

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0462	
1. Location	Tassaggart, Saggart, Co. Dublin.		
2. Development	The erection of 30 No. two bed. and 2 No. three bed. golfing apartments in a two storey plus dormer crescent form block with car parking for 32 No. cars and associated landscaping and site works.		
3. Date of Application	30/08/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/11/96 2. 26/02/97	1. 24/12/96 2. 16/04/97
4. Submitted by	Name: Project Architects, Address: Flemings Court, Flemings Place, Dublin 4.		
5. Applicant	Name: H.S.S. Ltd. Address: Keatings Park, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1484 Date 24/07/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1810 Date 09/09/97	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Project Architects,
Flemings Court,
Flemings Place,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1810	Date of Final Grant 09/09/97
Decision Order Number 1484	Date of Decision 24/07/97
Register Reference S96A/0462	Date 16th April 1997

Applicant H.S.S. Ltd.

Development The erection of 30 No. two bed. and 2 No. three bed.
golfing apartments in a two storey plus dormer crescent
form block with car parking for 32 No. cars and associated
landscaping and site works.

Location Tassaggart, Saggart, Co. Dublin.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including 25/07/97

Additional Information Requested/Received 13/11/96 /24/12/96

A Permission has been granted for the development described above,
subject to the following (13) Conditions.

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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 Additional Information received on 24.12.1996 unsolicited additional information received on 9/1/97 and Clarification of Additional Information received on 16.04.1997 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 For the purposes of this development the site is that outlined in red on 1:2500 ordnance survey map received by the Planning Authority on 24.12.1996.

REASON:

In the interest of clarity and proper planning and development.

- 3 That the proposed development shall be occupied and used only as part of an integrated golf apartment complex on the site outlined in red on Drawing No. G027 - PA-008 received by the Planning Authority on 24.12.1996. Individual units within the complex shall be used for short term tourist accommodation lettings only. Any change of use will require a grant of planning permission from the Planning Authority or An Bord Pleanála on appeal.

REASON:

To meet the specific requirements of the development as set out in this application and to ensure that residential units are used for tourist accommodation and not sold or occupied as residential units independent of the overall hotel complex.

- 4 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.

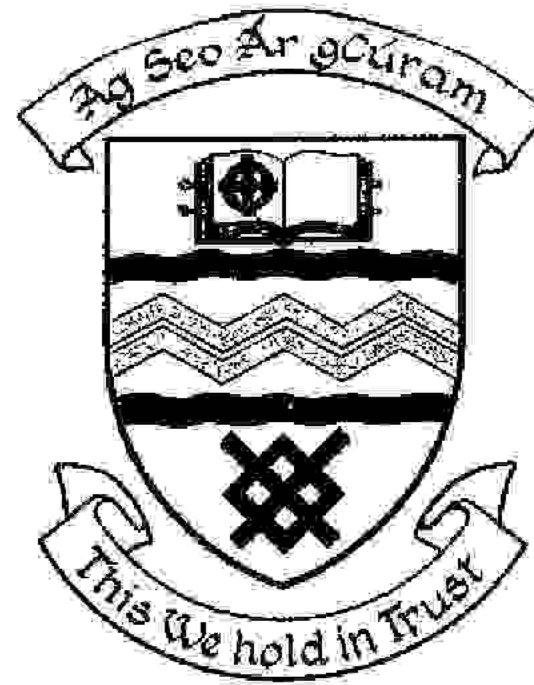
REASON:

To protect the amenities of the area.

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-
- 5 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.
- 6 That no unit be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard this development shall have foul discharge as per Drg. No. F9212/01 received by the Planning Authority on 16.04.1997. All surface water shall be discharged to existing watercourses.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 8 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
REASON:
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 9 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 10 Vehicular access to the proposed development shall be off the existing avenue serving the hotel and golf club. The

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vehicular access immediately to the south east of the site shall not be used for vehicular traffic. Pedestrian and vehicular access between the proposed development and the existing hotel and golf course shall be provided and maintained within the curtilage of the site as outlined in red on site map to scale 1:2500 received by the Planning Authority on 24.12.1996.

