

	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/0309	
1. Location	Lisheen Nursing Home, Stoney Lane, Rathcoole, Co. Dublin.		
2. Development	Extension to include 25 additional bed spaces, alteration to existing nursing home, associated site works and car parking and removal of existing septic tank. In addition the application includes for demolition of existing oratory and St. Gerard's House and premises.		
3. Date of Application	22/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/07/2001 2.	1. 31/08/2001 2.
4. Submitted by	Name: GAP Architects, Address: 25 The View, Swallowbrook,		
5. Applicant	Name: Kevin & Geraldine Joy. Address: Redgap, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 3260  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**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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GAP Architects,  
25 The View,  
Swallowbrook,  
Dublin 15.

**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 3260	Date of Decision 26/10/2001
Register Reference S01A/0309	Date 31/08/01

**Applicant** Kevin & Geraldine Joy.

**Development** Extension to include 25 additional bed spaces, alteration to existing nursing home, associated site works and car parking and removal of existing septic tank. In addition the application includes for demolition of existing oratory and St. Gerard's House and premises.

**Location** Lisheen Nursing Home, Stoney Lane, Rathcoole, Co. Dublin.

**Floor Area** 1600.00 Sq Metres

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

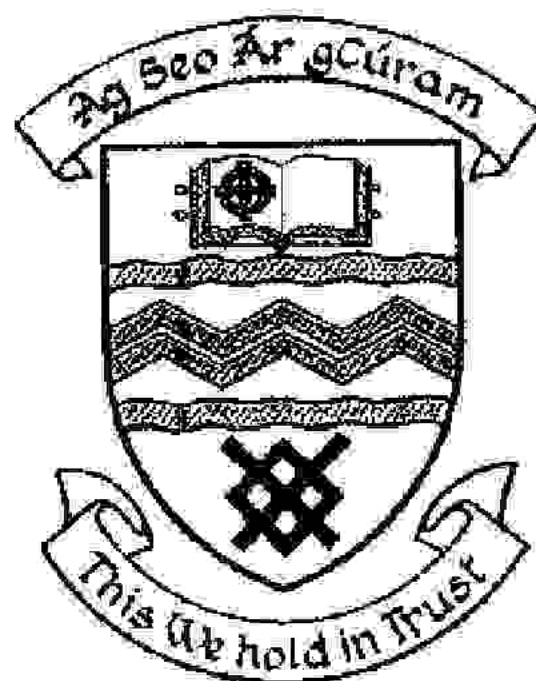
**Additional Information Requested/Received** 19/07/2001 /31/08/2001

A Permission has been granted for the development described above,  
subject to the following (14) Conditions.



# SOUTH DUBLIN COUNTY COUNCIL

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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 31/08/01, 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 all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:
  - i) No development shall commence until the County Manager of the Sanitary Authority has confirmed in writing that construction of the Saggart/Newcastle/Rathcoole sewerage is sufficiently advanced to enable foul sewage from the site to be channelled to the new sewerage system.
  - ii) No connection shall be made to the existing council foul sewer and no rooms shall be occupied until the County Manager of the Sanitary Authority has confirmed in writing that the implementation of the recommendations of the consultant's report into the foul sewer network in Rathcoole has been carried out. This work will enable foul sewage from the site to be adequately channelled into the new Saggart/Newcastle/Rathcoole sewerage scheme.
  - iii) Applicant shall ensure full and complete separation of foul and surface water systems. No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge. 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.
  - iv) 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 to be submitted for approval

