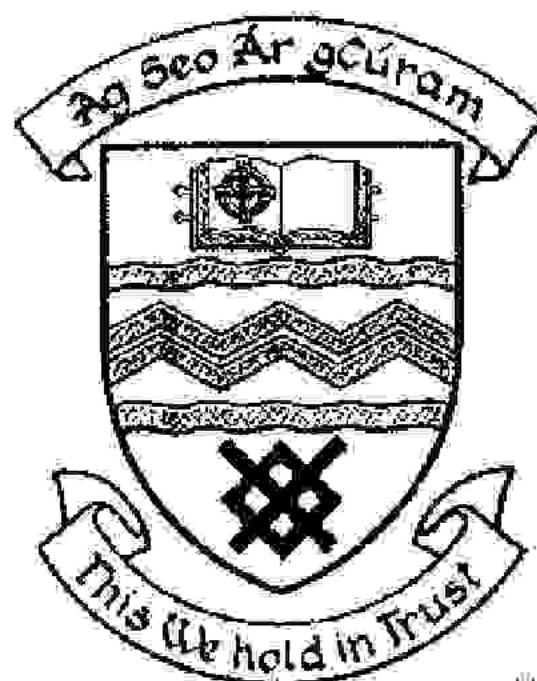


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)		Plan Register No. S01A/0485	
1. Location	Dempsey's Yard, Coldcut Road, Clondalkin, Dublin 22.			
2. Development	Erection of Leisure Facility to include 25 metre swimming pool, reception, changing rooms, gymnasium, recreational facilities, coffee shop and ancillary works			
3. Date of Application	24/07/01	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 20/09/2001 2.	1. 30/11/2001 2.	
4. Submitted by	Name: Dermot Walsh Architects Address: 31 Hermitage Grove, Rathfarnham,			
5. Applicant	Name: Cavvies Ltd. Address: Ninth Lock Road, Clondalkin, Dublin 22.			
6. Decision	O.C.M. No. 0528 Date 07/03/2002	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 0781 Date 17/04/2002	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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Dermot Walsh Architects
 31 Hermitage Grove,
 Rathfarnham,
 Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0781	Date of Final Grant 17/04/2002
Decision Order Number 0528	Date of Decision 07/03/2002
Register Reference S01A/0485	Date 30/11/01

Applicant Cavvies Ltd.

Development Erection of Leisure Facility to include 25 metre swimming pool, reception, changing rooms, gymnasium, recreational facilities, coffee shop and ancillary works

Location Dempsey's Yard, Coldcut Road, Clondalkin, Dublin 22.

Floor Area 1596.00 Sq Metres

Time extension(s) up to and including 08/03/2002

Additional Information Requested/Received 20/09/2001 /30/11/2001

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

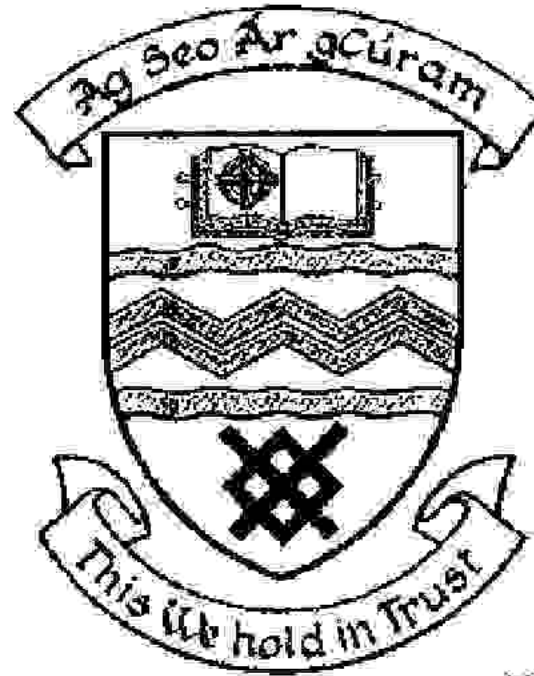
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REG. REF. SOLA/0408