REASON:

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

- 11 The existing stone and brick wall surrounding the site shall be retained in its entirety - except at the proposed vehicular access point - and shall not be lowered or altered other than to effect repairs.

REASON:

In the interest of visual amenity.

- 12 That a financial contribution in the sum of money equivalent to the value of £12,800 (twelve thousand eight hundred 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 facilitate this development; this contribution to be paid before the commencement of development on the site.

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.

- 13 That a financial contribution in the sum of £26,631 (twenty six thousand six hundred and thirty one 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

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reasonable that the developer should contribute towards the cost of providing the services.

- (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.

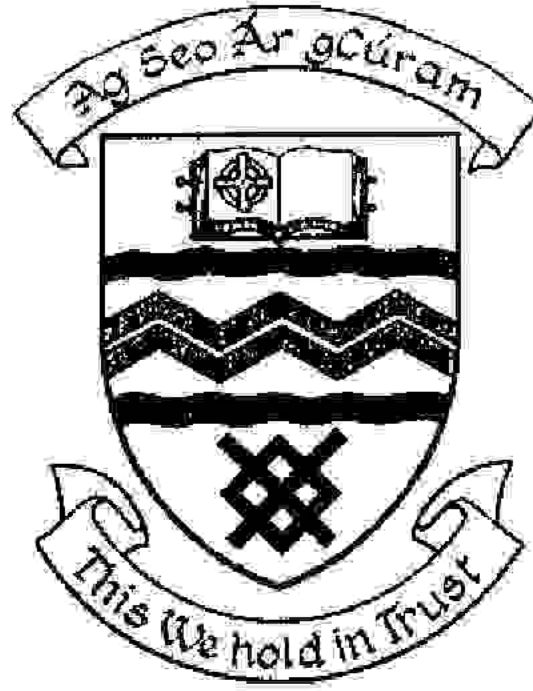
Signed on behalf of South Dublin County Council.

 September 1997
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1484	Date of Decision 24/07/97
Register Reference S96A/0462	Date 30th August 1996

Applicant H.S.S. Ltd.

Development The erection of 30 No. two bed. and 2 No. three bed...
golfing apartments in a two storey plus dormer crescent
form block with car parking for 32 No. cars and associated
landscaping and site works.

Location Tassaggart, Saggart, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 25/07/97

Additional Information Requested/Received 13/11/96 /

In pursuance of its functions under the above mentioned Acts, the South 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 (13) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

24/07/97

Project Architects,
Flemings Court,
Flemings Place,
Dublin 4.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S96A/0462

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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 Additional Information received on 24.12.1996 unsolicited additional information received on 9/1/97 and Clarification of Additional Information received on 16.04.1997 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 For the purposes of this development the site is that outlined in red on 1:2500 ordnance survey map received by the Planning Authority on 24.12.1996.
REASON:
In the interest of clarity and proper planning and development.
- 3 That the proposed development shall be occupied and used only as part of an integrated golf apartment complex on the site outlined in red on Drawing No. G027 - PA-008 received by the Planning Authority on 24.12.1996. Individual units within the complex shall be used for short term tourist accommodation lettings only. Any change of use will require a grant of planning permission from the Planning Authority or An Bord Pleanála on appeal.
REASON:
To meet the specific requirements of the development as set out in this application and to ensure that residential units are used for tourist accommodation and not sold or occupied as residential units independent of the overall hotel complex.

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To protect the amenities of the area.
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REASON:

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REG. REF. S96A/0462

facilitate this development; this contribution to be paid before the commencement of development on the site.

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.

- 13 That a financial contribution in the sum of £26,631 (twenty six thousand six hundred and thirty one 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.

