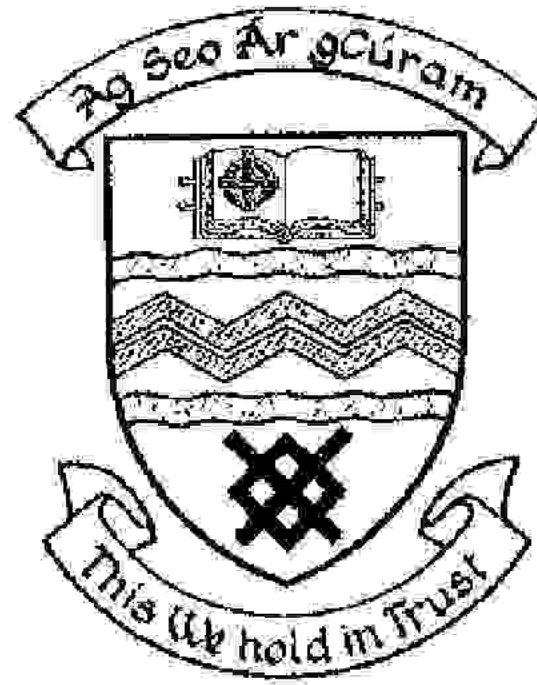


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No.  S01A/0624	
1. Location	Laurel Hill, Stocking Lane, Rathfarnham, Dublin 14.		
2. Development	Relocated site entrance to serve proposed development consisting of retirement facilities in a two-storey building including communal dining, recreation, hygiene and healthcare facilities; special care nursing with 35 beds at ground floor level and 25 beds and 13 staff bedrooms at first floor level; associated landscaping, site development works, carparking and site services. The proposed development also includes demolition of an existing habitable house on site and construction of a sub-station. It is proposed to relocate the proposed access point approx. 75 meters to the south within the same site off Stocking Lane.		
3. Date of Application	25/09/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/11/2001 2.	1. 28/03/2002 2.
4. Submitted by	Name: McHugh Consultants, Address: Chartered Town Planners, 16 Herbert Place, Dublin 2.		
5. Applicant	Name: Bloomfield Committee, Address: Bloomfield House, Bloomfield Avenue, Donnybrook, Dublin 4.		
6. Decision	O.C.M. No. 2017  Date 27/05/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2475  Date 10/07/2002	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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McHugh Consultants,  
 Chartered Town Planners,  
 16 Herbert Place,  
 Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2475	Date of Final Grant 10/07/2002
Decision Order Number 2017	Date of Decision 27/05/2002
Register Reference S01A/0624	Date 28/03/02

**Applicant** Bloomfield Committee,

**Development** Relocated site entrance to serve proposed development consisting of retirement facilities in a two-storey building including communal dining, recreation, hygiene and healthcare facilities; special care nursing with 35 beds at ground floor level and 25 beds and 13 staff bedrooms at first floor level; associated landscaping, site development works, carparking and site services. The proposed development also includes demolition of an existing habitable house on site and construction of a sub-station. It is proposed to relocate the proposed access point approx. 75 meters to the south within the same site off Stocking Lane.

**Location** Laurel Hill, Stocking Lane, Rathfarnham, Dublin 14.

**Floor Area** 0.00 Sq Metres

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

**Additional Information Requested/Received** 22/11/2001 /28/03/2002

A Permission has been granted for the development described above.

