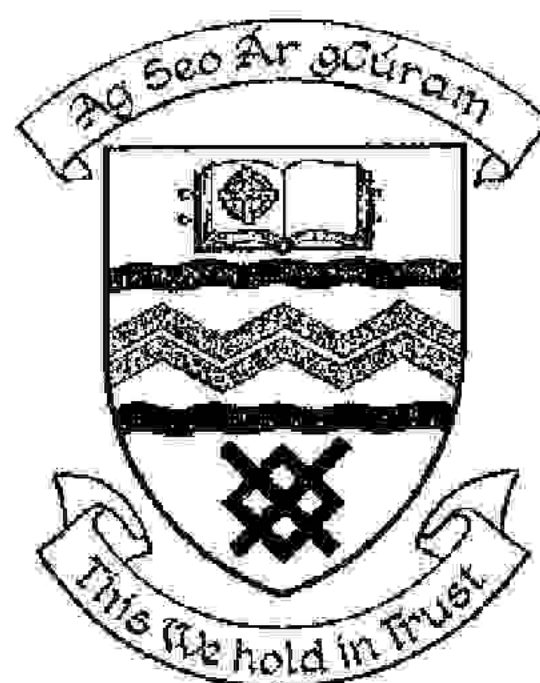


C

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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**PLANNING  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0402	Date of Decision 19/02/2002
Register Reference S01A/0866	Date: 21/12/01

**Applicant Development** Sheelin McSharry Bushy Park Limited,  
Revisions and amendments to apartment Block C to provide for an additional 20 apartments to the 79 apartments in already approved development under planning permission Register Reference S99A/0664. (An Bord Pleanála reference PL06S.119437). Block C as approved comprises a six storey building with 47 two bedroom and 32 three bedroom apartments. The proposed additional 20 apartments for which permission is now sought arises from internal replanning of Block C to comprise 30 one bedroom, 57 two bedroom and 12 three bedroom apartments; and would be provided by reorganisation of internal floorspace and windows only. Associated car parking in basement. Otherwise no changes to the size or height of the permitted building, associated landscaped courtyard and private open space are required. The overall site is located in some 3.12 hectares (and contains a Protected Structure known as Bushy Park House).

**Location** Bushy Park House adjoining Our Lady's School, Templeogue Rd, Dublin 6W.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 21/12/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

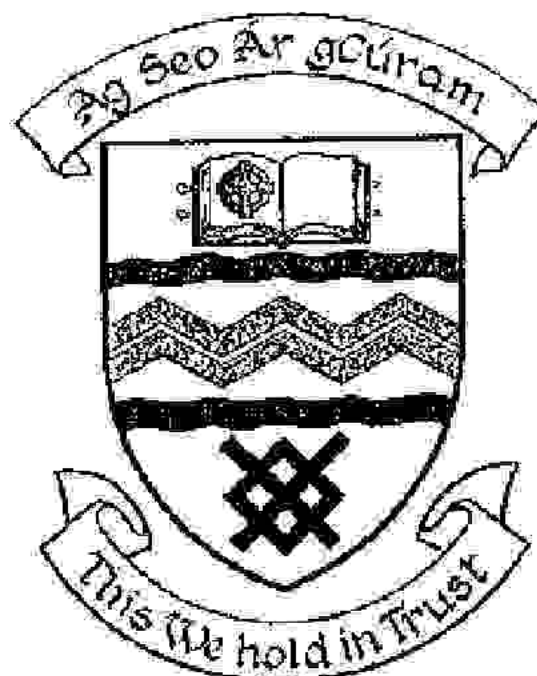
- 1 (a) The applicant is requested to clarify the composition of the 20 No. additional apartment units

McHugh Consultants,  
Chartered Town Planners,  
16 Herbert Place,  
Dublin 2.

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REG REF. S01A/0866

- in Block C;  
(b) Submit revised public notice, if necessary.
- 2 The applicant is requested to clarify how the additional car parking spaces can be accommodated at basement level. Full details must be provided of the total car parking provision at basement level of the entire scheme.
- The applicant is requested to submit a revised basement car park layout to provide for 1.4 car spaces per apartment unit as per condition 19 of An Bord Pleanála's permission (PL 06S. 119437).
- 3 The applicant is requested to submit full details of the foul drainage system proposed with the application. The applicant is advised to contact the Environmental Services Department with a view to making a satisfactory drainage arrangement.

