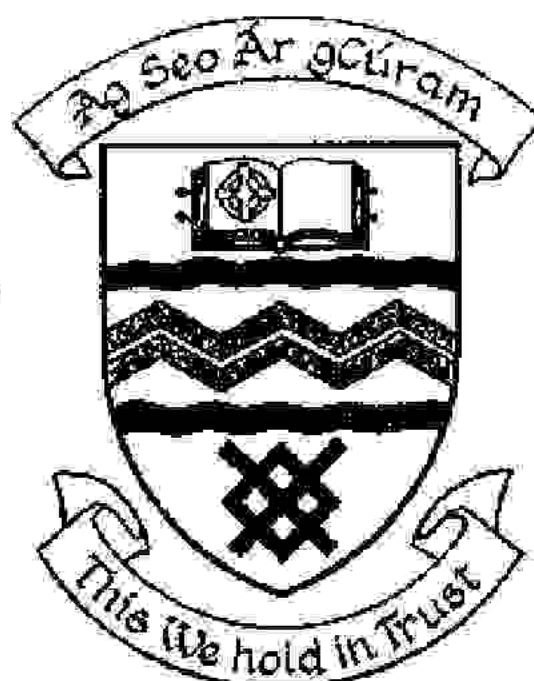
.....*AD*.....August 1997  
for SENIOR ADMINISTRATIVE OFFICER



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Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104



**PLANNING  
DEPARTMENT**  
P.O. Box 4122, -  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number 1240</b>	<b>Date of Decision 26/06/97</b>
<b>Register Reference S97A/0229</b>	<b>Date 15th April 1997</b>

**Applicant** Dublin Sth. Co. Community Bridge Centre,  
**App. Type** Permission  
**Development** Extension to Templeogue House of a three storey escape stairs structure, two and single storey's structures to accommodate a community bridge centre with ancillary offices, carparking, change of use of the existing lower ground floor undercroft of Templeogue House to a members lounge serving the bridge centre including minor elevational and internal modifications, ancillary site works including modifications to the site entrance.

**Location** Templeogue House, Templeogue Road, Dublin 6W.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of Sub-section 4 (a) of section 26 , up to and including 11/07/97

Yours faithfully

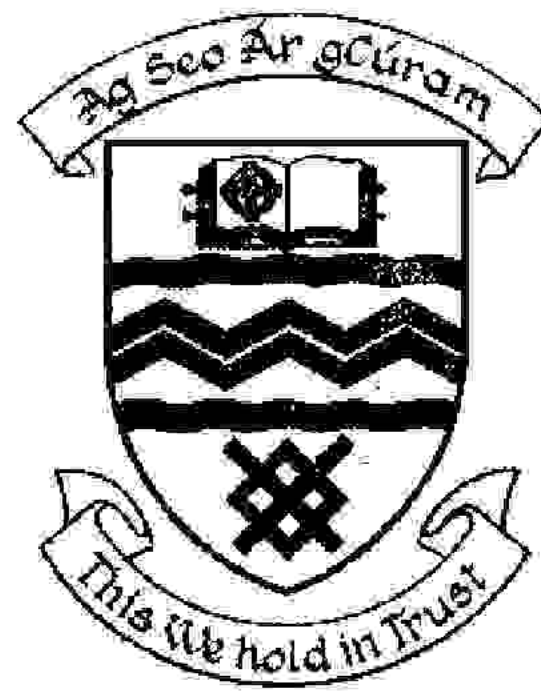
.....  
for SENIOR ADMINISTRATIVE OFFICER

26/06/97

Dublin Sth. Co. Community Bridge Centre,  
11 Rathfarnham Wood,  
Dublin 14.



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Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number <del>1138</del> 1141	Date of Decision 10/06/97
Register Reference S97A/0229	Date 15th April 1997

**Applicant** Dublin Sth. Co. Community Bridge Centre,  
**App. Type** Permission  
**Development** Extension to Templeogue House of a three storey escape stairs structure, two and single storey's structures to accommodate a community bridge centre with ancillary offices, carparking, change of use of the existing lower ground floor undercroft of Templeogue House to a members lounge serving the bridge centre including minor elevational and internal modifications, ancillary site works including modifications to the site entrance.

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Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of Sub-section 4 (a) of section 26 , up to and including 30/06/97

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

11/06/97

Dublin Sth. Co. Community Bridge Centre,  
11 Rathfarnham Wood,  
Dublin 14.