

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0395	
1. Location	Old School House, Saggart.		
2. Development	Conversion of the schoolhouse into three studio apartments and the erection of six apartments.		
3. Date of Application	11/07/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/09/96 2.	1. 08/10/96 2.
4. Submitted by	Name: Cathal Crimmins, B.Arch., M.Arch., Address: 13, Prince Edward Tce., Blackrock,		
5. Applicant	Name: Lucketa Ltd., Address: 193, Lower Kimmage Road, Dublin 6W.		
6. Decision	O.C.M. No. 2353  Date 05/12/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0113  Date 20/01/97	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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Cathal Crimmins, B.Arch., M.Arch.,  
13, Prince Edward Tce.,  
Blackrock,  
Co. Dublin.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0113	Date of Final Grant 20/01/97
Decision Order Number 2353	Date of Decision 05/12/96
Register Reference S96A/0395	Date 8th October 1996

**Applicant** Lucketa Ltd.,

**Development** Conversion of the schoolhouse into three studio apartments and the erection of six apartments.

**Location** Old School House, Saggart.

**Floor Area** 376.500 Sq Metres

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

**Additional Information Requested/Received** 09/09/96 /08/10/96

A Permission has been granted for the development described above,  
subject to the following (20) conditions.

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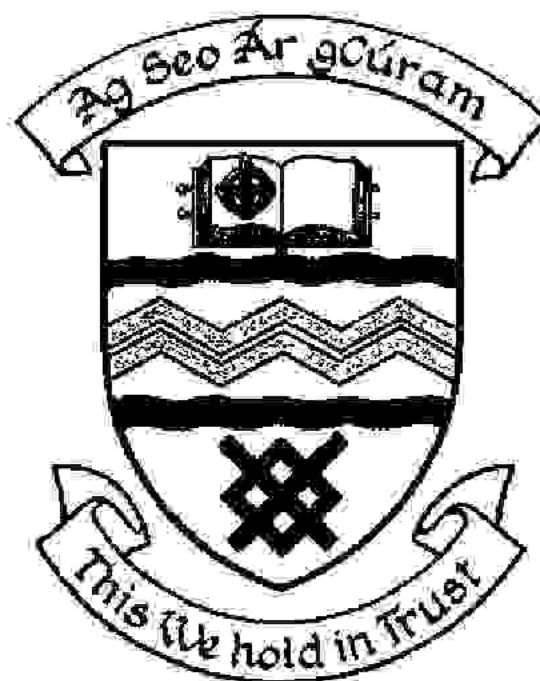
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**Conditions and Reasons**

- 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 by the Planning Authority on 8/10/96, 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 Units 8 and 9 shall be single storey only.  
REASON:  
To preserve the amenities of St. Mary's School site to the east in the interest of the proper planning and development of the area.
- 3 The two first floor windows in the north elevation of Unit 7 which are closest to St. Mary's School shall be made blind.  
REASON:  
To preserve the amenities of St. Mary's School site to the east in the interest of the proper planning and development of the area.
- 4 That each proposed apartment be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 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 all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

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**REASON:**

In the interest of amenity.

- 7 That no apartment 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.

- 8 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and be available for use by residents on completion of their dwellings.

**REASON:**

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

- 9 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 connection to the public foul sewer shall be made to the manhole at the head of the 225 mm diameter section of the sewer.

**REASON:**

In order to comply with the Sanitary Services Acts, 1878-1964.

- 10 That all watermain tappings, 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.

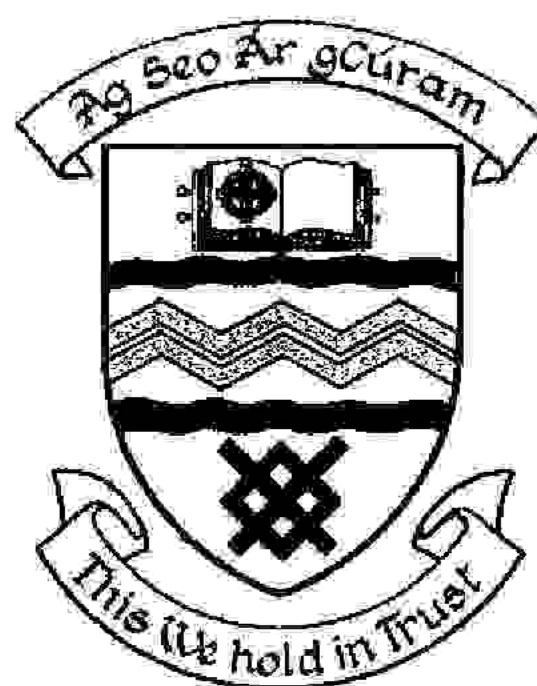
**REASON:**

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.

- 11 That an acceptable naming and numbering scheme be submitted for the written agreement of the Planning Authority prior to the commencement of development on site.



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**REASON:**

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

- 12 The proposed boundary wall with St. Mary's School shall be capped and plastered on both sides for its entire length.

**REASON:**

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

- 13 The entrance to the site shall be set back a minimum of 4.6m from the edge of the carriageway. The splay area must be sufficiently wide to allow a car to pull in completely off the road if another vehicle is exiting the site.

**REASON:**

In the interest of traffic safety.

- 14 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed in writing by the Planning Authority prior to the commencement of development.