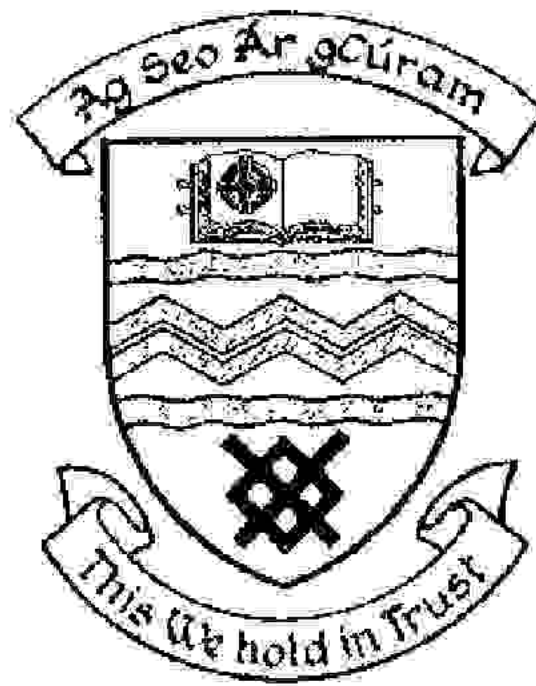
Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

20/02/02



**SOUTH DUBLIN COUNTY COUNCIL**  
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Website: [www.sdcoco.ie](http://www.sdcoco.ie)

McHugh Consultants,  
Chartered Town Planners,  
16 Herbert Place,  
Dublin 2.

**NOTIFICATION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999 AND**  
**PLANNING & DEVELOPMENT ACT, 2000**

Final Grant Order No.:	3491	Date of Final Grant:	31-Oct-2002
Decision Order No.:	2610	Date of Decision:	24-Jul-2002
Register Reference:	S01A/0866	Date:	27-May-2002

**Applicant:** Sheelin McSharry Bushy Park Limited,

**Development:** Revisions and amendments to apartment Block C to provide for an additional 20 apartments to the 79 apartments in already approved development under planning permission Register Reference S99A/0664 (An Bord Pleanála reference PL06S.119437). Block C as approved comprises a six storey building with 47 two bedroom and 32 three bedroom apartments. The proposed additional 20 apartments for which permission is now sought arises from internal replanning of Block C to comprise 30 one bedroom, 57 two bedroom and 12 three bedroom apartments; and would be provided by reorganisation of internal floorspace and windows only. Associated car parking in basement. Otherwise no changes to the size or height of the permitted building, associated landscaped courtyard and private open space are required. The overall site is located in some 3.12 hectares (and contains a Protected Structure known as Bushy Park House).

**Location:** Bushy Park House adjoining Our Lady's School, Templeogue Rd, Dublin 6W.

**Floor Area:**

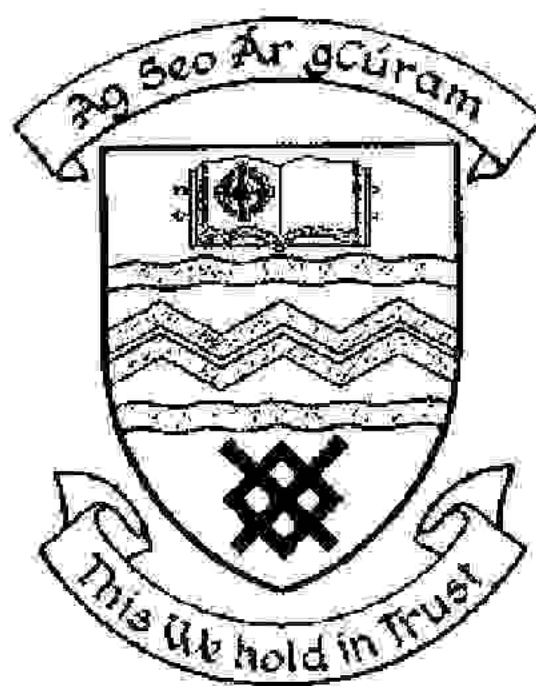
**Time extension(s) up to and including**

