

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0327	
1. Location	New Citywest Golf Course, Citywest, Saggart, Co. Dublin.		
2. Development	Change of layout and house type to previously approved planning permission Reg. Ref. No. S99A/0205.		
3. Date of Application	30/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/07/2001 2.	1. 29/08/2001 2.
4. Submitted by	Name: H.S.S. Ltd., Address: Keatings Park, Rathcoole, Co. Dublin.		
5. Applicant	Name: HSS Ltd., Address: Keatings Park, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 3275 Date 26/10/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3717 Date 17/12/2001	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
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H.S.S. Ltd.,
Keatings Park,
Rathcoole,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3717	Date of Final Grant 17/12/2001
Decision Order Number 3275	Date of Decision 26/10/2001
Register Reference S01A/0327	Date 29/08/01

Applicant HSS Ltd.,

Development Change of layout and house type to previously approved
planning permission Reg. Ref. No. S99A/0205.

Location New Citywest Golf Course, Citywest, Saggart, Co. Dublin.

Floor Area 0.00 Sq Metres

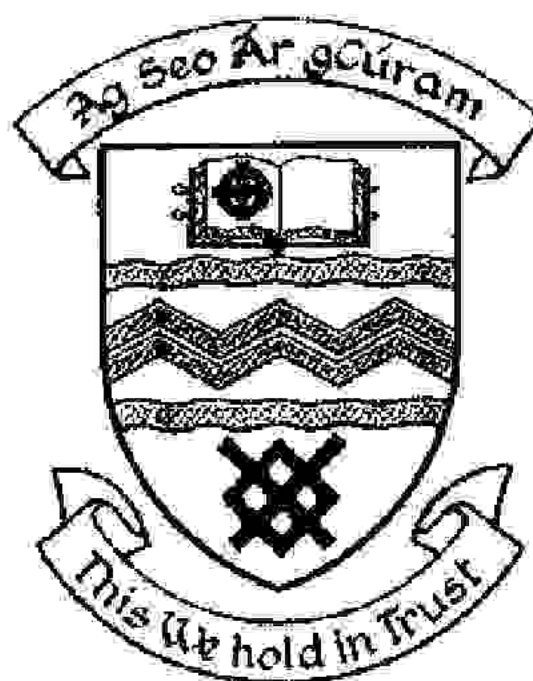
Time extension(s) up to and including 01/11/2001

Additional Information Requested/Received 27/07/2001 /29/08/2001

A Permission has been granted for the development described above,
subject to the following (17) Conditions.

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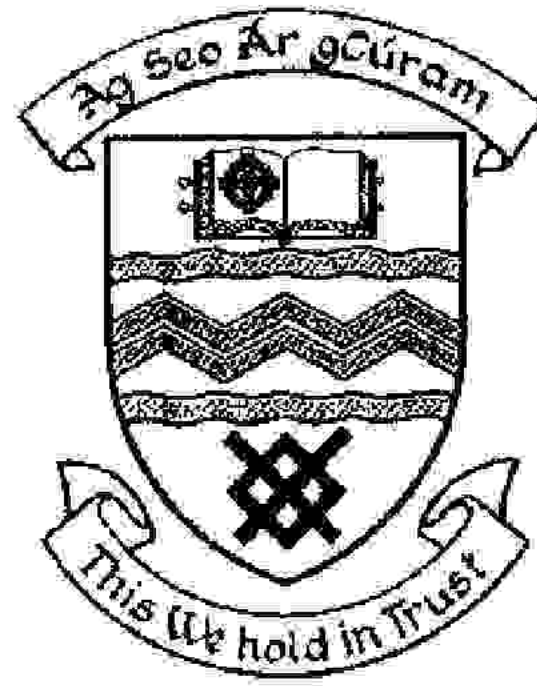
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended for additional information received 22/08/2001 and 29/08/2001 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 The proposed development shall comply with all relevant conditions of Reg.Ref. S99A/0205 with the exception of condition no.2 save as may be amended by conditions attached here under.
REASON:
In order to clarify the permission.
- 3 i) Nothing in this planning grant shall authorise the development of that additional dwelling shown on the site plans, located at the end of the cul-de-sac of 21no. dwellings (accessed from Boherboy Road) which were authorised under planning grant reg.ref. S99A/0771.
ii) Prior to the commencement of development the applicant shall submit, for the written agreement of the planning authority, revised plans showing the full extent of the site of said additional dwelling integrated in its' entirety into the curtilage of that dwelling site located immediately to the east. The revised plans shall also show that area of no mans' land located at the junction between the cul-de-sac serving said 21no. dwellings and that cul-de-sac immediately to the east, integrated in its' entirety into said dwelling site located immediately to the east.
REASON:
In order to clarify the extent of this planning grant and in the interest of the proper planning and development of the area.
- 4 Prior to the commencement of development, the applicant shall submit, for the written agreement of the Planning Authority, revised drawings showing the provision of a turning bay / hammerhead at end of access road from Boherboy Road to the village related houses in addition to a revised hammerhead at end of access road from Garter Lane required as a result of condition no.3 above.
REASON:
In the interest of traffic safety.