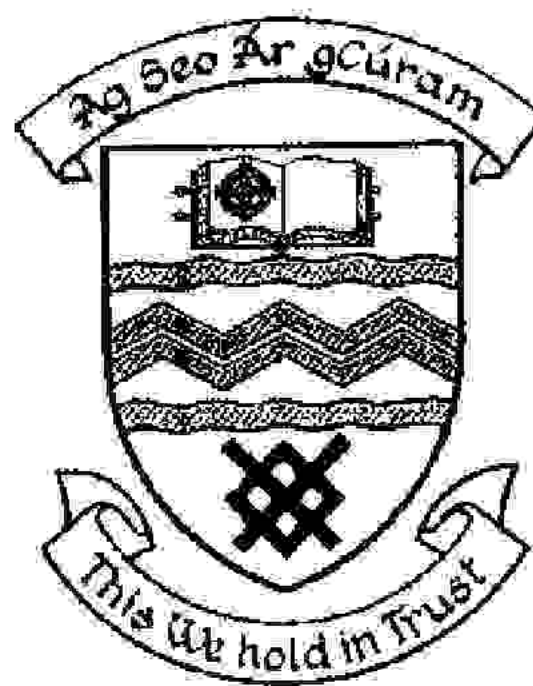
# SOUTH DUBLIN COUNTY COUNCIL

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- prior to the commencement of development.
- v) As per the applicant's proposal, the surface water discharges from the site shall be attenuated by the provision of a 5m x 4m x 1.2m attenuation tank and fitted with hydrobrake flow control or similar such that the maximum surface water discharge from the site shall not exceed 21.3 l/s. The system will be maintained and cleaned regularly and kept free from siltation. The attenuation tank shall remain the responsibility of the applicant.
  - vi) 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.
  - vii) Prior to the commencement of development, the applicant shall submit for the written agreement of the Environmental Services Department, a watermain layout for the development clearly showing existing and proposed watermain, valve, meter and hydrant location, and point of connection to public watermain. This shall be in compliance with Part B of the 1997 Building Regulations. No part of any building shall be more than 46m from the nearest hydrant. No hydrant or valve shall be located in a parking space. The new watermain shall be looped or interconnected, to facilitate self-cleansing.
  - viii) No building to lie within 5m of a public watermain.
  - ix) If not already the case the water supply to the Nursing Home shall be commercially metered.
  - x) The unit shall have its own individual connection to the public watermain and individual full 24-hour water storage.
  - xi) 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.

- 4 The requirements of the Roads Traffic Department shall be strictly adhered to. In that respect:

- i) Prior to the commencement of development the applicant shall submit, for the written agreement of the Roads Traffic Department, revised site layout plans showing:
  - a) The relocation of the site access point approximately 11m southwards in order to improve the vision splay on right hand side (when exiting).

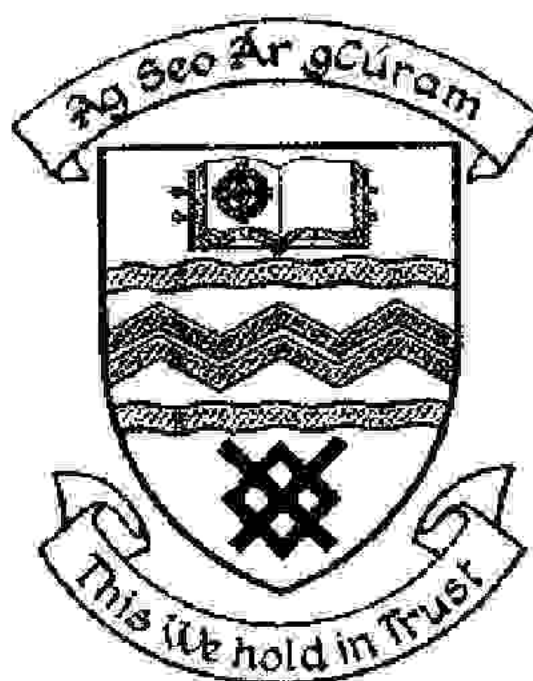


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- b) the existing front boundary removed and new front boundary set back a minimum of 2m from existing road edge (metal) (no development of any form (incl. planting, fences, wing walls/piers) shall be within the area required to provide visibility from the site entrance point).
- c) a new parking layout with a reduced number of spaces to be submitted which will take account of the relocated entrance/exit (the spaces should have an aisle width of 6 metres).
- ii) All storm-water shall be disposed of to soakpits or natural watercourse within the site and shall not discharge onto the public road.
- iii) The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road.