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- (j) discharge line to limit discharge to 3.2 l/s
A manhole 900mm dia. is required after the hydrobrake to allow access for cleaning of the proposed sewer under the road.
- (k) A road opening licence will be required for installation of the surface sewer across the Coldcut Road.
- (l) 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.
- (m) 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.
- (n) The water supply to the development shall be commercially metered to satisfaction Water Management Section of South Dublin County Council.
- (o) Filling of the swimming pool shall only be done at rate and during times agreed in advance with the Water Engineer, Deansrath depot ph. 01-4570784
- (p) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to upper storey units to ensure adequate pressure to upper storey units.
- (q) Full 24hour water storage shall be provided.
- (r) 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 requirement of the Roads Department which includes the following:
- (a) The vehicular access shall be as shown on dwg. no. 623/01/10A.
 - (b) Footpath and kerb to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
 - (c) Relocation of bus stop/shelter to be at applicant's own expense.
 - (d) Relocation of public light pole to be at applicant's own expense if necessary.

REASON:

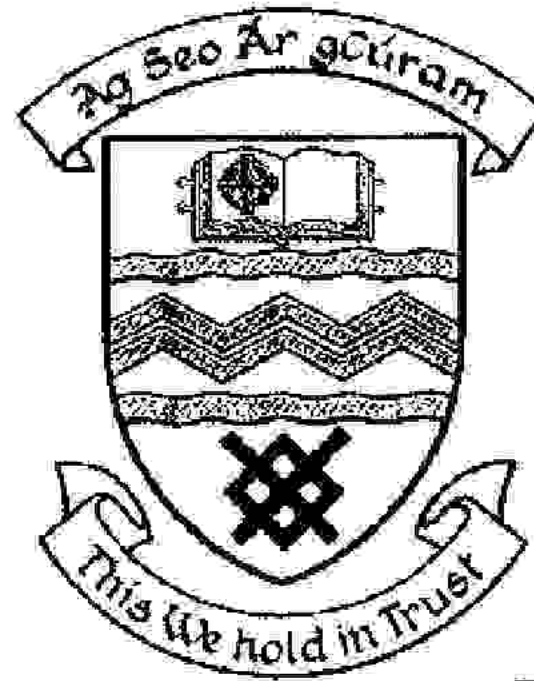
In the interest of the proper planning and development of the area.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A70981 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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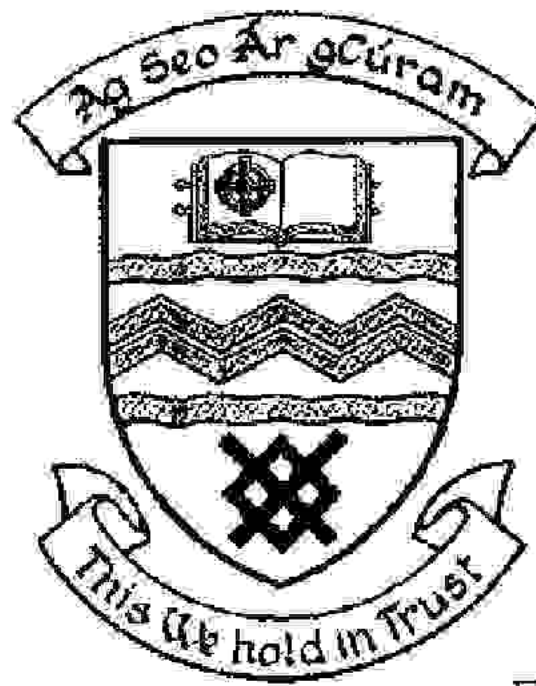
- 4 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 5 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 6 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 7 A landscape plan with full works specification and bill of quantities etc., shall be submitted to and agreed with the Planning Authority before the commencement of development. Such plan shall include regrading, drainage, topsoiling, seeding, tree and shrub planting, pedestrian paths and details of maintenance.
REASON:
In the interest of the proper planning and development of the area.
- 8 The eastern, western and southern boundary walls shall be rendered internally and externally.
REASON:
In the interest of visual amenity.
- 9 Prior the commencement of development the applicant shall provide details of the private subcontractor for waste disposal to the Planning Authority.
REASON:
In the interest of the effective control of development.
- 10 That a financial contribution in the sum of EUR 16,355 (sixteen thousand three hundred and fifty five 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.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0981 ~~COMHAIRLE~~ CHONTAE ÁTHA CLIATH THEAS

