

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No.  S01A/0810	
1. Location	Pairc Mhuire, Saggart, Co. Dublin.		
2. Development	Renovation of interior of existing clubhouse to provide 2 additional sports dressing rooms and showers; construction of a new 2 storey extension to contain toilets, store area, gymnasium and physiotherapy room; construction of new mezzanine floor area within existing community hall to provide a committee room, club games room, kitchen and bar area and to use the entire structure as a registered club premises.		
3. Date of Application	06/12/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/02/2002 2.	1. 08/05/2002 2.
4. Submitted by	Name: Richard Callaghan Draughting, Address: 25 Alpine Rise, Tallaght, Dublin 24.		
5. Applicant	Name: St. Marys Gaelic Football Club Address: Pairc Mhuire, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 2423  Date 05/07/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2768  Date 15/08/2002	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

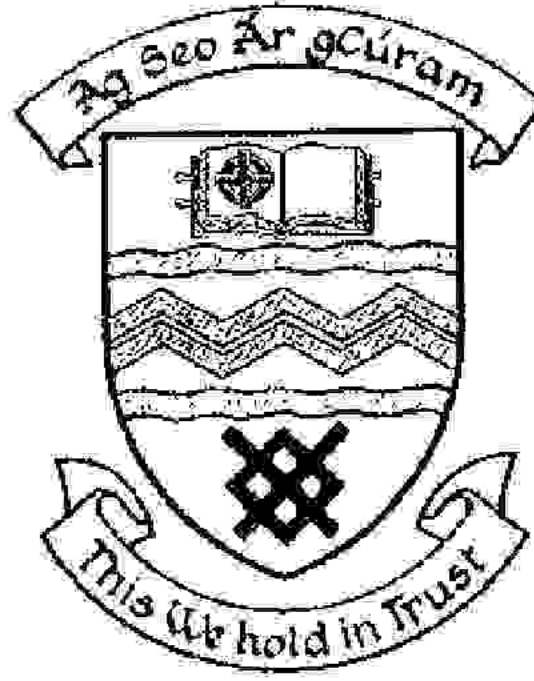
Date

Receipt No.

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

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Tamhlacht, Baile Átha Cliath 24.

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Richard Callaghan Draughting,  
25 Alpine Rise,  
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**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2768	Date of Final Grant 15/08/2002
Decision Order Number 2423	Date of Decision 05/07/2002
Register Reference S01A/0810	Date 08/05/02

**Applicant** St. Marys Gaelic Football Club

**Development** Renovation of interior of existing clubhouse to provide 2 additional sports dressing rooms and showers; construction of a new 2 storey extension to contain toilets, store area, gymnasium and physiotherapy room; construction of new mezzanine floor area within existing community hall to provide a committee room, club games room, kitchen and bar area and to use the entire structure as a registered club premises.

**Location** Pairc Mhuire, Saggart, Co. Dublin.

**Floor Area** 819.84 Sq Metres

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

**Additional Information Requested/Received** 04/02/2002 /08/05/2002

A Permission has been granted for the development described above,  
subject to the following (14) Conditions.



# SOUTH DUBLIN COUNTY COUNCIL

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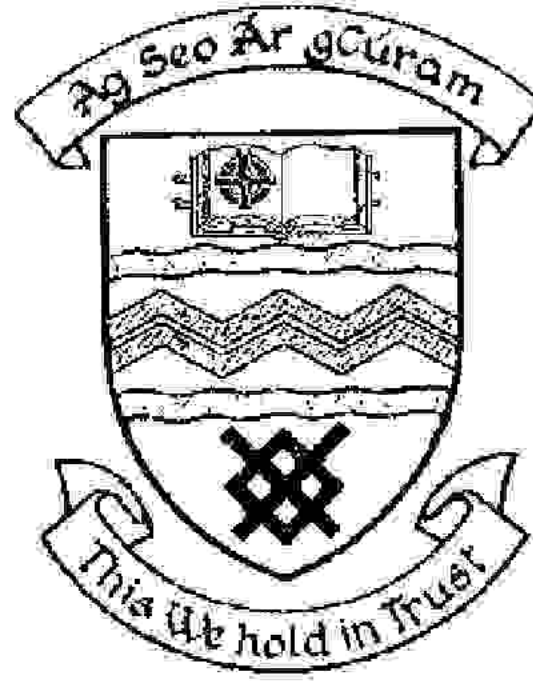
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## Conditions and Reasons

- 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 on 08/05/2002, 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 That all external finishes harmonise in colour and texture with the existing premises.

