

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 and Planning & Development Act 2000 and Planning Regulations Thereunder Planning Register (Part I)		Plan Register No. S01A/0492
1. Location	Coolmine, Saggart, Co. Dublin.		
2. Development	40 bed care centre and biocycle sewage treatment plant.		
3. Date of Application	26-Jul-2001	Date of further particulars	
		(a) Requested	(b) Received
3a. Type of Application	Outline Permission	1.	1.
		2.	2.
4. Submitted by	Name: Philip Brunkard & Associates Address: 42 Monastery Park,, Dublin 22.		
5. Applicant	Name: Mr. Thomas Murphy Address: Coolmine, Saggart, Co. Dublin.		
6. Decision	O.C.M. No.: 3004	Effect: GRANT OUTLINE PERMISSION	
	Date: 02-Sep-2002		
7. Grant	O.C.M. No.: 3404	Effect: GRANT OUTLINE PERMISSION	
	Date: 17-Oct-2002		
8. Appeal Lodged	Date:	Appeal Type	
9. Appeal Decision	Date:	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.	

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Philip Brunkard & Associates
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NOTIFICATION TO GRANT OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999 AND
PLANNING & DEVELOPMENT ACT, 2000

Final Grant Order No.:	3404	Date of Final Grant:	17-Oct-2002
Decision Order No.:	3004	Date of Decision:	02-Sep-2002
Register Reference:	S01A/0492	Date:	26-Jul-2001

Applicant: Mr. Thomas Murphy

Development: 40 bed care centre and biocycle sewage treatment plant.

Location: Coolmine, Saggart, Co. Dublin.

Floor Area:

Time extension(s) up to and including 02-Sep-2002
Additional Information Requested/Received /

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

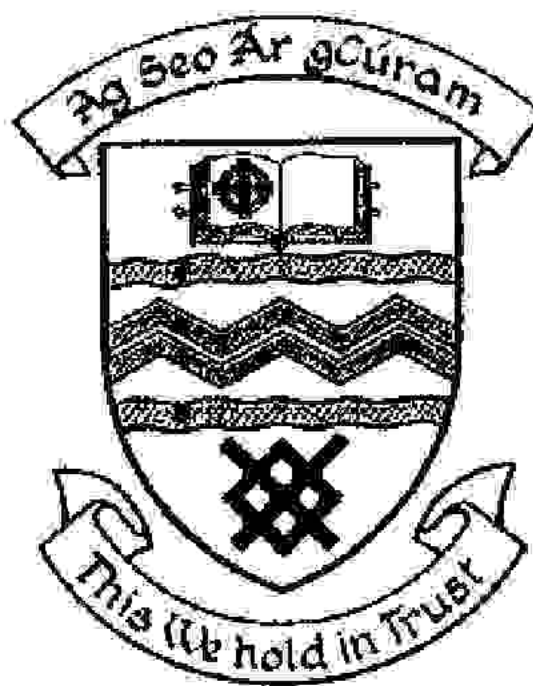
Conditions and Reasons:

1. That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun. REASON: In the interest of the proper planning and development of the area.
2. The requirements of the Roads Traffic shall be strictly adhered to. In particular the applicant shall submit full details of the following with any application for permission consequent on the grant of outline planning permission: - i) The site access point shall be relocated further north to provide 3m x 90m vision in both directions of entrance. ii) The gradient of the access road

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shall not to exceed 2.5% over last 12m of approach to the public road. iii) The parking layout shall be to Development Plan standards Reason: In the interest of road traffic safety.