#### REASON:

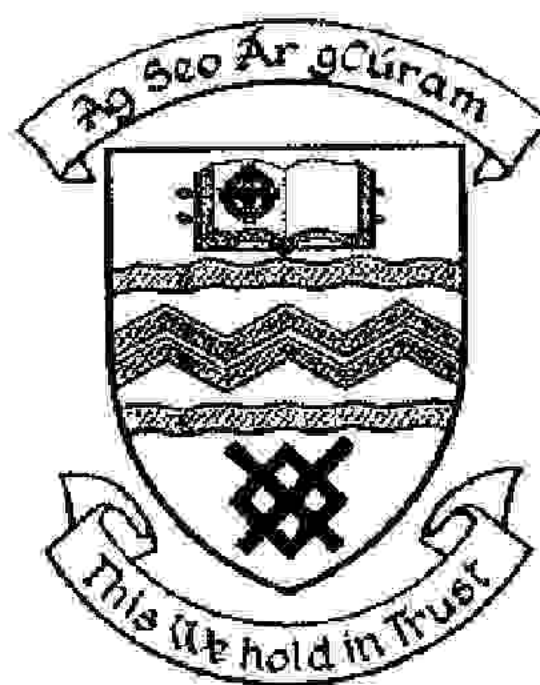
In the interest of traffic safety.

- 5 The requirements of the Environmental Health Officer shall be strictly adhered to. In that respect:

- i) Full consultation shall take place with the Environmental Health Department prior to the commencement of development.
- ii) Any fumes emitted from the premises are to be minimised and if necessary treated using the Best Available Technology and emitted to the outer air via a stack erected to the rear (south) of the premises, to a minimum height of 1 metre above the eaves of the premises.
- iii) A suitable location for the storage of refuse is to be provided.
- iv) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.
- v) A grease trap shall be provided on the drainage system.
- vi) 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 levels as expressed as  $L_{Aeq}$  over 15 minutes at 1 metre from the facade of any noise sensitive location, shall not exceed the daytime background level by more than 10dB(A) and shall not exceed the background level for evening and night time (see note below).
- vii) No heavy construction equipment/machinery (to

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- include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 8:00 hours on weekdays and 9:00 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.
- viii) During the construction phase of the development Best Practices Means shall be employed to minimise air blown dust emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements and other public areas, and any other precautions necessary to prevent dust nuisance. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.
- ix) During demolition works on the 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 demolitions 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.

#### REASON:

To protect the amenities of the area and in the interest of the proper planning and development of the area.

NOTE: A noise sensitive location is any dwelling house, hotel or hostel, health building, educational establishment when in use, places of worship when in use, places of entertainment which for their proper enjoyment require the absence of noise at nuisance levels, or any other facility or area of high amenity which for its proper enjoyment requires the absence of noise at nuisance levels.

- 6 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.

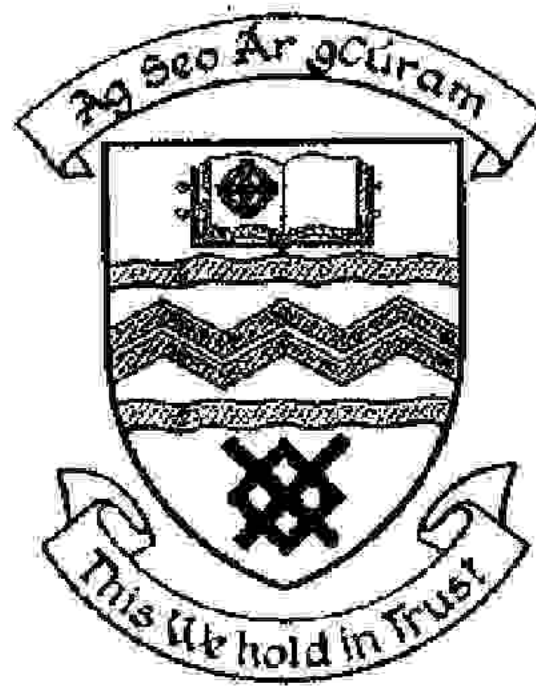
#### REASON:

To protect the amenities of the area.



