

	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/0639	
1. Location	Fonthill House, Old Lucan Road, Palmerstown, Dublin 20.		
2. Development	Refurbishment works to the existing two storey Stable building (a protected structure under the 1999 Planning and Development Act) for office use plus the construction of A) a new single storey extension to provide a toilet and canteen facility and B) a single storey glazed link between the offices located in the former Coach House and the Stable Building attached.		
3. Date of Application	27/09/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/12/2001 2.	1. 14/01/2002 2.
4. Submitted by	Name: Project Architects, Address: The Priory, John's Street West,		
5. Applicant	Name: Marese Ltd., Address: 35-38 St. Stephen's Green, Dublin 2.		
6. Decision	O.C.M. No. 0553 Date 11/03/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0877 Date 26/04/2002	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

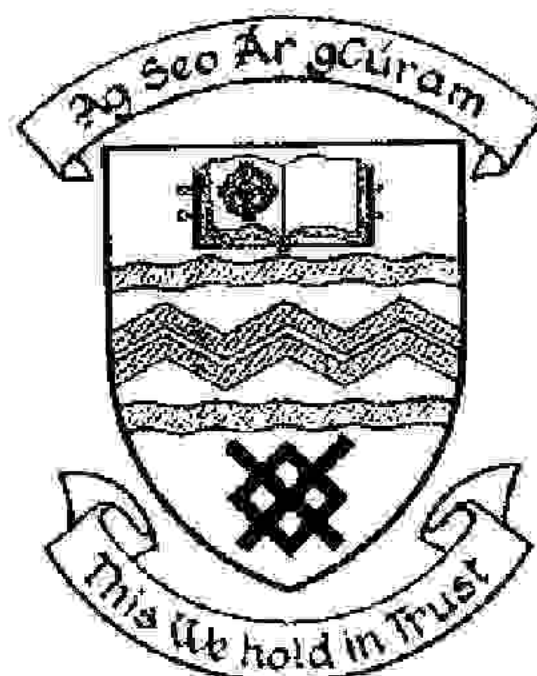
14.

Registrar

Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Project Architects,
The Priory,
John's Street West,
Dublin 8.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0877	Date of Final Grant 26/04/2002
Decision Order Number 0553	Date of Decision 11/03/2002
Register Reference S01A/0639	Date 14/01/02

Applicant Marese Ltd.,

Development: Refurbishment works to the existing two storey Stable building (a protected structure under the 1999 Planning and Development Act) for office use plus the construction of A) a new single storey extension to provide a toilet and canteen facility and B) a single storey glazed link between the offices located in the former Coach House and the Stable Building attached.

Location Fonthill House, Old Lucan Road, Palmerstown, Dublin 20.

Floor Area 234.00 Sq Metres
Time extension(s) up to and including 07/12/2001
Additional Information Requested/Received 04/12/2001 /14/01/2002

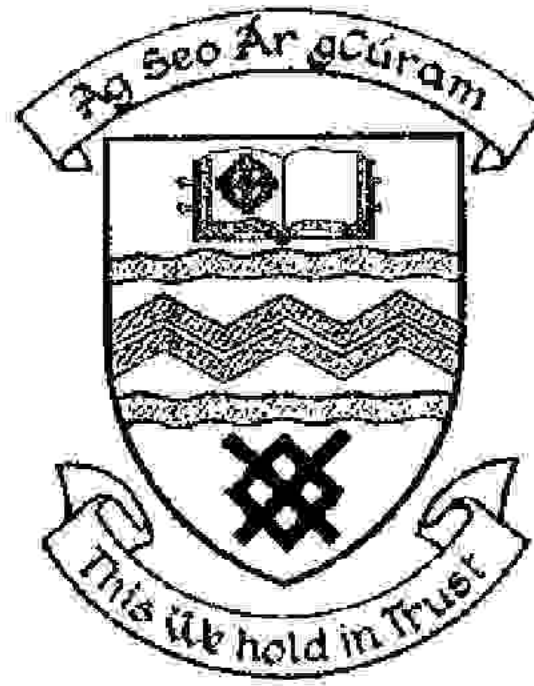
A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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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 by the Planning Authority on 14/01/02 and Unsolicited Additional Information received on 15/01/02, 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.