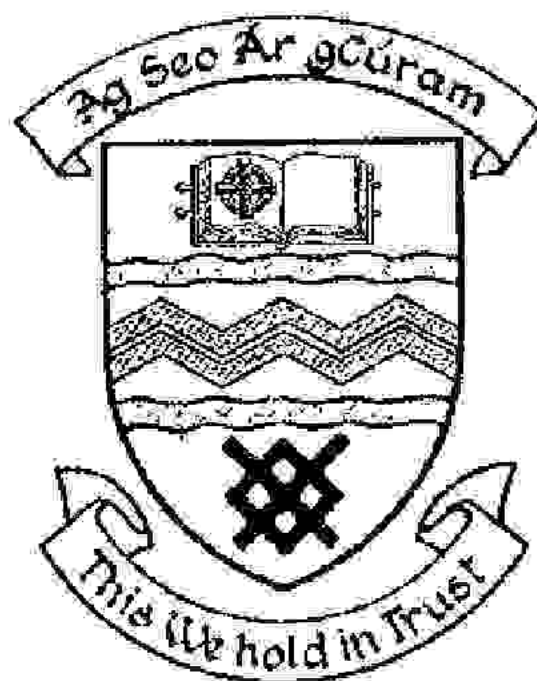
SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/06

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...subject to the following (15) Conditions.

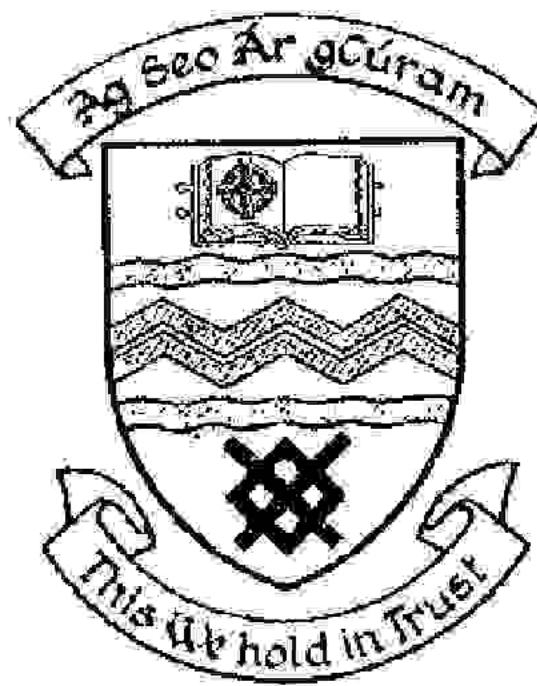


# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/0624 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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 28/03/2002, 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 Prior to the commencement of development on site, the applicant shall submit the following to the Planning Authority for written agreement.  
(i) A scheme of tree felling and surgery works, based on the submitted tree survey by Southern Tree Surgeons.  
(ii) A detailed landscape plan with full works specification, including a bill of quantities, in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking in Charge available from the parks and Landscape Services Department.

REASON: In the interests of the protection and preservation of trees on site.

- 3 The proposed stone cladding finish to the external walls of the building shall consist of natural stone.
- REASON: in the interests of visual amenity.

- 4 The stone removed from the front boundary wall to provide for the entrance to the site shall be reused in the wing walls at the point of entry.
- REASON: In the interests of visual amenity.

- 5 The applicant shall ensure that protective screening be erected, as per Drawing no. 3649.t02a submitted as additional information on 28/03/02, prior to the commencement of any development on site and that the screening shall remain in place until all works are completed.
- REASON: To protect and preserve trees on site.

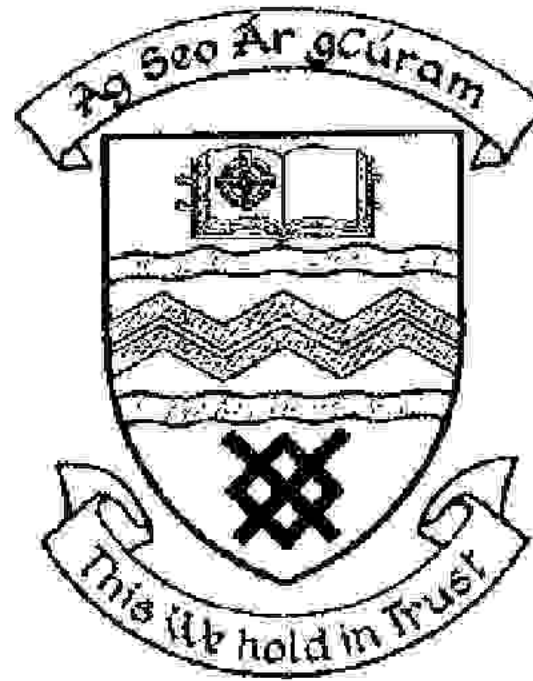
- 6 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
- REASON:

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

- 7 That no advertising sign or structure be erected except those which are exempted development, without prior approval

# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0614 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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of Planning Authority or An Bord Pleanála on appeal.