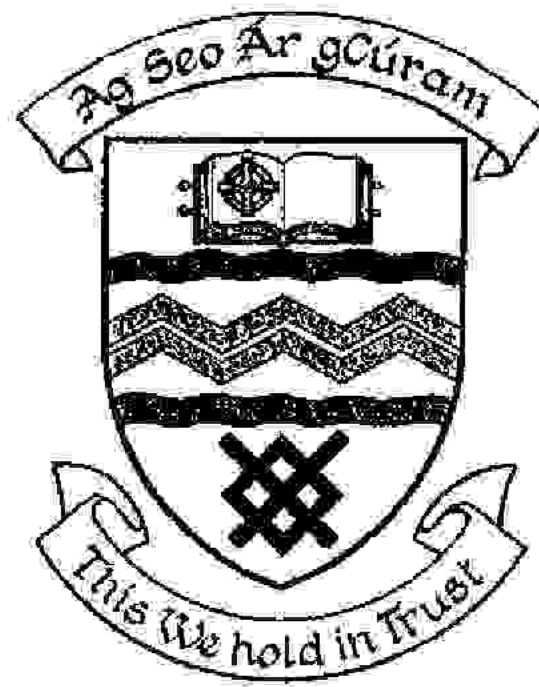
REASON:

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.

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

Decision Order Number 1354	Date of Decision 09/07/97
Register Reference S96A/0462	Date 30th August 1996

Applicant H.S.S. Ltd.
App. Type Permission
Development The erection of 30 No. two bed. and 2 No. three bed.
golfing apartments in a two storey plus dormer crescent
form block with car parking for 32 No. cars and associated
landscaping and site works.
Location Tassaggart, Saggart, Co. Dublin.

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 25/07/97

Yours faithfully

Linda Bailey
.....
for SENIOR ADMINISTRATIVE OFFICER

10/07/97

Project Architects,
Flemings Court,
Flemings Place,
Dublin 4.

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

Decision Order Number 1316	Date of Decision 03/07/97
Register Reference S96A/0462	Date 30th August 1996

Applicant H.S.S. Ltd.
App. Type Permission
Development The erection of 30 No. two bed. and 2 No. three bed.
golfing apartments in a two storey plus dormer crescent
form block with car parking for 32 No. cars and associated
landscaping and site works.

Location Tassaggart, Saggart, Co. Dublin.

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

03/07/97

Project Architects,
Flemings Court,
Flemings Place,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1127	Date of Decision 10/06/97
Register Reference S96A/0462	Date 30th August 1996

Applicant H.S.S. Ltd.
App. Type Permission
Development The erection of 30 No. two bed. and 2 No. three bed.
golfing apartments in a two storey plus dormer crescent
form block with car parking for 32 No. cars and associated
landscaping and site works.

Location Tassaggart, Saggart, Co. Dublin.

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 04/07/97

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

11/06/97

Project Architects,
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Flemings Place,
Dublin 4.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0398	Date of Decision 26/02/97
Register Reference S96A/0462	Date 30th August 1996

Applicant H.S.S. Ltd.
App. Type Permission
Development The erection of 30 No. two bed. and 2 No. three bed.
golfing apartments in a two storey plus dormer crescent
form block with car parking for 32 No. cars and associated
landscaping and site works.
Location Tassaggart, Saggart, Co. Dublin.

Dear Sir / Madam,

With reference to your planning application, additional information received on 24th December 1996 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 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 The applicant is requested to clarify at what point connection to the existing private sewer in Citywest Business Campus takes place. Permission to connect is for 9" pipe (225mm). Fahy Fitzpatrick Drawing F9212/01 and F9212/03 shows 9" pipe connection into MH F904. Downstream of F904 is 300mm and 375mm pipes. These drawings note a connection to existing MH beside Naas dual carriageway which seems to be a 375mm pipe. The applicant is requested to further clarify what parts, if any, of this sewer are constructed.

Project Architects,
Flemings Court,
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- 2 The applicant is requested to submit the conditions of the connection agreement to the Citywest Business Campus sewer.
- 3 The applicant is requested to clarify proposals to connect to watermain. The existing 200mm watermain is in the ownership of the Department of Defence. Written permission is required to connect into this watermain. There is an existing 100mm public watermain in the public road. Revised proposals should be submitted to clarify connection point to relevant watermain.

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

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

26/02/97

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

Decision Order Number 0358	Date of Decision 21/02/97
Register Reference S96A/0462	Date 30th August 1996

Applicant H.S.S. Ltd.
App. Type Permission
Development The erection of 30 No. two bed. and 2 No. three bed.
golfing apartments in a two storey plus dormer crescent
form block with car parking for 32 No. cars and associated
landscaping and site works.