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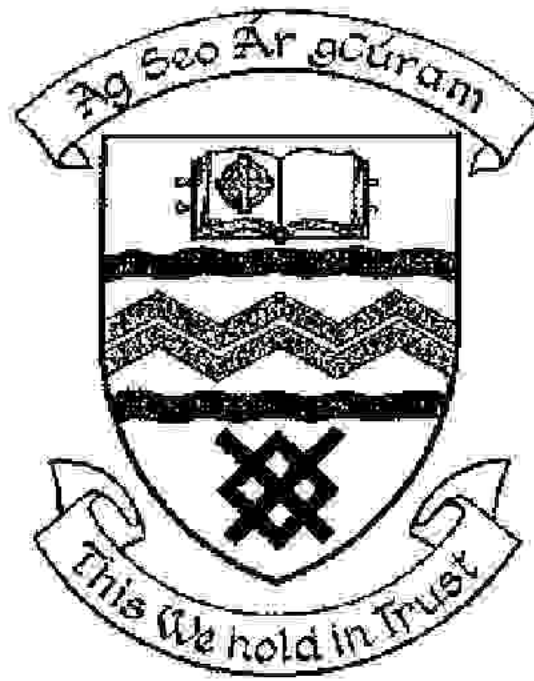
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: 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.


.....18/04/02
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 AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0528	Date of Decision 07/03/2002
Register Reference S01A/0485	Date: 24/07/01

Applicant Cavvies Ltd.

Development Erection of Leisure Facility to include 25 metre swimming pool, reception, changing rooms, gymnasium, recreational facilities, coffee shop and ancillary works

Location Dempsey's Yard, Coldcut Road, Clondalkin, Dublin 22.

Floor Area Sq Metrus

Time extension(s) up to and including 08/03/2002

Additional Information Requested/Received 20/09/2001 /30/11/2001

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 Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 07/03/02
for SENIOR ADMINISTRATIVE OFFICER

Dermot Walsh Architects
31 Hermitage Grove,
Rathfarnham,
Dublin 16.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S01A/0485

Conditions and Reasons

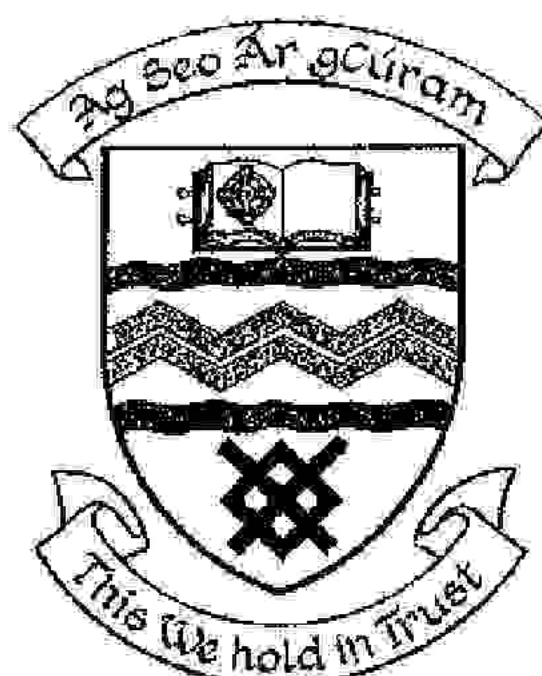
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 30/11/01, and Unsolicited Additional Information received on 28/01/02 save as may be 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. The proposed development shall be subject to the following conditions:-
- (a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge
 - (b) Applicant to ensure full and complete separation of foul and surface water systems
 - (c) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining permission from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990.
 - (d) Although it is not proposed that the swimming pool will have to be emptied, if such event should occur then the rate and times when discharge is to occur shall be agreed in advance with the South Dublin County Council Drainage Engineer.
 - (e) All wastewater from canteen kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
 - (f) 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.
 - (g) The 100 cubic metre detention tank proposed shall be at least 1.2m high but preferably 1.5m high to allow