3. That the water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the County Council. Details of compliance with these requirements shall be submitted with any application for permission consequent on the grant of outline planning permission. In particular: - i) Biocycle Treatment Plant and percolation area shall be located at least 40m from the Dublin Corporation 1600mm arterial watermain that traverses the site. The percolation area shall be designed to ensure that the requirements for the separation distance of treatment plants and percolation areas from Roads and Watercourses, 4m and 10m respectively can be achieved. ii) Septic Tank / Effluent Treatment System and percolation/ irrigation area shall be in accordance with S.R.6: 1991 and the requirements of the EPA's Wastewater Treatment Manuals. Certification of compliance by an Engineer to the aforementioned standard shall be submitted to South Dublin County Council. iii) Septic Tank / Effluent Treatment System and percolation / irrigation area shall meet the requirements of Environmental Health Officer. iv) The applicant shall submit full design calculations for the foul drainage layout. v) Any drains that run under proposed buildings shall comply with the Building Regulations 1997 Technical Guidance Document H (Drainage and Wastewater Disposal). Measures shall be taken to protect foul drain including constructing foundations beneath the level of the drain bed. vi) The applicant shall submit foul drainage plans showing the exact location of all drains, manholes, AJs etc. located up to the point of connection to the public sewer. This layout shall be in accordance with the Building Regulations. No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge vii) All wastewater from any canteens or 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 to be submitted. viii) The applicant shall submit longitudinal sections of the foul drainage clearly showing pipe sizes, gradients, cover and invert levels. ix) 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. x) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990. xi) A Dublin Corporation 1600mm arterial watermain traverses the site. There is a scouring facility for this watermain into the stream crossing the site. This scouring facility is required to empty the watermain during repairs or emergencies. The use of the scour would generate large volumes of water in the area. Because of the low-lying nature of the site any such scouring will present high risk of flooding, this shall have to be taken into account when designing the surface water drainage. xii) No building shall lie within 5m of watermain less than 225mm diameter and within 8m of watermain greater than 225mm diameter xiii) The applicant shall submit longitudinal sections of the surface water drainage clearly showing

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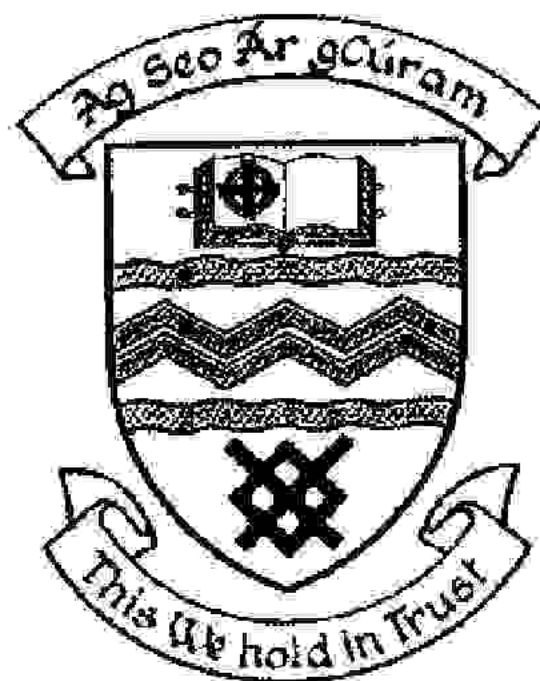
pipe sizes, gradients, cover and invert levels. xiv) The surface water run-off from the new development shall be limited to 6 l / s / ha for the effective impermeable area of the site. Therefore the applicant shall submit details indicating surface water attenuation facilities and flow control mechanism necessary to limit surface water discharges based on a rainfall intensity for 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. xv) 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. xvi) The applicant shall submit drainage plans showing the exact location of all drains, manholes, AJs etc. located within the site boundary. This layout shall be in accordance with the Building Regulations. Applicant shall note that no buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge. xvii) A Dublin Corporation 1600mm arterial watermain traverses the site. No building shall be located within 11m of this watermain. xviii) The applicant shall submit details of how it is intended to supply water to the site. It is unlikely that nearest public (South Dublin County Council) watermain would be adequate to supply the development. xix) The development shall have its own commercially metered connection to the public watermain and full 24hour water storage. xx) The applicant shall submit a detailed watermain layout for the development. The layout shall clearly show watermain size, valve, meter and hydrant location, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulations. xxi) The watermain serving the site shall be fitted, to the satisfaction of the Water Management Section of South Dublin County Council with a meter, remote readout and logger. xxii) The new watermain shall be looped to facilitate self- cleansing rather than terminating in a duckfoot hydrant. xxiii) The connection to and tapping of public watermain 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.