Location Tassaggart, Saggart, Co. Dublin.

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 28/02/97

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

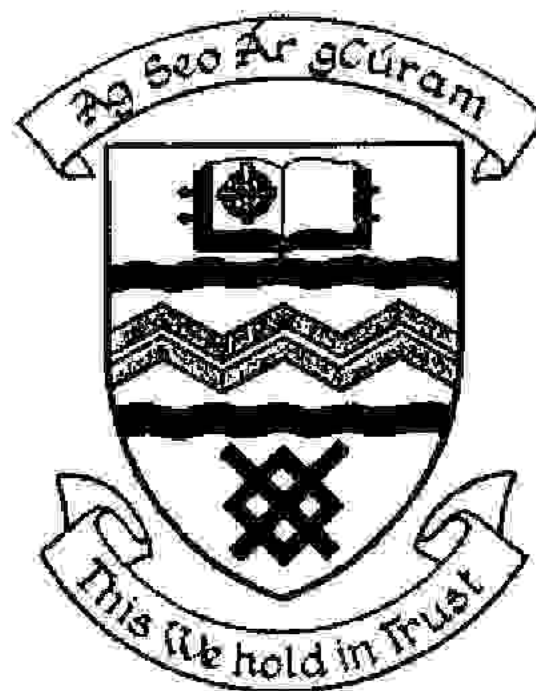
21/02/97

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

Decision Order Number 2207	Date of Decision 13/11/96
Register Reference S96A/0462	Date 30th August 1996

Applicant H.S.S. Ltd.
Development The erection of 30 No. two bed. and 2 No. three bed. golfing apartments in a two storey plus dormer crescent form block with car parking for 32 No. cars and associated landscaping and site works.

Location Tassagart, Saggart, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 30/08/96 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

1 It is noted that this development is described as for golfing apartments and not as a 'Suite Hotel' as in previous application on the golf course site ref. S95A/0577. The applicant is requested to clarify the exact nature of the development, whether it will form part of the golf course/hotel complex or an independent entity in the grounds of Tassagart House and for whom the proposed apartments are intended. In this regard it should be noted that given the agricultural zoning of the site it is not possible for the Planning Authority to grant permission for an independent residential development of the type proposed.

2 The applicant is requested to submit a revised site location and site layout plan outlining the entire golf course lands

in red, ie, the entire lands should be indicated as the Project Architects,
Flemings Court,
Flemings Place,
Dublin 4.

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
REG REF. S96A/0462



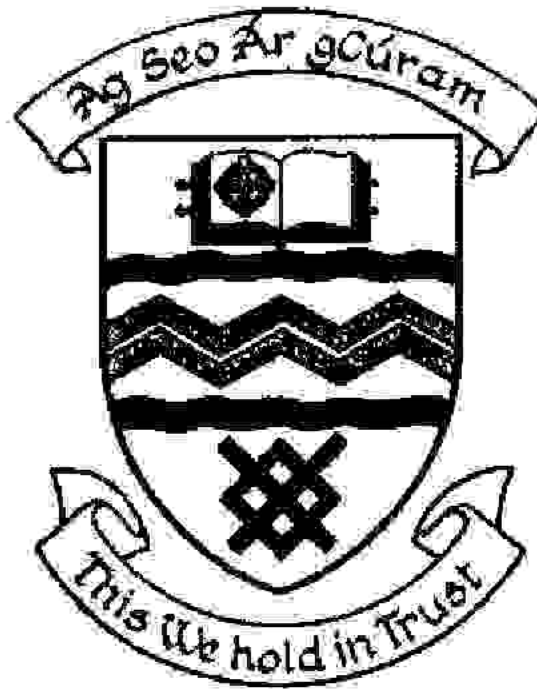
PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
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site of the development if the development is an integral part of the existing clubhouse/hotel and golf course complex.