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- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
- A) The applicant is proposing to drain the foul effluent from the apartment development through new and existing sewer via City West Golf Course and into 300mm diameter sewer in City Business Park. As this sewer is not in charge the applicant shall submit written consent from the owner of this sewer to discharge foul effluent from the development into it. Notwithstanding this Environmental Services Department is satisfied with the applicant's proposals subject to the following.
- i) All new and existing sewer lines will have the minimum gradients detailed in the drawings and calculations provided.
 - ii) The responsibility for maintaining the proposed foul sewerage system in good working order shall be the responsibility of the individual developers / land owners until such time as it is taken "in-charge" by the Planning Authority.
 - iii) All sewers with the potential to be taken in charge shall be a minimum of 225mm in diameter and a minimum of 5m from the nearest building.
 - iv) Applicant to 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.
- (B) In respect of surface water drainage:
- i) As per the applicant's proposal the surface water discharges from the proposed housing shall be attenuated by the provision of over sized diameter surface water pipes and fitted with a hydrobrake flow control or similar such that the maximum surface water discharge from the site shall not exceed 6 l/s/ha. The system will be maintained and cleaned regularly, by the applicant, and kept free from siltation.
 - ii) No surface water outfall from the site shall be constructed until written agreement has been reached between the applicant and the South Dublin County Council Drainage Area Engineer (Deansrath Depot: Telephone: 4570784) in relation to his requirements. These may include inter alia cleaning, jetting, CCTV surveying, culverting or piping sections of the streams, ditches and culverts draining the site, to ensure adequate capacity exists for the surface water run-off for the development.
 - iii) The applicant has indicated that alternative surface

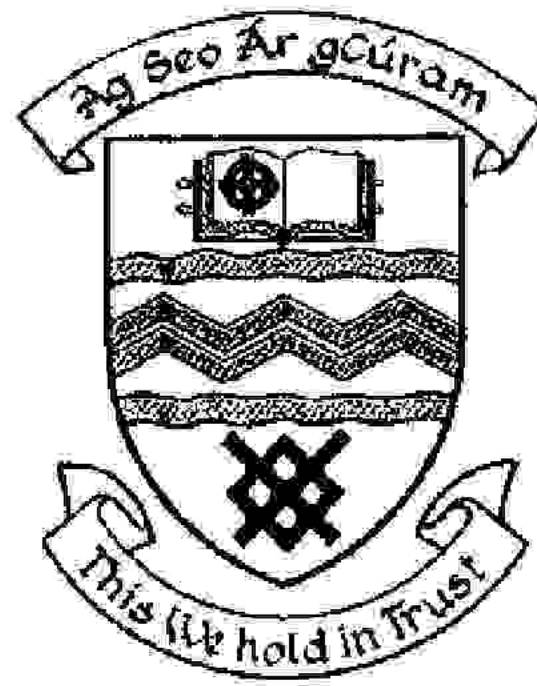
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water drainage measures for the houses, including the possible use of soakage, are being explored. Any such proposal shall require the prior written approval of the Planning Authority.