## REASON:

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

- 8 The following requirements in relation to Environmental Health matters shall be satisfied.
- (i) During demolition works on site, all necessary steps to contain dust arising from the demolition shall be taken so as to prevent a nuisance being carried to occupiers of other buildings in the locality. This shall include covering skips and slack-heaps, daily washing down of pavements or other public areas, use of water spray at demolition site to suppress dust and any other precautions necessary to prevent dust nuisances. During the demolition phase the proposed development shall comply with BS 6187 "Code of Practice for Demolition".
  - (ii) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 "Noise Control on Construction and Open sites".
  - (iii) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.
  - (iii) Full consultation shall take place with the Environmental Health Department prior to the commencement of the development.
  - (iv) All mechanical plant and ventilation inlets and outlets should be sound insulated and / or fitted with sound attenuators as necessary to ensure that the noise level as expressed as  $L_{Aeq}$  over 15 minutes at 1 meter from the façade of any noise sensitive location does not exceed the background level by more than 10dB(A) for daytime and shall not exceed the background level for evening and night time.
  - (v) Any heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc) shall not be operated on or adjacent to the construction site before 08.00 Hours on weekdays and 09.00 Hours on Saturdays nor after 18.00 Hours on weekdays and 13.00 Hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

REASON: In the interest of public health.

- 9 The applicant shall satisfy the following requirements in relation to foul drainage:

- (i) The foul sewerage system for the development and the



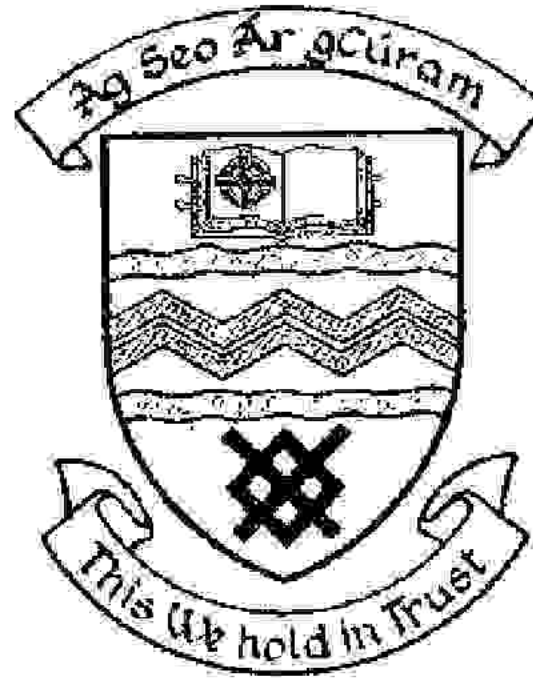
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. SOLA/001

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existing golf club system shall remain the responsibility of the applicant and golf club respectively.

(ii) All wastewater from kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Full details of this system shall be submitted for approval prior to the commencement of development.

(iii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

(iv) The applicant shall ensure full and complete separation of foul and surface water systems.

(v) 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.

REASON: In the interests of public health.

10 The applicant shall satisfy the following requirements in relation to surface water drainage.

(i) As per the applicant's proposal, the surface water discharges from the site shall be attenuated by the provision of 128m<sup>3</sup> underground storage tank, fitted with a hydrobrake flow control or similar, such that the maximum surface water discharge from the site shall not exceed 3 litres per second. The attenuation system shall be maintained and cleaned regularly by the applicant and kept free from siltation.