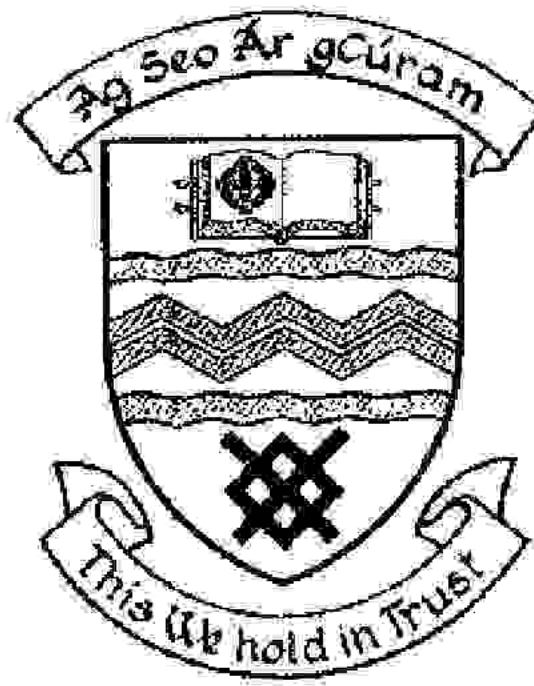
- 2 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. Specifically the applicant shall meet the following requirements:-
 - (a) Wastewater package treatment plant and percolation/irrigation area are to meet the requirements of BS 6297:1983 and the relevant manufacturers Agrément Certificate. Certification of compliance by an Engineer to the above standard or the relevant manufacturers Agrément Certificate must be submitted to South Dublin County Council.
 - (b) Wastewater package treatment plant and percolation/irrigation area to meet the requirements of the Environmental Health Officer.
 - (c) Applicant to comply with the Waste Management Act 1996 in respect of the disposal of sludge arising from the proposed wastewater treatment plant.
 - (d) Applicant to enter a maintenance agreement with the supplier.
 - (e) Applicant is subject to the provisions of the water pollution acts and, depending on volume and nature of discharge, may be required to apply to the Environmental Services Department for a licence under Section 4 of the Local Government (Water Pollution) Acts 1977 and 1990 to discharge sewage and/or trade effluent to waters.
 - (f) Applicant to ensure full and complete separation of foul and surface water systems.
 - (g) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - (h) Prior to the commencement of development full details of how the "existing combined catchpit / percolation tank" is to be reconfigured

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to cater solely for the surface water run-off from the buildings shall be submitted for agreement. All existing foul residues / sledges shall be removed and satisfactorily disposed of.

- (i) Surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the sewer
- (j) The property shall have its own connection to the public watermain and full 24hour water storage.
- (k) No buildings shall be more than 46m from the nearest hydrant.
- (l) The water supply to the development shall be commercially metered.
- (m) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

- 3 The proposed development shall adhere to the requirements of the Conservation Officer, South Dublin County Council with regard to the following:

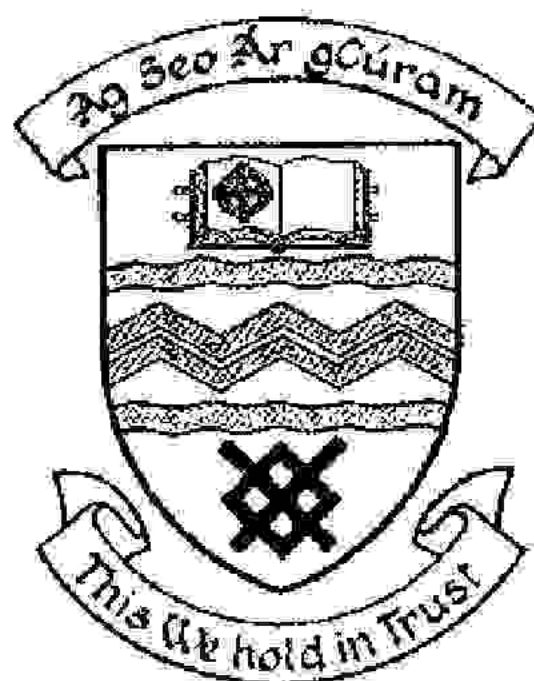
- (a) The applicant shall omit the proposed glazed link from the proposed development as indicated by Additional Information received 14/01/02.
- (b) The applicant shall provide an analysis of the render mix at the top of the front elevation in order to provide an exact match. The applicant is requested to submit details of the analysis to the Conservation Officer prior to the commencement of proposed development.
- (c) The existing rainwater goods are to be repaired or replaced where necessary. These shall be of cast-iron and shall match the profile of the existing.
- (d) The selected paint colour for external doors and window shall match the proposed paint colour of the Coach House. Door GD04 shall be retained and repaired/replaced if necessary to the same specifications as door GD02.
- (e) The reusable original slates are to be used on the front elevation of the Stable building with the remaining reusable slates being interspersed with new matching slates being used on the rear elevation.
- (f) The applicant shall retain the original floor (ground floor) under the proposed new floor.
- (g) The applicant shall ensure the safe removal of