# SOUTH DUBLIN COUNTY COUNCIL

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- 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 The requirements of Duchas 'The Heritage Service' shall be strictly adhered to.  
In that respect:  
i) An archaeologist, licenced under the National Monuments Acts (1930-1994), shall be employed at the applicant's expense, to monitor all ground disturbance and topsoil removal associated with the development.  
ii) Should archaeological materials 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'.  
iii) A fully complete copy of the Archaeological report shall be submitted to the Planning Authority and Duchas 'The Heritage Service'.  
REASON:  
In order to safeguard the archaeological heritage of the Saggart.
- 9 Prior to the commencement of development the applicant shall submit for the written agreement of the Parks and Landscape Services Department:  
i) a detailed tree survey indicating the location, species, age, condition, crown spread and height of all the existing trees / hedgerows on the site. The applicant shall also submit proposals for the removal / retention of trees, together with an assessment of the impact of the proposed development on the future health and conditions of the trees to be retained.  
ii) a detailed landscape plan with full Works Specification. This plan shall include proposals for the landscaping of the open space, car parking areas and boundary planting.  
REASON:  
In the interest of the proper planning and development of the area and the provision of adequate amenity on the site.
- 10 That a financial contribution in the sum of £7347 (seven thousand three hundred and fourty seven pounds) EUR 9328 (nine thousand three hundred and twenty eight euros) 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;

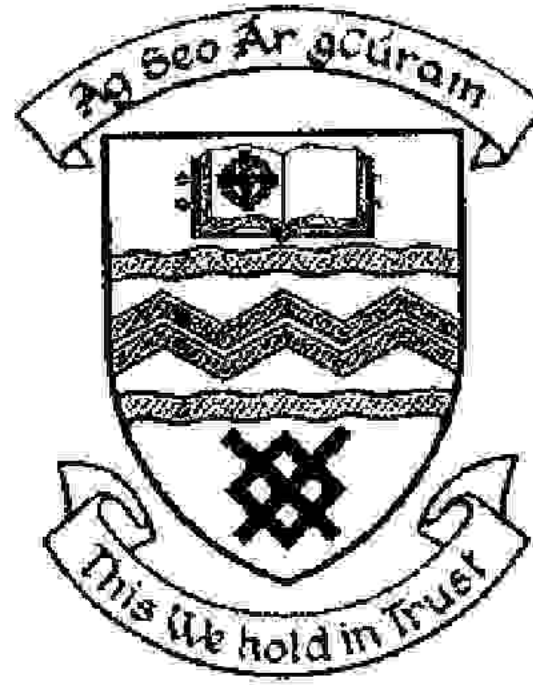


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this contribution to be paid before the commencement of development on the site.

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 £19110 (nineteen thousand one hundred and ten pounds) EUR 24265 twenty four thousand two hundred and sixty five euros 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 £3,686 (three thousand six hundred and eighty six pounds) EUR 4,680 (four thousand six hundred and eighty euros) 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.

- 13 That a financial contribution in the sum of £1,775 (one thousand seven hundred and seventy five pounds) EUR 2,253 (two thousand two hundred and fifty three euros) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

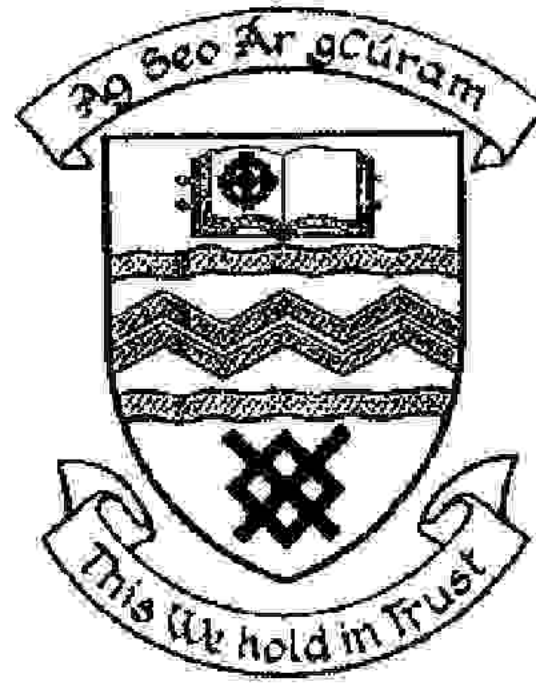
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