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

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

vi) 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.

(C) In respect of water supply:

i) The requirements of South Dublin County Council and Dublin Corporation requirements with respect to wayleaves and protection of the 5 arterial watermains traversing the site shall be strictly adhered to. Both South Dublin County Council and Dublin Corporation shall be contacted and their requirements adhered to prior to the commencement of any work near these mains.

ii) Each house shall have its own individual service connection and 24hour storage.

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.

iv) The watermains serving the site shall be metered, to the satisfaction of the Water Management Section of South Dublin County Council.

v) Where the applicant is proposing to connect to a private watermain they shall supply written consent from the owner of the watermain to do so.

vi) No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

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

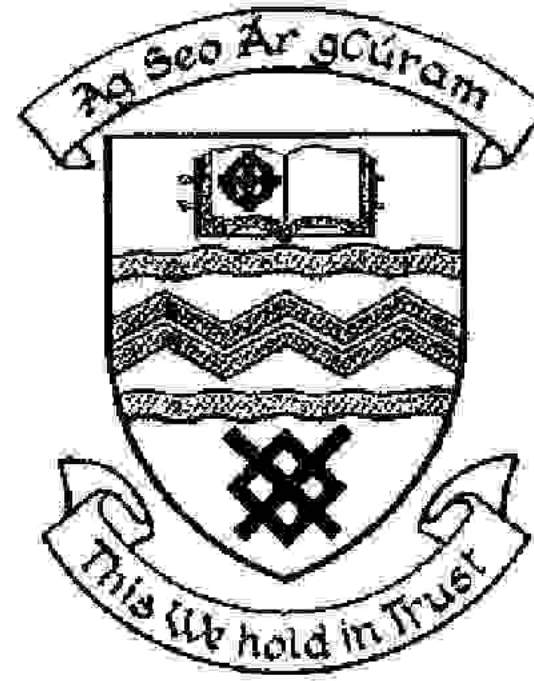
- 6 Prior to the commencement of development the applicant shall submit, for the written agreement of the Planning Authority, a detailed tree and hedgerow survey indicating the location, species, age, condition, crown spread of all trees / hedgerows on the site.

Reason: In the interest of local amenity.

- 7 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.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A003M COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REASON:

To protect the amenities of the area.

- 8 The requirements of Duchas 'The Heritage Service' shall be strictly adhered to. In that respect:

- i) An archaeologist shall be retained, licensed under the National Monuments Acts (1930-1994), at the applicant's expense, 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), after consultation with Duchas 'The Heritage Service'.

REASON:

In order to safeguard the archaeological heritage of the Saggart.

- 9 Prior to commencement of development the developer shall submit and agree in writing with the Planning Authority detailed proposals for compliance with the Council's Housing Strategy prepared in accordance with Part V of the Planning and Development Act 2000 as referred to in Section 2.2.7(ii) and as set out in "Appendix F" of the South Dublin County Development Plan 1998.

REASON:

To promote social integration and having regard to the policy/objectives of the Council's Housing Strategy as contained in the South Dublin County Development Plan 1998.

- 10 Details of boundary treatment shall be submitted to and approved by the Planning Authority prior to the commencement of development.

REASON:

In the interest of amenity.

- 11 That each proposed house be used as a single dwelling unit.

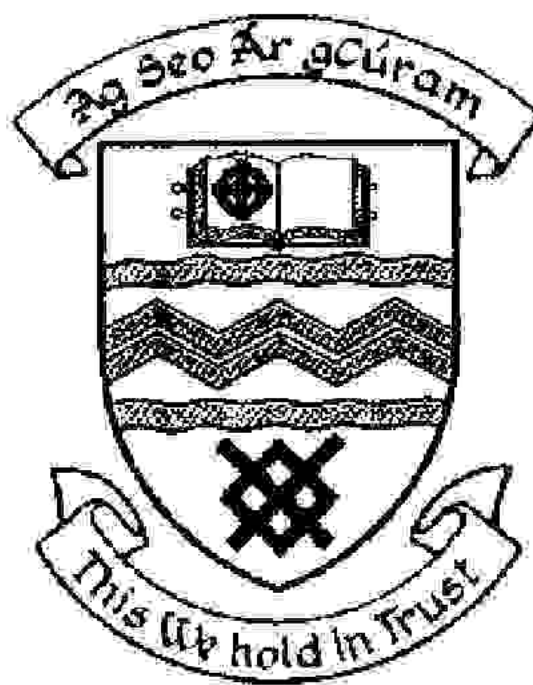
REASON:

To prevent unauthorised development.