(ii) The surface water drainage system for the development and the existing golf club system shall remain the responsibility of the applicant and golf club respectively.

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

REASON: In the interests of public health.

11 The applicant shall satisfy the following requirements in relation to water provision.

(i) The water supply to the development shall be commercially metered to the satisfaction of the Water Management Section of South Dublin County Council

(ii) Full 24hour water storage shall be provided.

(iii) 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 the interests of public health.

# SOUTH DUBLIN COUNTY COUNCIL

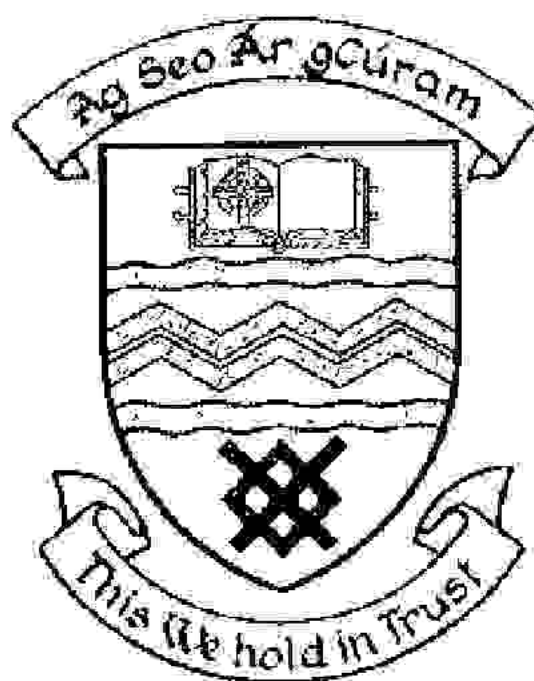
REG REF. S01A/0604

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- 12 That a financial contribution in the sum of EUR 41,574 (forty one thousand five hundred and seventy four 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.

- 13 That a financial contribution in the sum of EUR 108,160 (one hundred and eight thousand and one hundred and sixty 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.

- 14 That a financial contribution in the sum of EUR 20,853 (twenty thousand eight hundred and fifty three 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.

- 15 That a financial contribution in the sum of EUR 41,219 (forty one thousand two hundred and nineteen euro) 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.



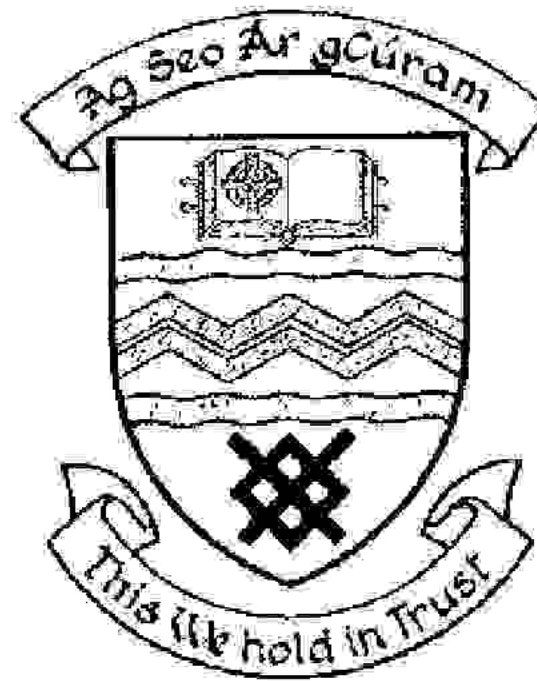
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. SOLA/06941

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- (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.