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vegetation and ivy. The ivy shall be cut at the base and allowed to die off before removal is attempted.

REASON:

To ensure the proper conservation and restoration of a Protected Structure in the interest of the proper planning and development of the area.

- 4 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

REASON:

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

- 5 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.

- 6 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.

- 7 That off-street car parking facilities be provided in accordance with the Development Plan Standards.

REASON:

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

- 8 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of offices.

REASON:

In the interest of amenity.

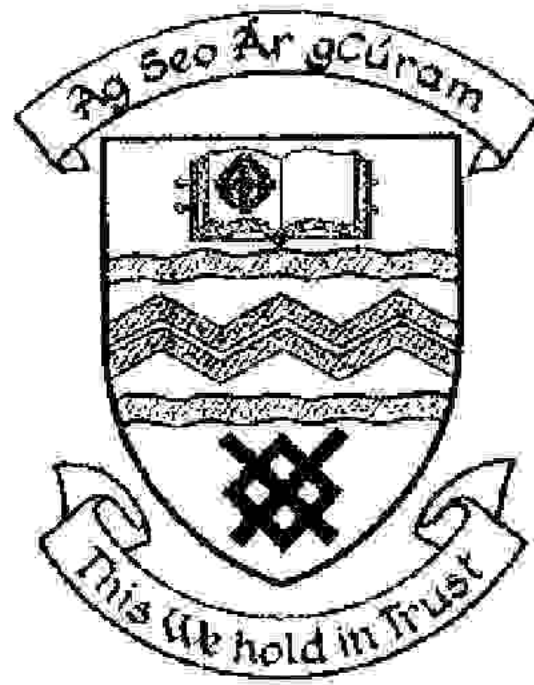
- 9 That a financial contribution in the sum of EUR 2,398 (two thousand three hundred and ninety eight euro) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this

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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 6,238 (six thousand two hundred and thirty 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 improvement works and traffic management schemes facilitating the proposed development.

- 11 That a financial contribution in the sum of EUR 721 (seven hundred and twenty one euro) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves 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 development 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.

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Signed on behalf of South Dublin County Council.

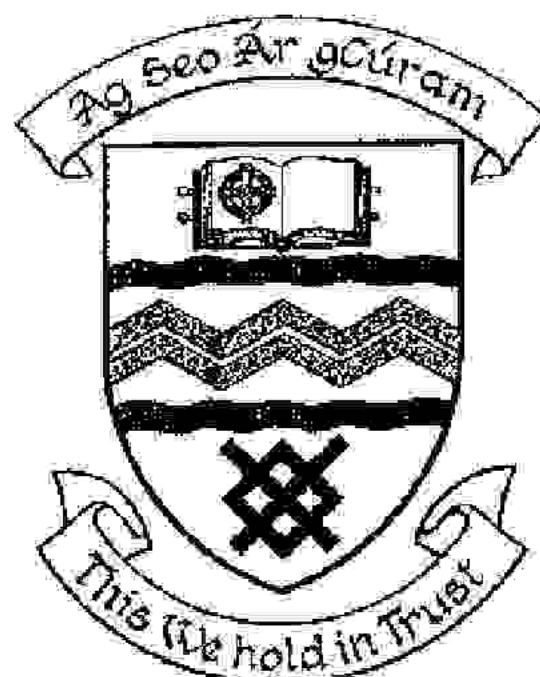

.....26/04/02
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 3546	Date of Decision 04/12/2001
Register Reference S01A/0639	Date: 27/09/01

Applicant Marese Ltd.,
Development Refurbishment works to the existing two storey Stable building (a protected structure under the 1999 Planning and Development Act) for office use plus the construction of A) a new single storey extension to provide a toilet and canteen facility and B) a single storey glazed link between the offices located in the former Coach House and the Stable Building attached.