**Additional Information Requested/Received** 19-Feb-2002, 02-May-2002, /

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



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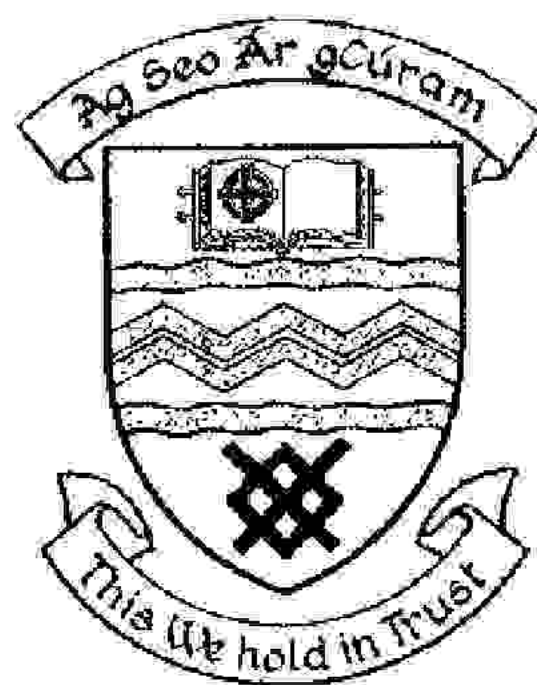
E-Mail: [planning.dept@sdcublincoco.ie](mailto:planning.dept@sdcublincoco.ie)  
Website: [www.sdcc.ie](http://www.sdcc.ie)

**Conditions and Reasons:**

1. The applicant shall provide 3 no. apartments as social or affordable housing (as defined in Part V of the Planning and Development Act 2000 ) and pursuant to the provisions of the South Dublin County Council Housing Strategy. Written agreement in the form of a contract shall be reached with the Housing Strategy Unit prior to commencement of development. Reason: To comply with the South Dublin County Council Housing Strategy.
2. That each proposed apartment be used as a single dwelling unit. Reason: To prevent unauthorised development.
3. Notwithstanding condition 1 above, the proposed development shall otherwise be in accordance with the terms and conditions of the planning permission granted by An Bord Pleanála PL O6S. 119437, and S00A/0767 including the financial conditions thereof. Reason: In the interest of the proper planning and development of the area.
4. The following are the conditions of the Environmental Services Department: · The proposed new 400mm sewer shall be constructed by the applicant, under the supervision of South Dublin County Council, prior to the commencement of the construction of the proposed development. Exact details of its design and routing, and in particular the river crossing, shall be agreed in writing with Drainage Area Engineer (Deansrath Depot: 457 0784) prior to the commencement of development. · Surface water discharges from the site shall be limited to a maximum discharge of 20.43 litres per second. · All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol / oil / diesel interceptor before discharging to the surface water sewer. · Applicant to ensure full and complete separation of foul and surface water systems. · Buildings of 3 storeys or more shall have balancing tanks and booster pumps on the rising main to top storey units to ensure adequate pressure to top storey units. · All conditions of the previous permission S99A/0664 and of An Bord Pleanála relating to drainage, surface water attenuation and water supply shall still apply. · Each apartment shall have its own individual service connection to the public watermain and 24hour storage. · The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense. · No buildings shall be erected within 5 metres of a public sewer or any sewer and potential to be taken in charge. REASON: In order to comply with the Sanitary Services Act 1878-1964.
5. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and additional information received on 06/03/2002 and clarification of additional information received on 27/05/2002, 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.



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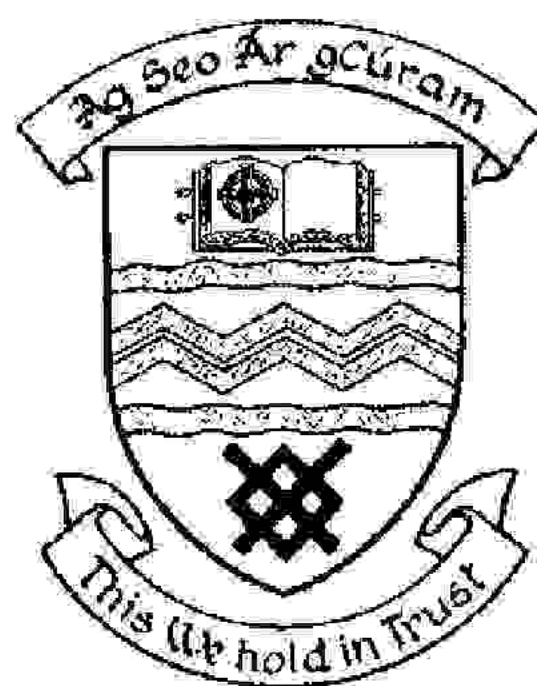
6. That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) per 2 bed plus unit and EUR 476 (four hundred and seventy six euro) per 1 bed unit be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed 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.
7. That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) per 2 bed plus unit and EUR 476 (four hundred and seventy six euro) per 1 bed unit be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on 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 the development and improvement of amenity lands in the area which will facilitate the proposed development.
8. That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No. 22,23 & 24 of An Bord Pleanála Order No. PL.06S.119437 be strictly adhered to in respect of this development. REASON: It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.
9. That an acceptable name/house number scheme be submitted and approved by the County Council before any constructional work has taken place on the proposed house. REASON: In the interest of the proper planning and development of the area.
10. That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) per 2 bed plus unit and EUR 1,333 (one thousand three hundred and thirty three euro) per 1 bed unit 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 facilitates 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.
11. Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of EUR 25,400 (twenty five thousand and four hundred euro), a