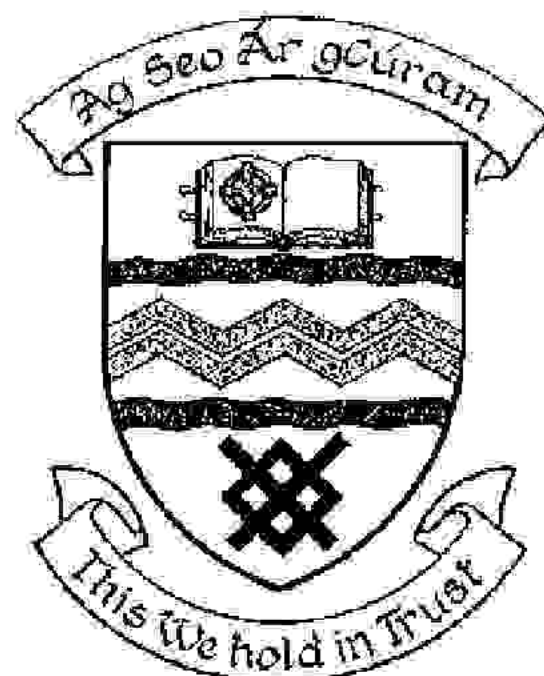
.....12/07/02  
for SENIOR ADMINISTRATIVE OFFICER

C

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Decision Order Number 3446	Date of Decision 22/11/2001
Register Reference S01A/0624	Date: 25/09/01

Applicant Development Bloomfield Committee,  
Retirement facilities in a two-storey building including communal dining, recreation, hygiene and healthcare facilities; special care nursing with 35 beds at ground floor level and 25 beds and 13 staff bedrooms at first floor level; associated landscaping, site development works, carparking and site services. The proposed development also includes demolition of an existing habitable house on site and construction of a sub-station.

Location Laurel Hill, Stocking Lane, Rathfarnham, Dublin 14.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 25/09/01 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 Roads Department has expressed concerns regarding the inadequate vision splays when exiting the site. It is the view of the Planning Authority that the mature tree and stone wall fronting Stocking Lane contribute to the visual character of the area and should be retained. Having regard to the foregoing, the applicant is requested to investigate the possibility of (a) relocating the entrance to the opposite (south-western) end of the site and to demonstrate that adequate vision splays could be achieved at this point or (b) the possibility of improving vision splays at the currently proposed access point through consultation with

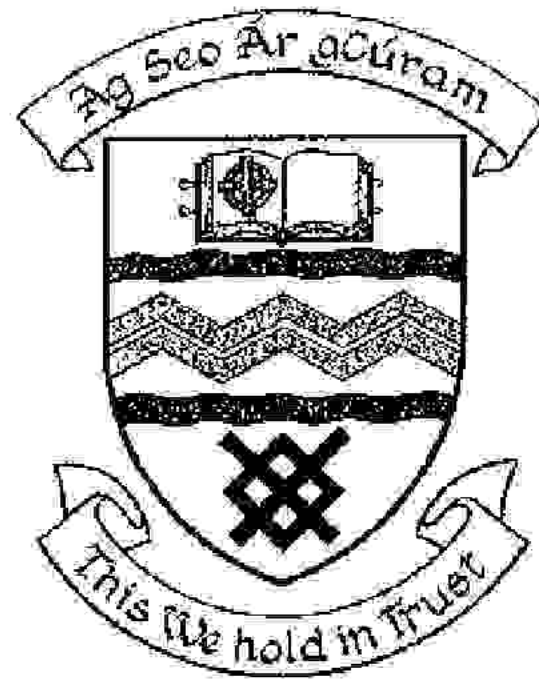
McHugh Consultants,  
Chartered Town Planners,  
16 Herbert Place,  
Dublin 2.