- 12 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

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REASON:

In the interest of amenity.

- 13 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.

REASON:

In the interest of amenity and public safety.

- 14 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 15 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 16 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.

- 17 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No. 8,9,10,11,12 of Register Reference S99A/0205, arrangements to be made prior to commencement of development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the development.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A0131 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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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.

......18/12/01
for SENIOR ADMINISTRATIVE OFFICER

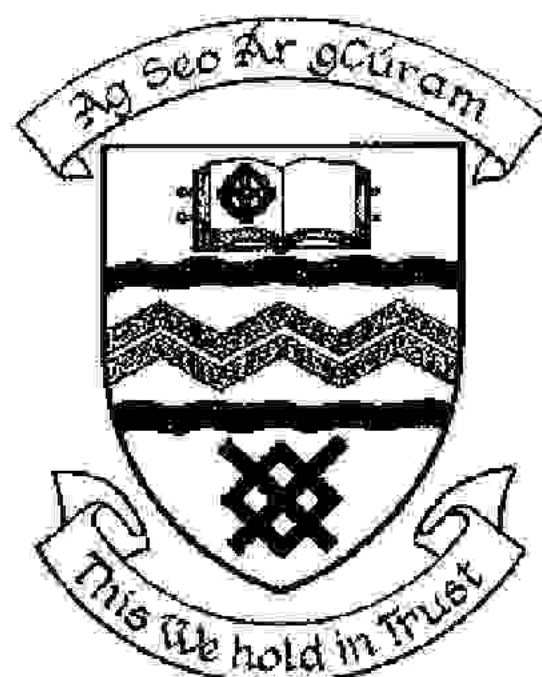
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1. Location	New Citywest Golf Course, Citywest, Saggart, Co. Dublin.		
2. Development	Change of layout and house type to previously approved planning permission Reg. Ref. No. S99A/0205.		
3. Date of Application	30/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/07/2001 2.	1. 2.
4. Submitted by	Name: HSS Ltd., Address: Keatings Park, Rathcoole,		
5. Applicant	Name: HSS Ltd., Address: Keatings Park, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 2537 Date 27/07/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
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14. Registrar	Date	Receipt No.	

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

Decision Order Number 2537	Date of Decision 27/07/2001
Register Reference S01A/0327	Date: 30/05/01

Applicant HSS Ltd.,
Development Change of layout and house type to previously approved
 planning permission Reg. Ref. No. S99A/0205.

Location New Citywest Golf Course, Citywest, Saggart, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 30/05/01 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:

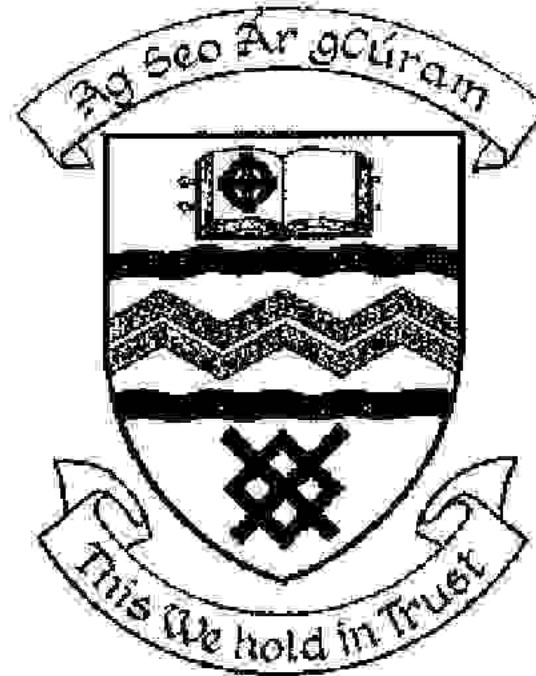
- 1 The applicant is requested to submit revised drawings taking account of the following concerns of the Roads and Traffic Department.
 - i) As the proposed new layout will interfere with the access to the 588 no. houses granted planning permission under S99A/0513, the applicant should show how an alternative access can be provided.
 - ii) The through road from Garter Lane to Boherboy Road is not acceptable. Access to the golf houses should be from Garter Lane only and the 19 no. affordable houses should form a separate cul de sac with access from Boherboy Road only as granted planning permission under S99A/0771.
- 2 The applicant is requested to address the following concerns of the Environmental Services Department submitting revised details and drawings, etc, where required:
 - i) Condition 5(1) of the original permission (S99A/