### REASON:

In the interest of visual amenity.

- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
  - No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - Applicant shall ensure full and complete separation of foul and surface water systems.
  - All wastewater from kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
  - Any drains that run under proposed buildings shall be protected in accordance with the Building Regulations 1997 Technical Guidance Document H (Drainage and Wastewater Disposal).
  - 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.
  - If not already the case, the water supply to the development shall be commercially metered.
  - Applicant shall provide 24-hour storage for the development.

### Reason:

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

- 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.

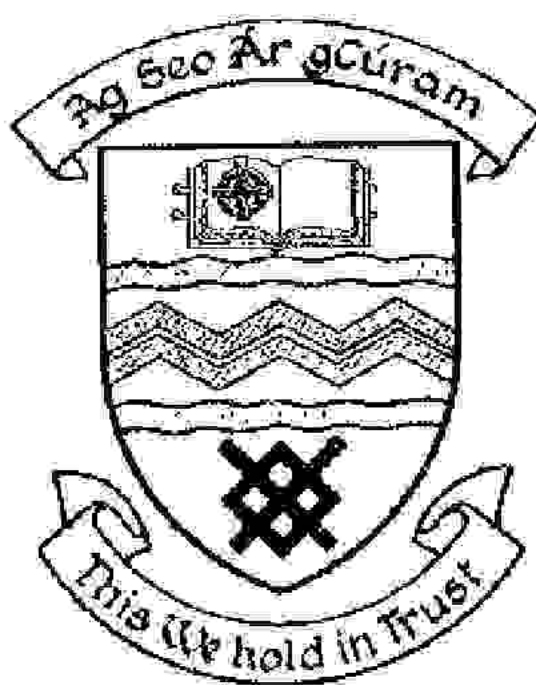
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/0811

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- 5 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.

- 6 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 7 That the screen walls be suitably capped and rendered

Reason:

In the interests of visual amenity

- 8 Prior to the commencement of development, the applicant is to ascertain and comply with the requirements of Duchas, the Heritage Council

Reason:

In the interests of archaeological protection

- 9 That a financial contribution in the sum of EUR 2,459 (two thousand four hundred and fifty nine euro) 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.

- 10 That a financial contribution in the sum of EUR 6,398 (six thousand three hundred and ninety eight euro) 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



# SOUTH DUBLIN COUNTY COUNCIL

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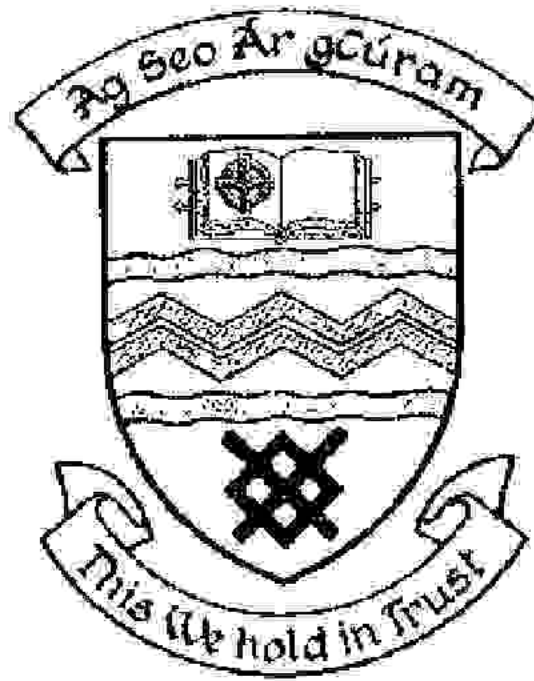
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improvement works and traffic management schemes  
facilitating the proposed development.

- 11 That a financial contribution in the sum of EUR 1,234 (one thousand two hundred and thirty four euro) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme 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.

- 12 That a financial contribution in the sum of EUR 595 (five hundred and ninety five euro) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate this development; this contribution to be paid before the commencement of development on 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.

- 13 That a financial contribution in the sum of EUR 1,375 (one thousand three hundred and seventy five euro) be paid by the proposer to South Dublin County Council towards the Saggart/Rathcoole/Newcastle Drainage Collection System Improved Works 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.

- 14 That a financial contribution in the sum of EUR 456 (four hundred and fifty six euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. SOLA/0011

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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 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.