4. The applicant shall submit full details of the proposed landscaping plan for the entire site, with particular reference to the proposed semi-private open space areas for residents, all site boundaries and the proposed car parking areas, with any application for permission consequent on this grant of outline permission. Reason: In the interest of amenity.
5. The applicant shall consult with and comply with the requirements of Duchas (The Heritage Service) with regard to the assessment of the site from a nature conservation perspective and submit details of compliance with any application for permission consequent on outline planning permission.

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REASON: In the interest of the proper planning & Development of the area.

6. The requirements of Duchas 'The Heritage Service' shall be strictly adhered to in view of the location of the site of the proposal within the Saggart Zone of Archeological Protection. In that respect: i) The applicant shall employ an archaeologist, licenced under the National Monuments Acts (1930-1994), to monitor all ground disturbance and topsoil removal associated with the development. ii) Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology, (e.g. preservation in situ, or excavation). Duchas (The Heritage Service) will advise on these matters. iii) Duchas (The Heritage Service) and the planning authority shall be furnished with a report describing the results of the monitoring. iv) The applicant shall submit full drawings and details of the proposed bridge and also full details of the potential impact on the river from the effluent plant and any ancillary works. Reason: In the interest of protecting archaeological heritage.
7. 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.
8. 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.
9. That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal. REASON: In the interest of the proper planning and development of the area.
10. 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.
11. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed 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 providing

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the services.

12. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed 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 road improvement works and traffic management schemes facilitating the proposed development.
13. That a financial contribution to be determined 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.

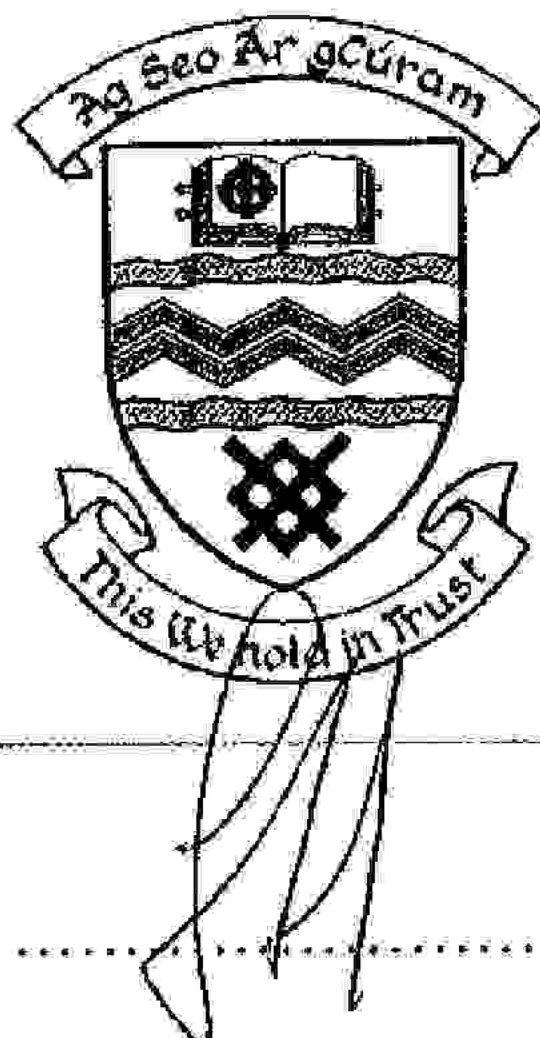
Signed on behalf of South Dublin County Council.