- 3 The applicant is requested to submit the following information in relation to foul drainage, surface water drainage and water supply:
- a) pipe sizes, invert and cover levels, gradients and longitudinal sections both from the site to MH2 (as shown on drawing no. G027-PA-001) and from MH2 down to and including connection to existing private sewer;
 - b) written evidence of permission to connect to a private foul sewer; details of the nature of this private foul sewer and final treatment arrangements currently in place or proposed should be submitted;
 - c) pipe sizes, invert and cover levels, gradients and longitudinal sections and design calculations for surface water runoff;
 - d) comprehensive information showing that the existing lake system is capable of taking the extra surface water runoff.
 - e) watermain layout for the site including size and location of existing connection to serve the development.
- 4 The applicant is requested to submit revised designs for the two gable elevations of the building to provide for relief in the form of windows, decorative brickwork or mouldings.

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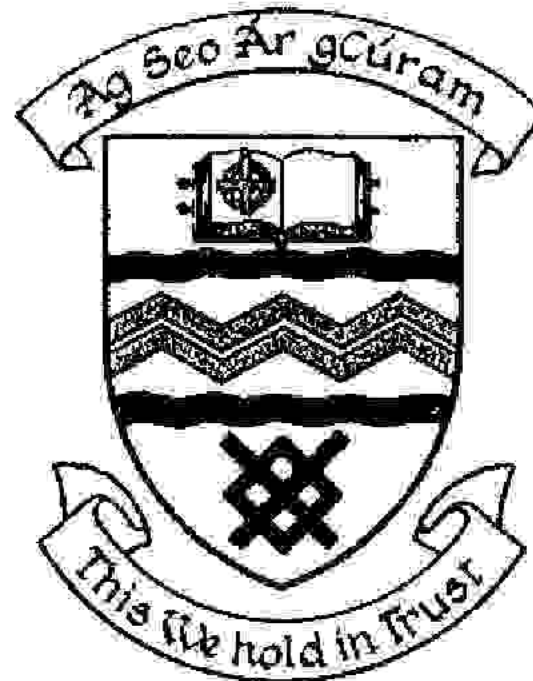
- 5 The applicant is requested to submit a revised site layout plan to scale 1:500 or greater to show 64 car-parking spaces. This may involve the creation of further spaces outside the walled area of the site.

Signed on behalf of South Dublin County Council

.....*JB*.....
for Senior Administrative Officer

14/11/96

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 1798	Date of order 12/09/96
Register Reference S96A/0462	Date 30th August 1996

Applicant H.S.S. Ltd.

Development The erection of 30 No. two bed. and 2 No. three bed. golfing apartments in a two storey plus dormer crescent form block with car parking for 32 No. cars and associated landscaping and site works.

Location Tassaggart, Saggart, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 4/9/96 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) a copy of the text of the notice
- (b) a plan showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

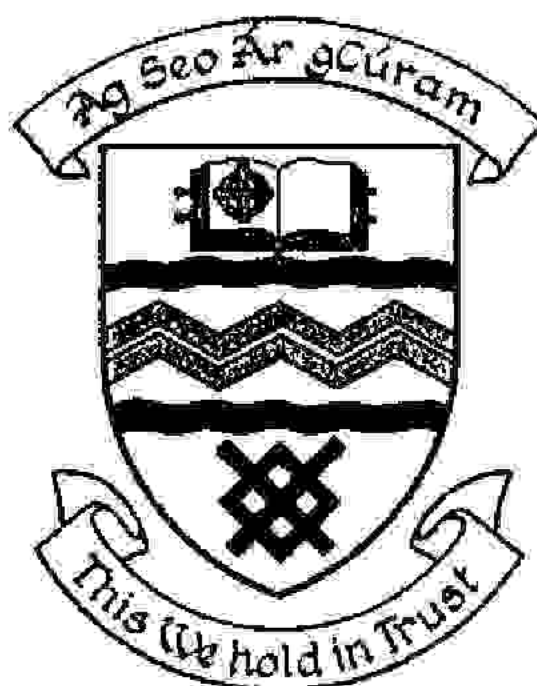
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.

Project Architects,
Flemings Court,
Flemings Place,
Dublin 4.

SOUTH DUBLIN COUNTY COUNCIL
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-
- (c) nature and extent of development including number of dwellings (if any)
 - (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer. 12/09/96