.....15/08/02  
for SENIOR ADMINISTRATIVE OFFICER



C

**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 2423	Date of Decision 05/07/2002
Register Reference S01A/0810	Date: 06/12/01

**Applicant** St. Marys Gaelic Football Club

**Development** Renovation of interior of existing clubhouse to provide 2 additional sports dressing rooms and showers; construction of a new 2 storey extension to contain toilets, store area, gymnasium and physiotherapy room; construction of new mezzanine floor area within existing community hall to provide a committee room, club games room, kitchen and bar area and to use the entire structure as a registered club premises.

**Location** Pairc Mhuire, Saggart, Co. Dublin.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** 04/02/2002 /08/05/2002

**Clarification of Additional Information Requested/Received** /

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.

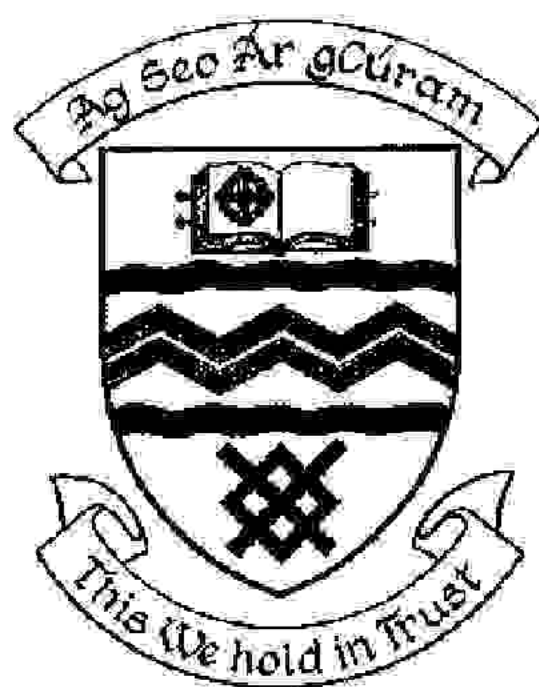
Subject to the conditions ( 14 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

  
..... 05/07/02  
for SENIOR EXECUTIVE OFFICER

Richard Callaghan Draughting,  
25 Alpine Rise,  
Tallaght,  
Dublin 24.



**SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S01A/0810

**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 08/05/2002, 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 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
  - No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - Applicant shall ensure full and complete separation of foul and surface water systems.
  - All wastewater from kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
  - Any drains that run under proposed buildings shall be protected in accordance with the Building Regulations 1997 Technical Guidance Document H (Drainage and Wastewater Disposal).
  - 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.
  - If not already the case, the water supply to the development shall be commercially metered.
  - Applicant shall provide 24-hour storage for the development.

**Reason:**

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

**SOUTH DUBLIN COUNTY COUNCIL  
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- 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.
- 5 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.
- 6 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of safety and the avoidance of fire hazard.
- 7 That the screen walls be suitably capped and rendered  
Reason:  
In the interests of visual amenity
- 8 Prior to the commencement of development, the applicant is to ascertain and comply with the requirements of Duchas, the Heritage Council  
Reason:  
In the interests of archaeological protection
- 9 That a financial contribution in the sum of EUR 2,459 (two thousand four hundred and fifty nine euro) 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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- 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 That a financial contribution in the sum of EUR 1,234 (one thousand two hundred and thirty four euro) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme 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.
- 12 That a financial contribution in the sum of EUR 595 (five hundred and ninety five euro) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate this development; this contribution to be paid before the commencement of development on 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.
- 13 That a financial contribution in the sum of EUR 1,375 (one thousand three hundred and seventy five euro) be paid by the proposer to South Dublin County Council towards the Saggart/Rathcoole/Newcastle Drainage Collection System Improved Works which will facilitate this development; this contribution to be paid before the commencement of



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REG. REF. S01A/0810

development on the site.

REASON:

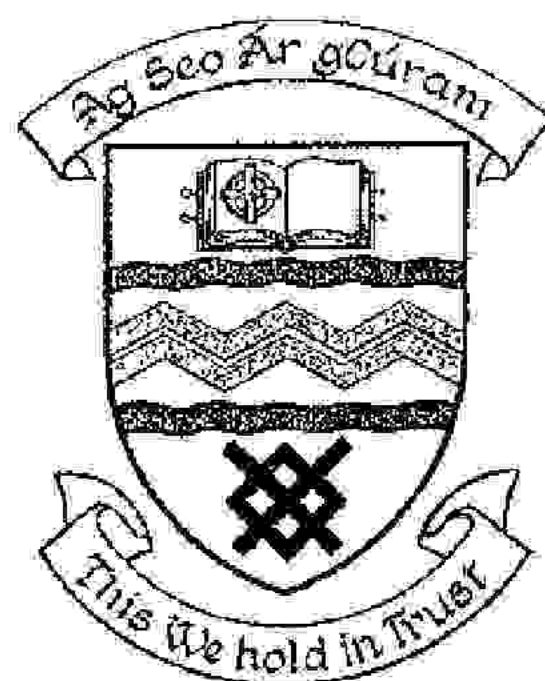
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- 14 That a financial contribution in the sum of EUR 456 (four hundred and fifty six euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the commencement of development on 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.

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

Decision Order Number 0255	Date of Decision 04/02/2002
Register Reference S01A/0810	Date: 06/12/01

**Applicant** St. Marys Gaelic Football Club  
**Development** Renovation of interior of existing clubhouse to provide 2 additional sports dressing rooms and showers; construction of a new 2 storey extension to contain toilets, store area, gymnasium and physiotherapy room; construction of new mezzanine floor area within existing community hall to provide a committee room, club games room, kitchen and bar area and to use the entire structure as a registered club premises.

**Location** Pairc Mhuire, Saggart, Co. Dublin.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 06/12/01 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 The applicant is requested to submit detailed information relating to:-
  - (a) numbers of persons using the bar area at the present time,
  - (b) estimated increase in numbers using existing and additional bar area,
  - (c) whether functions will be for club members only, guests of club members and/or non-members,
  - (d) hours of operation,
  - (e) explanation of need for additional bar area.
  - (f) plan drawings showing full extent of additional bar area at ground floor level

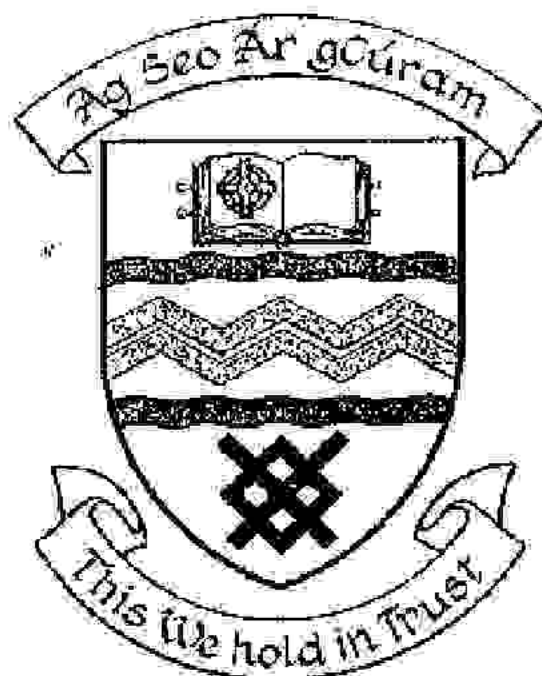
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REG REF. S01A/0810

The applicant is also requested to submit details clarifying what exactly 'use as a registered club premises' entails.

- 2 The applicant is requested to submit surface water drainage plans on a block plan, showing the exact location of all drains, manholes, gullies, Ajs, interceptors etc. located within the site boundary. This layout shall be in accordance with the Building Regulations and shall ensure full and complete separation of foul and surface water systems. Applicant shall note that no buildings shall be erected within 5 metres of a watercourse, public sewer or any sewer with the potential to be taken in charge.

- 3 It is noted that the drawings indicate a proposed boundary wall along part of the northern site boundary, which is not referred to in the public notices. The applicant is requested to:-

- (i) carry out revised public notice procedures including reference to the proposed wall in the description of the development (both site and newspaper notices are required);
- (ii) submit details to include plans, elevations and information on materials and finishes of the proposed wall;
- (iii) establish whether or not the proposed boundary wall abuts the sites of either of the two adjoining Protected Structures (a limestone church, tower and drinking trough - List 2, No. 205 in the South Dublin County Development Plan, 1998; and a church site, stone head crosses, etc. - List 2, No. 206 in the Development Plan);
- (iv) if the wall abuts either of the above sites, reference should be made in the revised public notices to the fact that Protected Structure(s) would be affected;
- (v) an appropriate design and suitable finishes would be required if Protected Structure(s) are affected.

Signed on behalf of South Dublin County Council

  
for Senior Administrative Officer

Page 2 of 2

04/02/02