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bond of an Insurance Company of EUR 38,080 (thirty eight thousand and eighty euro), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development. REASON: To ensure the satisfactory completion of the development.

12. That a financial contribution in the sum of EUR 1,451 (one thousand four hundred and fifty one euro) per 2 bed plus unit and EUR 725 (seven hundred and twenty five euro) per 1 bed unit be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development. 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 the works.
13. That a financial contribution in the sum of EUR 750 (seven hundred and fifty euro) per 2 bed plus unit and EUR 375 (three hundred and seventy five euro) per 1 bed unit be paid by the proposer to South Dublin County Council towards the cost of the Water Supply Enhancement and Extension Scheme which will 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 the works.
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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 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.

  
04 Nov-2002  
for SENIOR EXECUTIVE OFFICER.

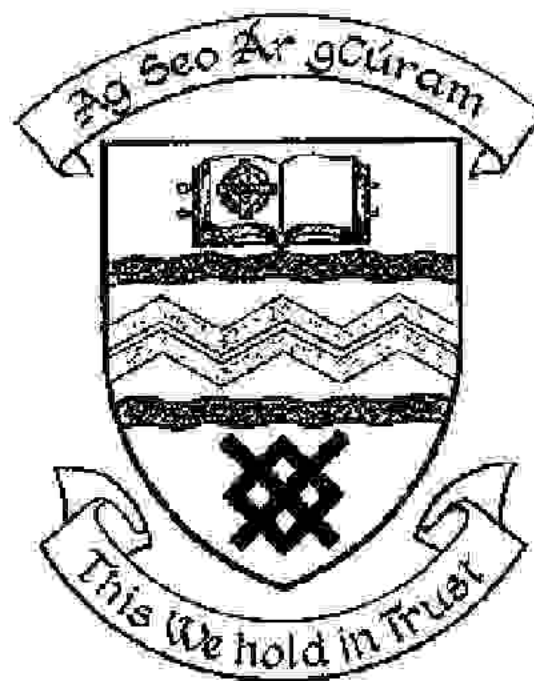
	<b>South Dublin County Council</b> <b>Local Government</b> <b>(Planning &amp; Development) Acts 1963 to 1993</b> <b>and Planning &amp; Development Act 2000</b> <b>and Planning Regulations Thereunder</b> <b>Planning Register (Part 1)</b>	<b>Plan Register No.</b>  <b>S01A/0866</b>
<b>1. Location</b>	Bushy Park House adjoining Our Lady's School, Templeogue Rd, Dublin 6W.	
<b>2. Development</b>	Revisions and amendments to apartment Block C to provide for an additional 20 apartments to the 79 apartments in already approved development under planning permission Register Reference S99A/0664 (An Bord Pleanala reference PL06S.119437). Block C as approved comprises a six storey building with 47 two bedroom and 32 three bedroom apartments. The proposed additional 20 apartments for which permission is now sought arises from internal replanning of Block C to comprise 30 one bedroom, 57 two bedroom and 12 three bedroom apartments; and would be provided by reorganisation of internal floorspace and windows only. Associated car parking in basement. Otherwise no changes to the size or height of the permitted building, associated landscaped courtyard and private open space are required. The overall site is located in some 3.12 hectares (and contains a Protected Structure known as Bushy Park House).	
<b>3. Date of Application</b>	27-May-2002	Date of further particulars (a) Requested (b) Received
<b>3a. Type of Application</b>	Permission	1. 19-Feb-2002, 02-May-2002, 1. 2. 19-Feb-2002, 02-May-2002, 2.
<b>4. Submitted by</b>	<b>Name:</b> McHugh Consultants, <b>Address:</b> Chartered Town Planners,, 16 Herbert Place,, Dublin 2.	
<b>5. Applicant</b>	<b>Name:</b> Sheelin McSharry Bushy Park Limited, <b>Address:</b> Embassy House, Herbert Park, Ballsbridge, Dublin 4.	
<b>6. Decision</b>	<b>O.C.M. No.:</b> 2610 <b>Date:</b> 24-Jul-2002	<b>Effect:</b> GRANT PERMISSION
<b>7. Grant</b>	<b>O.C.M. No.:</b> 3491 <b>Date:</b> 31-Oct-2002	<b>Effect:</b> GRANT PERMISSION
<b>8. Appeal Lodged</b>	<b>Date:</b> 23-Aug-2002	<b>Appeal Type</b> Written Evidence
<b>9. Appeal Decision</b>	<b>Date:</b> 24-Oct-2002	<b>Appeal Decision</b> Appeal Withdrawn
<b>10. Material Contravention</b>		
<b>11. Enforcement:</b>	<b>Compensation:</b>	<b>Purchase Notice:</b>
<b>12. Revocation or Amendment</b>		
<b>13. E.I.S. Requested</b>	<b>E.I.S. Received</b>	<b>E.I.S. Appeal</b>
<b>14. _____ Registrar</b>	<b>_____</b> Date	<b>_____</b> Receipt No.



# SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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## NOTIFICATION OF DECISION TO GRANT PERMISSION LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999 AND PLANNING & DEVELOPMENT ACT 2000

Decision Order Number 2610	Date of Decision 24/07/2002
Register Reference S01A/0866	Date: 21/12/01

Applicant Sheelin McSharry Bushy Park Limited,

Development Revisions and amendments to apartment Block C to provide for an additional 20 apartments to the 79 apartments in already approved development under planning permission Register Reference S99A/0664 (An Bord Pleanála reference PL06S.119437). Block C as approved comprises a six storey building with 47 two bedroom and 32 three bedroom apartments. The proposed additional 20 apartments for which permission is now sought arises from internal replanning of Block C to comprise 30 one bedroom, 57 two bedroom and 12 three bedroom apartments; and would be provided by reorganisation of internal floorspace and windows only. Associated car parking in basement. Otherwise no changes to the size or height of the permitted building, associated landscaped courtyard and private open space are required. The overall site is located in some 3.12 hectares (and contains a Protected Structure known as Bushy Park House).

Location Bushy Park House adjoining Our Lady's School, Templeogue Rd, Dublin 6W.

Floor Area Sq Metres

Time extension(s) up to and including

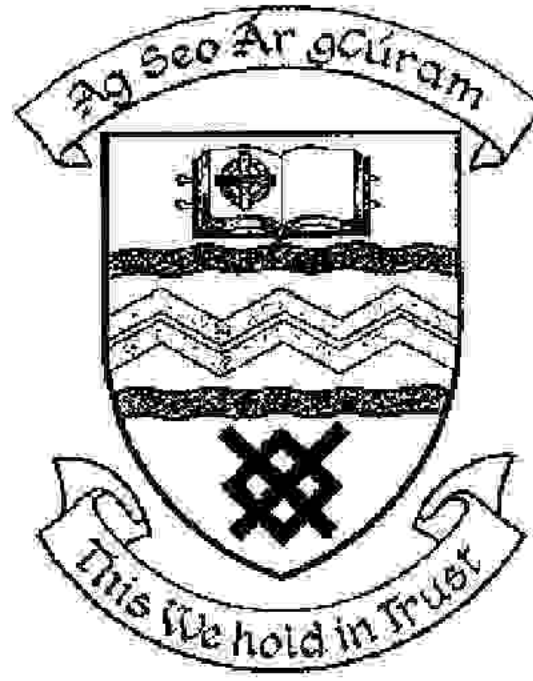
Additional Information Requested/Received 19/02/2002 /06/03/2002

Clarification of Additional Information Requested/Received 02/05/2002 / 27/05/2002

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Chartered Town Planners,  
16 Herbert Place,  
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In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County of South Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