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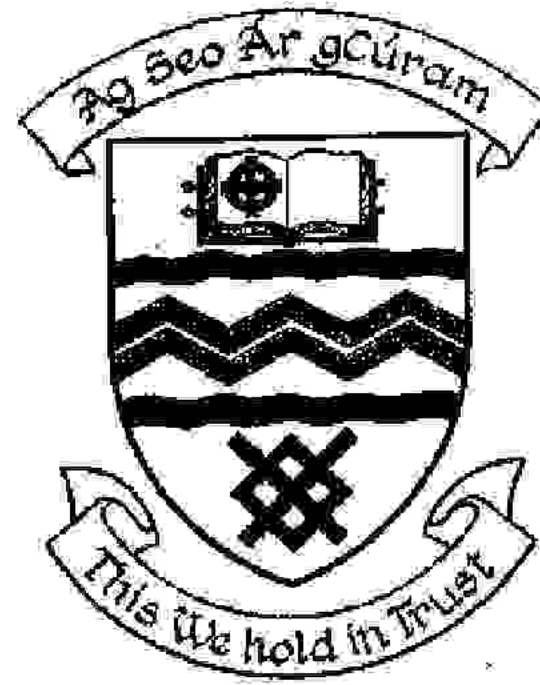
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21-Oct-2002

for SENIOR EXECUTIVE OFFICER.

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

Decision Order Number 0450	Date of Decision 22/02/2002
Register Reference S01A/0492	Date 26/07/01

Applicant Mr. Thomas Murphy
App. Type Outline Permission
Development 40 bed care centre and biocycle sewage treatment plant.

Location Coolmine, Saggart, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 29/03/2002

Yours faithfully

..... 25/02/02
for SENIOR ADMINISTRATIVE OFFICER

Philip Brunkard & Associates
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LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING & DEVELOPMENT ACT 2000

Decision Order Number 2429	Date of Decision 01/07/2002
Register Reference S01A/0492	Date 26/07/01

Applicant Mr. Thomas Murphy
App. Type Outline Permission
Development 40 bed care centre and biocycle sewage treatment plant.

Location Coolmine, Saggart, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 02/09/2002

Yours faithfully

 05/07/02
for SENIOR ADMINISTRATIVE OFFICER

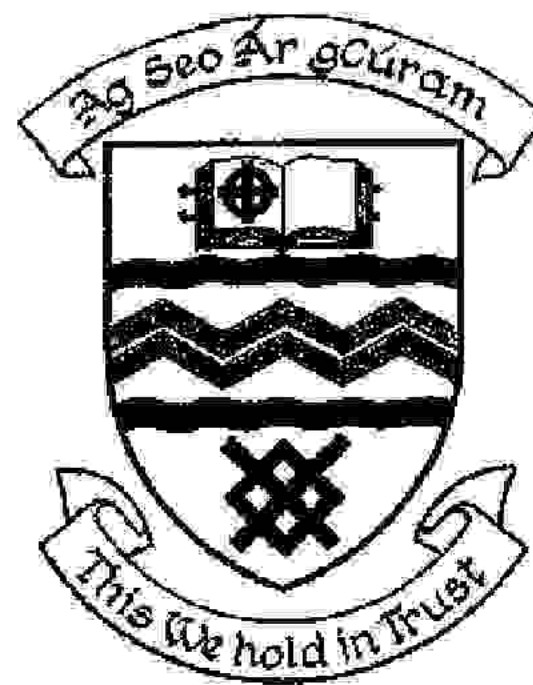
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0217	Date of Decision 30/01/2002
Register Reference S01A/0492	Date 26/07/01

Applicant Mr. Thomas Murphy
App. Type Outline Permission
Development 40 bed care centre and biocycle sewage treatment plant.
Location Coolmine, Saggart, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 22/02/2002

Yours faithfully

..... 31/01/02
for SENIOR ADMINISTRATIVE OFFICER

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