**SOUTH DUBLIN COUNTY COUNCIL**  
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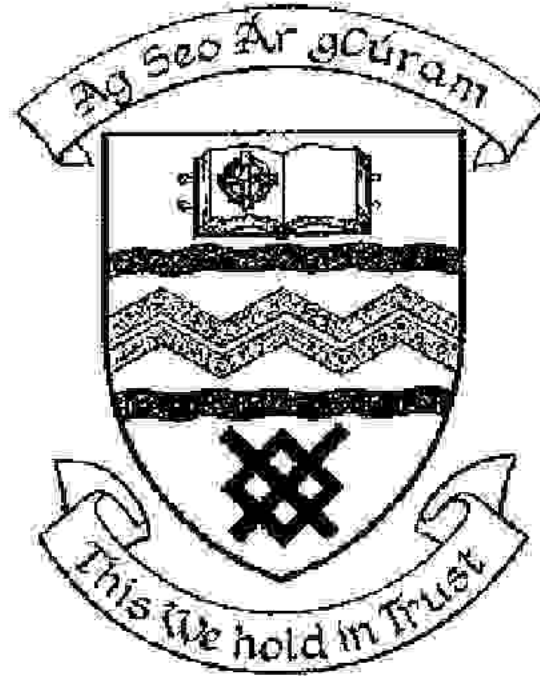
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REG REF. S01A/0624

- adjoining landowner(s) regarding the relocation of the boundary wall(s) on the adjacent site(s).
- 2 The applicant is requested to submit a revised layout for the proposed Bloomfield Retirement Home buildings and associated car-parking and garden area, providing for the preservation of a maximum number of the existing trees on site, and indicating proposals for their retention as part of the proposed development. In this regard the following matters should be addressed:
- (i) The realignment of the internal fire access road to ensure maximum clearance between the proposed road and the existing line of mature trees situated along the southern boundary of the site.
  - (ii) The formal garden area adjacent to the Swanbrook House building should be omitted, to minimise any possible damage to the roots of the existing trees fronting Stocking Lane.
- 3 The applicant is requested to submit precise details in relation to any proposed treatment/upgrading of the boundary to the site along Stocking Lane, together with an assessment of the impact of these proposals on existing trees.
- 4 The applicant is requested to submit a plan showing the proposed location of protective fencing to be erected and kept in place for the duration of site construction works, around all those trees to be retained on site.
- 5 The applicant is requested to submit a revised Landscape plan taking into account the suggested amendments to the layout and site plan required to maximise the retention of trees. This plan is to be in accordance with South Dublin County Council's "Guidelines for Open Space Development and Taking in Charge", available from the Parks and Landscape Services Department.
- 6 The applicant is requested to re-examine the design, materials and finishes proposed for the buildings having regard to their location in an area zoned 'B', 'to protect and improve rural amenity and to provide for the development of agriculture'. In particular, the proposed roofing material is considered inappropriate in this location.

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REG. REF. S01A/0624

7 The applicant's drawing R76/02 states that "Foul Water to Discharge in to existing Rathfarnham Golf Club System". The foul drainage system is private. The applicant is requested to submit the following additional information relating to foul drainage:

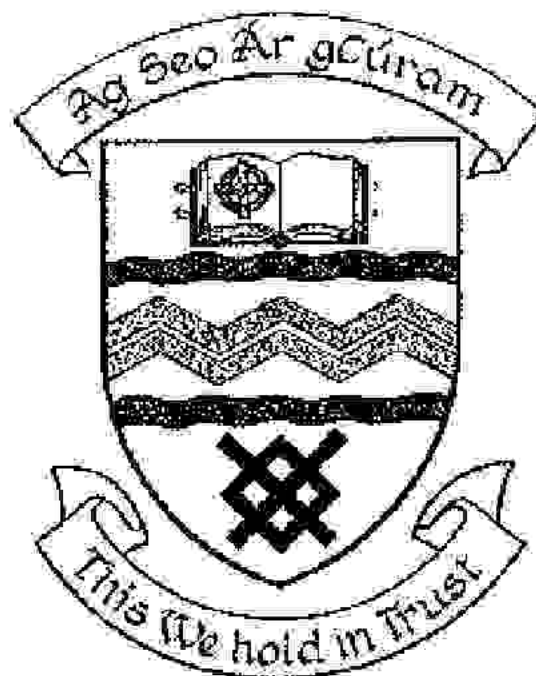
- (i) Written consent from Rathfarnham Golf Club stating that they have no objections to the proposed connection to their foul drainage system.
- (ii) A foul drainage layout, as well as a longitudinal section, of the proposed foul drainage system from the applicant's site, through Rathfarnham Golf Club, up to and including the point of connection to the public sewer. It shall clearly show pipe sizes, gradients, cover and invert levels, as well as the location of all drains, manholes, AJs etc. up to and including connection to the public foul sewerage system.
- (iii) Detailed estimates of the expected daily and peak effluent discharge from the development, as well as information on the current flows from the Golf Club to demonstrate that the existing system, up to the point of connection to the public system, has the capacity to cater for the additional development.