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- 14 That a financial contribution in the sum of £1,483 (one thousand four hundred and eighty three pounds) be EUR 1,883 (one thousand eight hundred and eighty three euros) be paid by the proposer to South Dublin County Council towards the cost of upgrading Tay Lane Pumping Station and Rathcoole Foul Sewerage Network 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 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



M.

**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2436	Date of Decision 19/07/2001
Register Reference S01A/0309	Date: 22/05/01

**Applicant** Kevin & Geraldine Joy.  
**Development** Addition of 25 bedspaces. Proposals to include alterations to existing Nursing Home, associated site works, carparking and removal of existing septic tank in addition the application includes for demolition of existing oratory garage and St. Gerard's House and premises.

**Location** Lisheen Nursing Home, Stoney Lane, Rathcoole, Co. Dublin.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 22/05/01 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 services layout details for the application site is inadequate. The following details shall be submitted:
  - i) A revised foul and surface water drainage layout for the site. The layout shall clearly show the location of all proposed drains, sewers and manholes within the site. This shall be in compliance with part H of the 1997 Building Regulations and shall be in and shall clearly show pipe sizes, gradients, cover, invert and finished floor levels, up to and including connection to public foul sewer. No building shall be within 5m of public sewer or sewer with potential to be taken in charge and the applicant shall ensure full and complete separation of foul and surface water systems.
  - ii) The applicant shall clarify the disposal route for the surface water run-off from the existing site and quantify

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REG REF. S01A/0309

the surface water run-off generated by the existing impermeable areas. The run-off from the new development shall be limited to this figure. 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 a 20 year return period of 2 hour duration. Details shall 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 volume and location of storm water storage 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.

iii) A watermain layout for the development clearly showing existing and proposed watermain, valve, meter and hydrant location, and point of connection to public watermain. This shall be in compliance with part B of the 1997 Building Regulations. The applicant should note that no building shall

lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

- 2 The applicant is requested to submit
  - i) A detailed tree/hedgerow survey indicating the location, species, age, condition, crown spread and height of existing trees/hedgerow plants. Information should be given on the proposals for the removal/retention of these trees and measures proposed to protect those to be retained during the course of the development.
  - ii) a fully detailed landscaping and planting scheme, shown on a site layout plan of 1/250 scale. The proposal should include full details of proposed species and densities, and a timetable for the completion of the work, related to the completion of the development. The applicant should clearly indicate proposed boundary treatment, planted or otherwise, paying particular notice to those boundaries shared with residential dwellings.
- 3 The applicant is requested to submit revised drawings, in accordance with the Local Government and Planning Regulations 1994, showing the proposed development



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REG. REF. S01A/0309

redesigned so that no part of the proposed extension(s)  
would be within 5 metres of the site boundaries.

- 4 The applicant should note that the development potential of the shallow site immediately to the west, between the application site and Stoney Lane, would be severely restricted by the proposed development, as the Roads Traffic Department would require a 2-metre strip along the road frontage of the said site if any development was to be permitted on it. It considered that it would be advantageous for both the applicant and the owner of this field if accommodation beneficial to both could be reached. The applicant should indicate details of any agreement reached between the applicant and the owner of the said property.
- 5 The applicant is requested to carry out revised public notice procedures (press notice and site notice) accurately describing the proposed development and submit the necessary evidence thereof to the Planning Authority with an amended application form. (No reference is made to extensions).
- 6 The applicant is requested to ascertain any requirements of the Department of Defence as regards proximity to Casement Aerodrome and to submit written evidence to the Planning Authority of these requirements and compliance therewith.

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

19/07/01