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REG REF. S01A/0327

0205) was as follows:

"Applicant to submit details to be agreed with South Dublin County Council of the proposed surface water attenuation ponds. Details to include flow control measures such as weirs, orifices etc. such that the peak discharge from the adjacent site shall not exceed the equivalent surface water run-off from an undeveloped greenfield site of equivalent size."

This information has not been provided and is therefore still required. South Dublin County Council considers the surface water from a greenfield site to correspond to a discharge of 6 litres per second per hectare of site area. The applicant shall submit details indicating surface water attenuation facilities (i.e. storage ponds or other such facility) 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. Full details of how the attenuation facility shall be kept free from siltation and cleaned shall also be included.

ii) Conditions 5(2) & 5(3) of the original permission (S99A/0205) were as follows:

5(2) "Applicant to submit details of the proposed surface water channel. Details to include the levels of the lakes (bed level and proposed top water level) and the levels of the surface water channel up to the proposed point of discharge to the west of the site. Levels to demonstrate that proposed development can discharge to this point."

5(3) "Applicant to demonstrate that the existing watercourse to which it is proposing to discharge has adequate capacity to accept the discharge from this proposed application and that such discharges would not cause flooding downstream." This information has not been provided and is therefore still required.

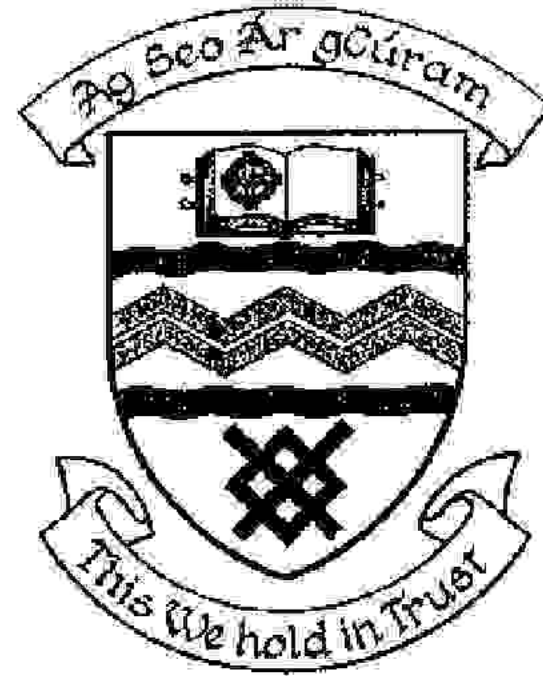
iii) Condition 6(1) of the original permission (S99A/0205) required the applicant to provide a watermain layout for the development. This has not been included with the current application and is therefore still required. This layout shall indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulation.

iii) Condition 6(2) of the original permission (S99A/0205)

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REG. REF. S01A/0327

required the applicant to "comply with both South Dublin County Council and Dublin Corporation requirements with respect to wayleaves and construction details for the proposed construction over the 5 main arterial watermain supplying the Dublin Region." The applicant is required to detail what measures have been taken with regard to this condition.

- 3 The applicant is requested to submit plans showing how the proposed development relates to existing development on surrounding adjoining land.

Signed on behalf of South Dublin County Council

MY
.....
for Senior Administrative Officer

27/07/01