8 The applicant is requested to submit the following information in relation to surface water drainage:

- (i) The surface water run-off from the new development shall be limited to 6 l/s/ha for the effective impermeable area of the site. Therefore the applicant shall submit revised details indicating surface water attenuation facilities and flow control mechanism necessary to limit surface water discharges based on a rainfall intensity for a 20 year return period of 2 hour duration. Details to include discharge calculations, pipe sizes, invert levels and gradients, manhole locations, required storm water storage volume, location of storm water storage area together with a cross-section of the storm water storage area showing details of both inlets and outlets. Details of proposed flow control mechanisms to limit surface water discharges shall also be submitted. Full details of how the attenuation facility shall be kept free from siltation and cleaned shall also be included.



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- (ii) On a revised surface water layout the applicant shall clearly show the line of the existing ditch throughout the site clearly identifying the point of exit from the site. The layout shall show spot levels/gradients along the ditch.
- (iii) Full details of the surface water outfall to the existing ditch shall be submitted. 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.
  - Suitable grating shall be provided at the outfall to prevent access by children etc.

9 The applicant is requested to submit the following information relating to water supply:

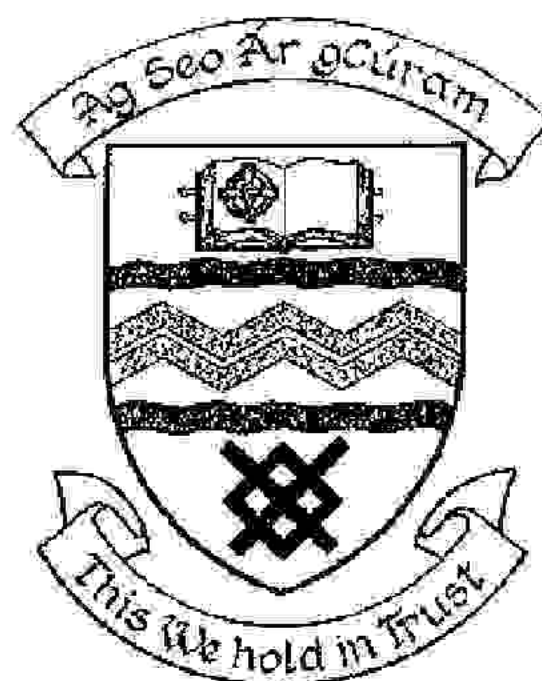
- (i) A watermain layout for the proposed development. This shall clearly show pipe sizes, pipe class, pipe route, location of all valves and hydrants as well as the point of the proposed connection to the existing public watermains. The layout and the provision of the proposed watermain shall comply with Part B of the 1997 Building Regulations Technical Guidance Documents.
- (ii) Detailed estimates of the expected water demand for the development. This shall include figures for the both daily and peak water to determine whether the existing 100mm public watermain in Stocking Lane has the capacity to serve the development.

**NOTE:** The applicant is advised to contact Siobhan Duff Senior Executive Planner (4149000 ext 2348) prior to submitting a response to this request for additional information.

**SOUTH DUBLIN COUNTY COUNCIL**  
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REG. REF. S01A/0624

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

23/11/01