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REG. REF. S01A/0485

- access. At least 2 no. 900mm diameter openings shall be provided for access/ventilation.
- (h) This detention tank will require regular maintenance and a maintenance methodology shall be prepared for approval by the South Dublin County Council Drainage Engineer Deansrath ph. 01-4570784
 - (i) Hydrobrake to be installed on surface water discharge line to limit discharge to 3.2 l/s
 - (j) A manhole 900mm dia. is required after the hydrobrake to allow access for cleaning of the proposed sewer under the road.
 - (k) A road opening licence will be required for installation of the surface sewer across the Goldcut Road.
 - (l) 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.
 - (m) 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.
 - (n) The water supply to the development shall be commercially metered to satisfaction Water Management Section of South Dublin County Council.
 - (o) Filling of the swimming pool shall only be done at rate and during times agreed in advance with the Water Engineer, Deansrath depot ph. 01-4570784
 - (p) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to upper storey units to ensure adequate pressure to upper storey units.
 - (q) Full 24hour water storage shall be provided.
 - (r) 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:

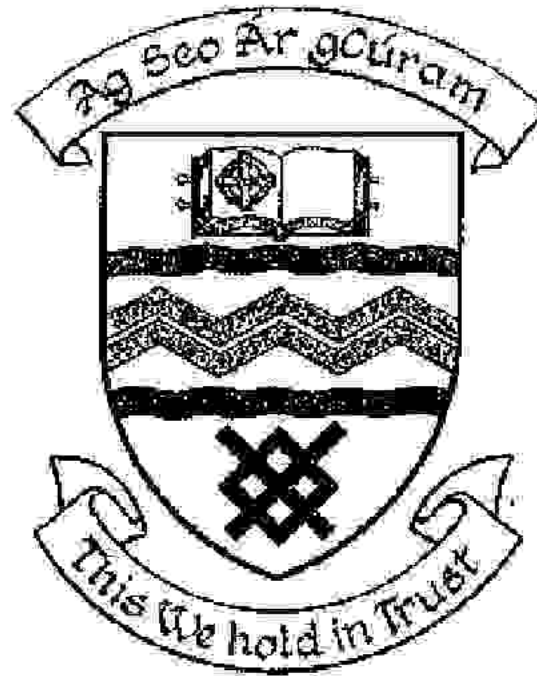
In order to comply with the Sanitary Services Acts, 1878-1964.

- 3 The proposed development shall adhere to the requirement of the Roads Department which includes the following:

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REG REF. S01A/0485

- (a) The vehicular access shall be as shown on dwg. no. 623/01/10A.
- (b) Footpath and kerb to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
- (c) Relocation of bus stop/shelter to be at applicant's own expense.
- (d) Relocation of public light pole to be at applicant's own expense if necessary.

REASON:

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

- 4 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.

- 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 no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 7 A landscape plan with full works specification and bill of quantities etc., shall be submitted to and agreed with the Planning Authority before the commencement of development. Such plan shall include regrading, drainage, topsoiling, seeding, tree and shrub planting, pedestrian paths and details of maintenance.

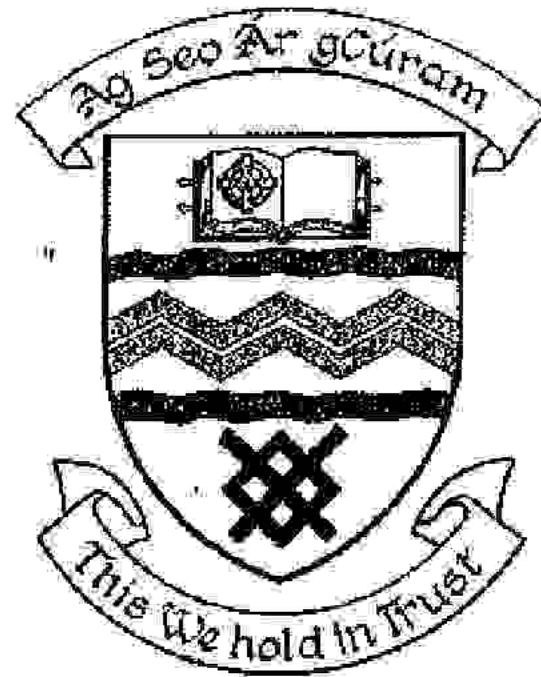
REASON:

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

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REG. REF. S01A/0485

8 The eastern, western and southern boundary walls shall be rendered internally and externally.

REASON:

In the interest of visual amenity.