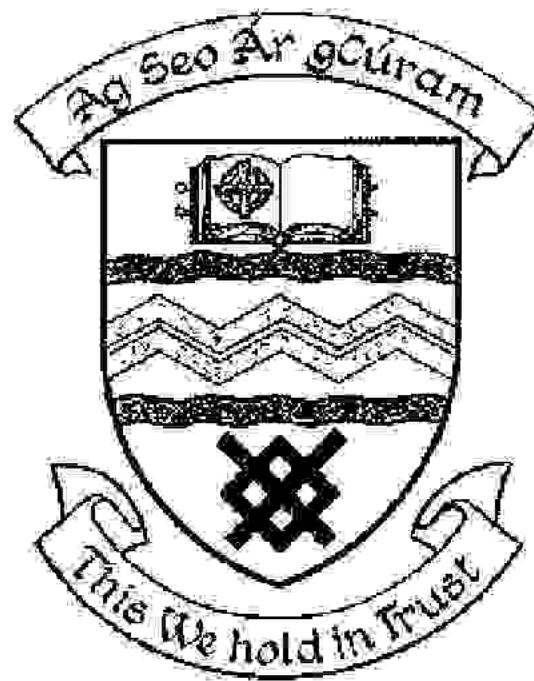
Subject to the conditions ( 12 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 25/07/02  
for SENIOR EXECUTIVE OFFICER

**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 and additional information received on 06/03/2002 and clarification of additional information received on 27/05/2002, 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 applicant shall provide 3 no. apartments as social or affordable housing (as defined in Part V of the Planning and Development Act 2000 ) and pursuant to the provisions of the South Dublin County Council Housing Strategy. Written agreement in the form of a contract shall be reached with the Housing Strategy Unit prior to commencement of development.  
Reason:

**SOUTH DUBLIN COUNTY COUNCIL  
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REG. REF. S01A/0866

To comply with the South Dublin County Council Housing Strategy.

- 3 That each proposed apartment be used as a single dwelling unit.

Reason:

To prevent unauthorised development.

- 4 Notwithstanding condition 1 above, the proposed development shall otherwise be in accordance with the terms and conditions of the planning permission granted by An Bord Pleanála PL 06S. 119437, and S00A/0767 including the financial conditions thereof.

Reason:

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

- 5 The following are the conditions of the Environmental Services Department:

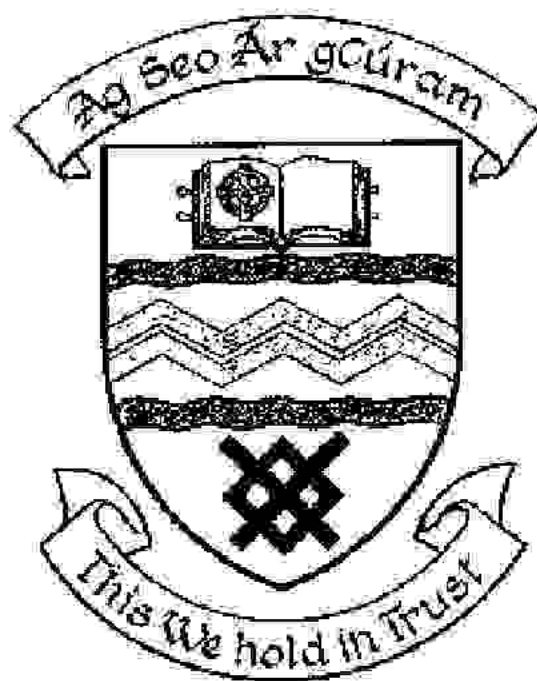
- The proposed new 400mm sewer shall be constructed by the applicant, under the supervision of South Dublin County Council, prior to the commencement of the construction of the proposed development. Exact details of its design and routing, and in particular the river crossing, shall be agreed in writing with Drainage Area Engineer (Deansrath Depot: 457 0784) prior to the commencement of development.
- Surface water discharges from the site shall be limited to a maximum discharge of 20.43 litres per second.
- . All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol / oil / diesel interceptor before discharging to the surface water sewer.
- . Applicant to ensure full and complete separation of foul and surface water systems.
- . Buildings of 3 storeys or more shall have balancing tanks and booster pumps on the rising main to top storey units to ensure adequate pressure to top storey units.
- All conditions of the previous permission S99A/0664 and of An Bord Pleanála relating to drainage, surface water attenuation and water supply shall still apply.
- Each apartment shall have its own individual service connection to the public watermain and 24hour storage.
- The connection to and tapping of public watermains shall



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be carried out by South Dublin County Council personnel at the applicant's prior expense.