**REASON:**

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

- 15 The existing chimneys of the Old School House shall be retained in full.

**REASON:**

To preserve, in so far as is possible, the architectural integrity of the building.

- 16 That details of vision splays from the proposed vehicular entrance be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

**REASON:**

In the interest of traffic safety on this busy road.

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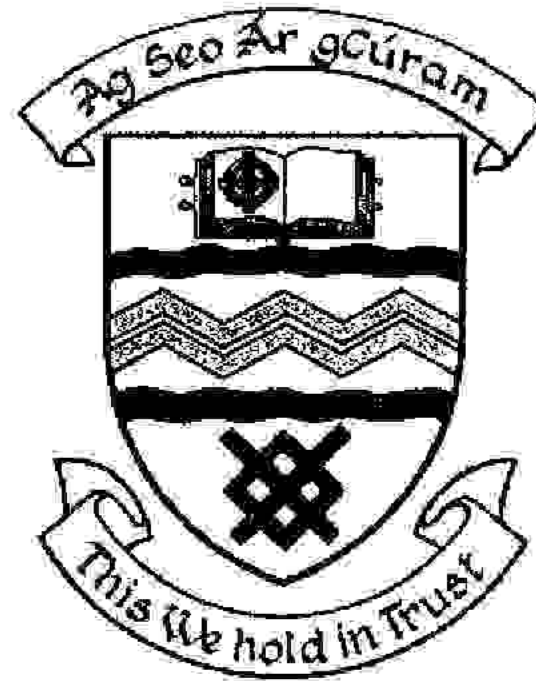
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- 17 That a financial contribution in the sum of £3,000 (three thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this 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.
- 18 That a financial contribution in the sum of money equivalent to the value of £500 (five hundred pounds) per apartment 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.
- 19 That a financial contribution in the sum of £500 (five hundred pounds) per apartment be paid by the proposer to South Dublin County Council towards the cost of the development of the Saggart/Rathcoole amenity lands which will facilitate this development; this contribution to be paid before the commencement of development on site.  
REASON:  
It is considered reasonable that the developer shall contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.



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20 That no development under any permission granted pursuant to this permission be commenced until security for the provision and satisfactory completion of services including roads, open space, car parks, sewers, watermains or drains have been given by:

- (a) Lodgement with the Council of an approved bond or letter of guarantee in the sum of £5,000 (five thousand pounds).
- (b) Lodgement with the Council of a cash sum of £5,000 (five thousand pounds) to be applied by the Council at its absolute discretion if such services are not provided to its satisfaction.

**REASON:**

To ensure a ready sanction is available to the Council to induce the provision of services and prevent disamenity in the development.

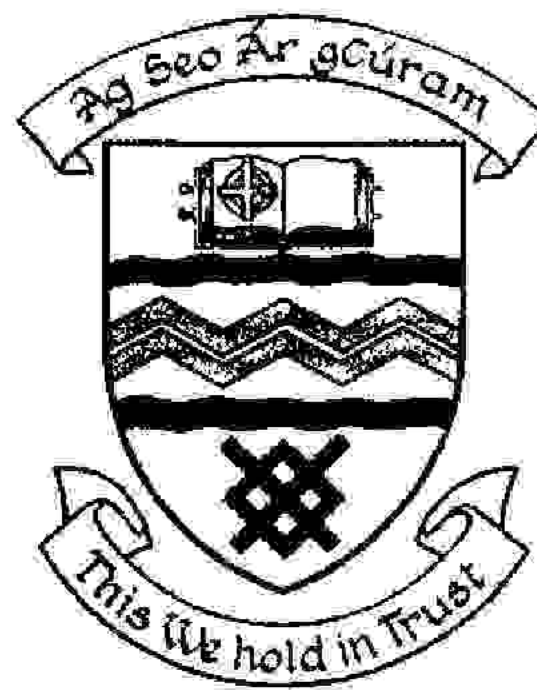
All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

..... 21 January 1997  
for SENIOR ADMINISTRATIVE OFFICER

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

<b>Decision Order Number 1778</b>	<b>Date of Decision 09/09/96</b>
<b>Register Reference S96A/0395</b>	<b>Date 11th July 1996</b>

**Applicant** Lucketa Ltd.,  
**Development** Conversion of the schoolhouse into three studio apartments  
and the erection of six apartments.

**Location** Old School House, Saggart.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 11/07/96 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 The applicant is requested to submit a detailed drainage layout of the proposal to include foul sewage and surface water. Full details should include pipe sizes, gradients invert and cover levels up to and including connections to public mains.
- 2 The applicant is requested to submit a detailed watermain and fire hydrant layout for the site.
- 3 The applicant is requested to submit elevation drawings for all boundary treatments detailing type of materials to be used. Indication should also be given of surfacing treatment for parking area, pathways and courtyard area.

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REG REF. S96A/0395

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- 4 The applicant is requested to indicate on a revised site layout plan proposals for bin and fuel storage, cloths drying area and bicycle parking.
- 5 The applicant is requested to revise the layout of apartments 5 and 7 so as to avoid having windows in such close proximity to the school boundary - no window in the northern elevation should be closer than 11m from this boundary.
- 6 The applicant is requested to submit drawings of the eastern elevation of the development.

signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

09/09/96