Location Fonthill House, Old Lucan Road, Palmerstown, Dublin 20.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 27/09/01 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 proposed development materially contravenes the zoning objective G "to protect and improve high amenity areas" as set out in table no. 3.10. page 64 of South Dublin County Development Plan 1998 and contrary to policy H17 of the County Development Plan. In this regard the applicant is requested to establish the 'exceptional circumstances' which apply in this case. Alternatively the applicant is requested to submit evidence that the Stable building (subject building) has an established office use.
- 2 The applicant shall omit the proposed glazed link and window opening GD01 and new glazed door from the proposed development in accordance with the Conservation Officers

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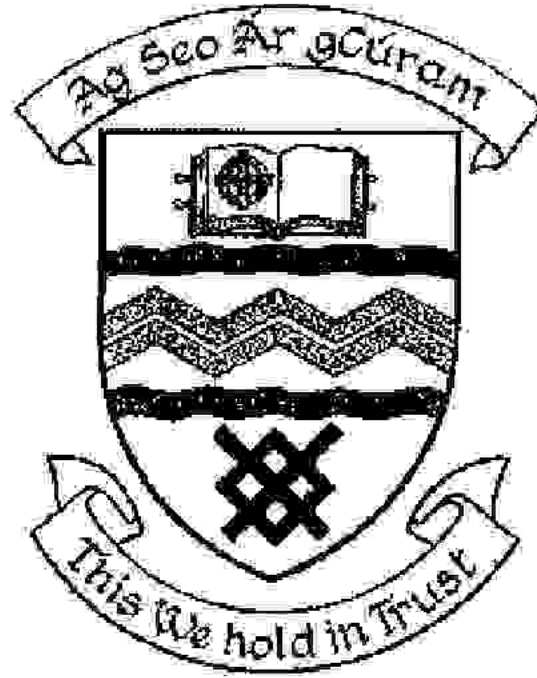
report of 15/11/01. The applicant shall submit plans particulars and details of the proposed development indicating the revised proposal.

- 3 The applicant shall submit Additional Information with regard to the following:
- (a) The applicant shall clarify, by means of a layout, how it is proposed to provide foul drainage for the development.
 - (b) The applicant shall submit a drainage layout showing the location of all existing and proposed drains, sewers, manholes and AJs within the site. This shall be in compliance with Part H of the 1997 Building Regulations and shall show full and complete separation of foul and surface water systems.
 - (c) Any Septic Tank / Effluent Treatment System and percolation/irrigation area are to be in accordance with S.R.6: 1991 and the requirements of the EPA's Wastewater Treatment Manual for Single Houses. Certificate of compliance by an Engineer to the aforementioned standard must be submitted to South Dublin County Council. Any Septic Tank / Effluent Treatment System and percolation/irrigation area to meet the requirements of EHO.
 - (d) The applicant shall clarify, by means of a layout, how it is proposed to provide surface water drainage for the development. Full details of the surface water outfall to the stream shall be submitted for approval prior to the commencement of development. The following points shall be noted:
 - The invert level of the outfall should be 200mm above the normal water levels.
 - If backflooding is likely a non-return valve should be fitted. The outfalls should be so formed as to avoid, or provide against, local erosion and should be so angled as to discharge in the direction of flow of the watercourse.
 - Outfall details must include headwall, wing walls and apron.
 - (e) Suitable grating shall be provided at the outfall to prevent access by children etc. Any soakage areas

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REG. REF. S01A/0639

shall be designed and constructed in accordance with BRE digest 365, with certification of compliance by Engineer to be submitted.

- Soakage areas to meet the requirements of EHO.

- Surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the sewer


- Applicant to ensure full and complete separation of foul and surface water systems.

(f) The applicant shall clarify by means of a layout how it is proposed to provide a water supply to the premises. The property shall have its own connection to the public watermain and full 24hour water storage.

- No buildings shall be more than 46m from the nearest hydrant.

- The water supply to the development shall be commercially metered.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

04/12/01