- . No buildings shall be erected within 5 metres of a public sewer or any sewer and potential to be taken in charge.

REASON:

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

- 6 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No. 22, 23 & 24 of An Bord Pleanála Order No. PL.06S.119437 be strictly adhered to in respect of this development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 7 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) per 2 bed plus unit and EUR 476 (four hundred and seventy six euro) per 1 bed unit 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.

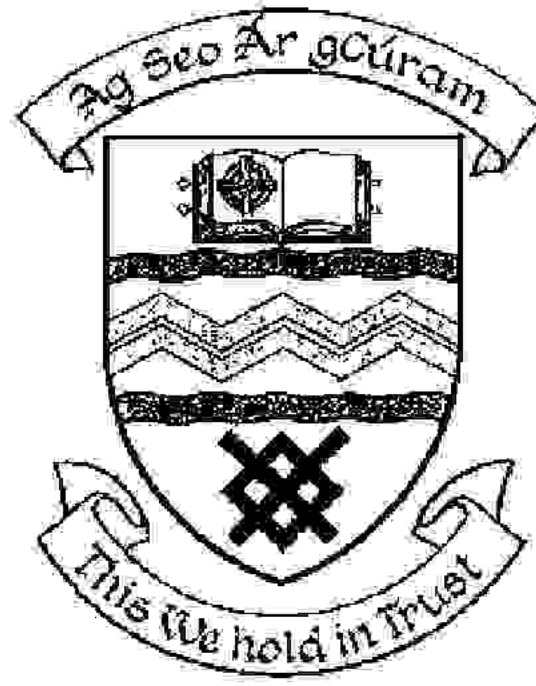
REASON:

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.

- 8 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) per 2 bed plus unit and EUR 1,333 (one thousand three hundred and thirty three euro) per 1 bed unit 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 facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

**SOUTH DUBLIN COUNTY COUNCIL  
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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.

- 9 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) per 2 bed plus unit and EUR 476 (four hundred and seventy six euro) per 1 bed unit be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on 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 the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 10 That a financial contribution in the sum of EUR 1,451 (one thousand four hundred and fifty one euro) per 2 bed plus unit and EUR 725 (seven hundred and twenty five euro) per 1 bed unit be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

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 the works.

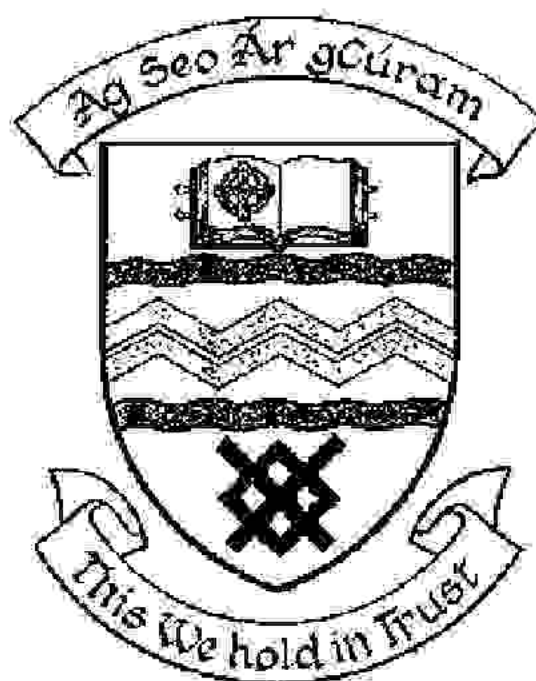
- 11 That a financial contribution in the sum of EUR 750 (seven hundred and fifty euro) per 2 bed plus unit and EUR 375 (three hundred and seventy five euro) per 1 bed unit be paid by the proposer to South Dublin County Council towards the cost of the Water Supply Enhancement and Extension Scheme which will 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



**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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Telefon: 01-414 9000  
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**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

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REG REF. S01A/0866

will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 12 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of EUR 25,400 (twenty five thousand and four hundred euro), a bond of an Insurance Company of EUR 38,080 (thirty eight thousand and eighty euro), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

REASON:

To ensure the satisfactory completion of the development.

- 13 That an acceptable name/house number scheme be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

REASON:

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