9 Prior the commencement of development the applicant shall provide details of the private subcontractor for waste disposal to the Planning Authority.

REASON:

In the interest of the effective control of development.

10 That a financial contribution in the sum of EUR 16,355 (sixteen thousand three hundred and fifty five 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.

11 That a financial contribution in the sum of EUR 42,549 (forty two thousand five hundred and forty nine 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.

12 That a financial contribution in the sum of EUR 4,916 (four thousand nine hundred and sixteen 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

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REG REF. S01A/0485

the commencement of development on site.

REASON:

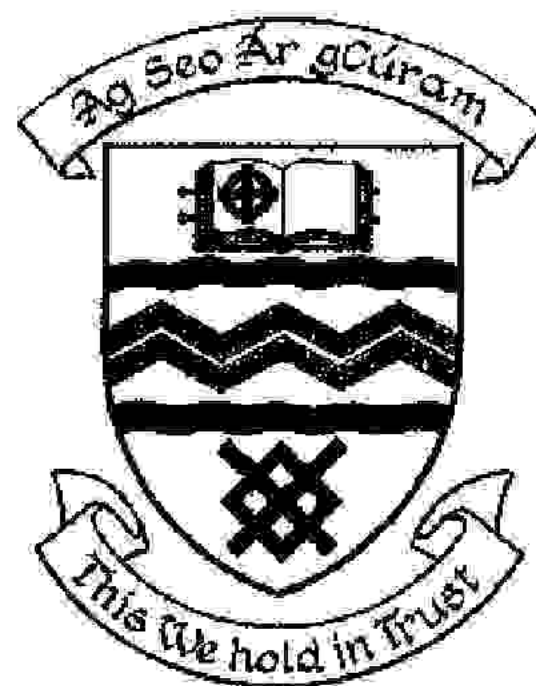
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

- 13 That a financial contribution in the sum of EUR 2,362 (two thousand three hundred and sixty two 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 0221	Date of Decision 28/01/2002
Register Reference S01A/0485	Date 24/07/01

Applicant Cavvies Ltd.
App. Type Permission
Development Erection of Leisure Facility to include 25 metre swimming pool, reception, changing rooms, gymnasium, recreational facilities, coffee shop and ancillary works
Location Dempsey's Yard, Coldcut Road, Clondalkin, Dublin 22.

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

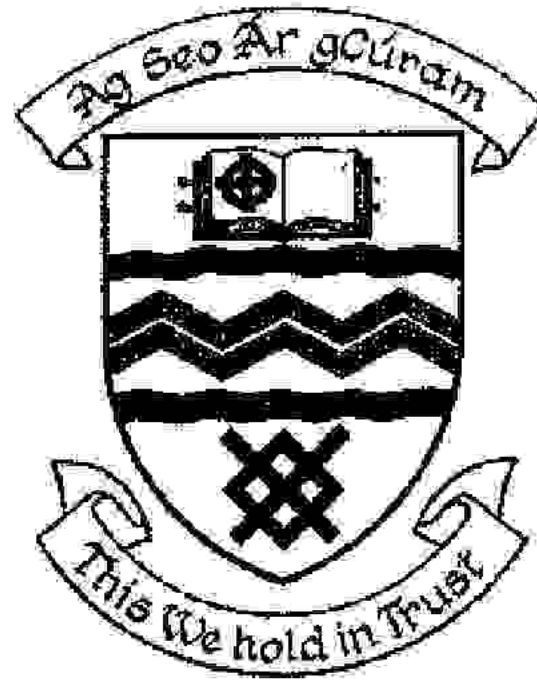
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0413	Date of Decision 21/02/2002
Register Reference S01A/0485	Date 24/07/01

Applicant Cavvies Ltd.
App. Type Permission
Development Erection of Leisure Facility to include 25 metre swimming pool, reception, changing rooms, gymnasium, recreational facilities, coffee shop and ancillary works

Location Dempsey's Yard, Coldcut Road, Clondalkin, Dublin 22.

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 08/03/2002

Yours faithfully


..... 21/02/02
for SENIOR ADMINISTRATIVE OFFICER

Dermot Walsh Architects
31 Hermitage Grove,
Rathfarnham,
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