

	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/0307	
1. Location	Site adjacent to the Parish Hall & St Marys Presbytery, Willbrook Road, Rathfarnham, Dublin 14.		
2. Development	New car park facility for parish centre including railings, access gates, external lighting together with associated landscaping at		
3. Date of Application	21/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: O'Keefe Associates, Address: Mountainview House, Beaumont Ave,		
5. Applicant	Name: Very Rev. Fr. J Hanlon, P.P., Address: St Mary's Presbytery, Willbrook Road, Rathfarnham, Dub. 14.		
6. Decision	O.C.M. No. 2449 Date 19/07/2001	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			
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.

M.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 2449	Date of Decision 19/07/2001
Register Reference S01A/0307	Date: 21/05/01

Applicant Very Rev. Fr. J Hanlon, P.P.,
Development New car park facility for parish centre including railings,
access gates, external lighting together with associated
landscaping at

Location Site adjacent to the Parish Hall & St Marys Presbytery,
Willbrook Road, Rathfarnham, Dublin 14.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 21/05/01 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 No information regarding proposed lighting has been provided. The applicant is therefore requested to provide details including locations, elevations and details of illumination levels.
- 2 The proposed development includes the demolition of the stone boundary wall at Willbrook Road and its replacement with a new 1.8 m high plinth wall, railings and piers. Gates are referred to in the public notices but are not illustrated. It is considered that the existing stone wall along Willbrook Road should be retained as part of this application as it contributes significantly to the streetscape. The applicant is requested to submit revised drawings illustrating the retention of the stone boundary wall, the location of the break-through for vehicular access and details of the proposed gates and piers. The applicant

O'Keefe Associates,
Mountainview House,
Beaumont Ave,
Churchtown,
Dublin 14.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



REG REF. S01A/0307

- is advised to consult with the Roads Department regarding sightlines for traffic entering and leaving the site.
- 3 The proposal does not include for the demolition of the boundary wall between the Old Schoolhouse and the subject site. However, the proposed pathway to the entrance of the Old Schoolhouse would indicate that some breaking through is required, yet this is not illustrated. The applicant should note that such demolition would constitute works to a Protected Structure. The applicant is requested to state whether a break-through of the boundary wall between the subject site and The Old Schoolhouse is part of this proposal. If such a break-through is proposed revised public site and newspaper notices and drawings illustrating the works will be required and the applicant should note that any break-through should be minimal and allow for pedestrian and disabled access only.
 - 4 The submitted drawings refer to a space for a possible future community hall with concrete path around the perimeter of this space. Planning permission does not at present exist for such a community hall. The applicant is requested to submit revised drawings showing what interim treatment is proposed for this space.
 - 5 The applicant is requested to submit revised section drawings and drawings of the elevation to Willbrook Road illustrating the existing railings to the front of The Old Schoolhouse and stating that these railings are not affected by the proposed development.
 - 6 The applicant is requested to provide precise details of all existing and proposed boundary treatments with particular regard to the northern boundary of the site close to the Owendoher River. The applicant is advised to consult with the Parks Department in advance of submitting this additional information.
 - 7 The applicant is advised that it is an objective of the South Dublin County Development Plan, 1998 'to protect and preserve trees and woodland' on the subject site. The applicant is therefore requested to submit a detailed tree survey, indicating the location, species, age, condition, crown spread and height of the trees on site. Information

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S01A/0307

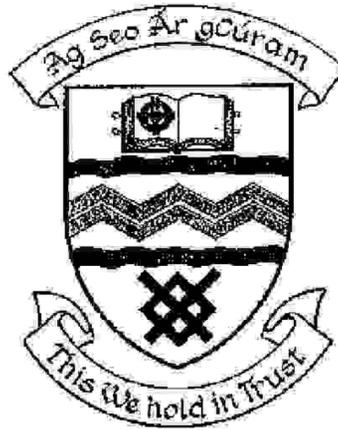
should be given on proposals for the removal/retention of trees and measures proposed to protect them during the course of the development.

- 8 The applicant is requested to submit a landscape plan with full works specification for agreement by the Parks Department. This plan should include boundary treatment, planting and lighting. Every effort should be made to incorporate the existing trees into the site layout.
- 9 Additional information is required with respect to surface water drainage for the proposed car park and setback from watermains. The applicant is therefore requested to submit the following information:
- (a) A surface water drainage layout for the carpark showing the location of all drains, sewers, gullies, petrol interceptors, manholes and AJs within the site. This shall be in compliance with Part H of the 1997 Building Regulations.
 - (b) If the surface water drainage will require a new outfall to the Owendoher Rivers full details of this shall be submitted. The following points should be noted:
 - (i) There shall only be one surface water outfall point to the river.
 - (ii) The invert level of the outfall should be 200mm above the normal water levels.
 - (iii) If backflooding is likely a flap valve / non-return valve should be fitted.
 - (iv) The outfall 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.
 - (c) No part of the house shall be within 5m of the stream.
 - (d) 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.
 - (e) Applicant to ensure full and complete separation of foul and surface water systems.
 - (f) There are two large diameter (300mm & 450mm) Dublin Corporation Trunk Watermains in Willbrook Road. Generally no structures can be erected within 8 to 11 metres of a trunk watermain. Therefore the applicant is advised to refer the proposal to the Dublin Corporation Water Division, Marrowbone Lane (Tel: 454 3444) to determine their requirements in relation to the setback required for the

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S01A/0307

proposed gates, railings etc, should these remain part of
the proposal.

Signed on behalf of South Dublin County Council


for Senior Administrative Officer

20/07/01

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3183	Date of Decision 18/10/2001
Register Reference S01A/0307	Date: 21/05/01

Applicant Very Rev. Fr. J Hanlon, P.P.,

Development New car park facility for parish centre including railings, access gates, external lighting together with associated landscaping at

Location Site adjacent to the Parish Hall & St Marys Presbytery, Willbrook Road, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/07/2001 /20/08/2001

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.

..... 18/10/01
for SENIOR ADMINISTRATIVE OFFICER

O'Keefe Associates,
Mountainview House,
Beaumont Ave,
Churchtown,
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S01A/0307

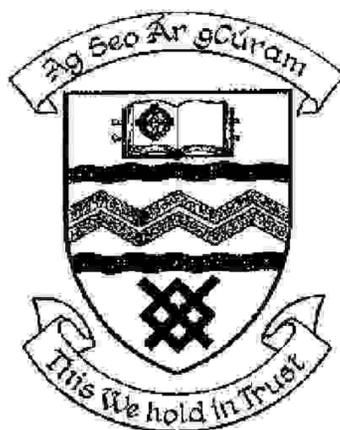
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information received on the 20/08/2001, 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 Prior to the commencement of development, revised drawings of the Willbrook Road elevation of the site shall be submitted for the written approval of the Planning Authority showing the boundary wall to the correct height (the submitted drawings incorrectly show the wall as just 1.2m in height) and the new splayed walls and piers to the same height.
REASON:
In the interest of the proper planning and development of the area and in order to protect a Protected Structure.
- 3 The applicant shall re-use the material available from the proposed new ope of the existing wall to create new gate piers using a lime based mortar. It is considered that brick gate piers are unacceptable, as they will have a negative visual affect on the existing streetscape. The materials and profile for the proposed gates shall be submitted for the agreement of the Planning Authority prior to the commencement of development.
REASON:
To ensure proper repair and use of materials.
- 4 The boundary wall between the subject site and The Old Schoolhouse shall be retained as existing.
REASON:
In order to safeguard the boundary wall and setting of a Protected Structure.
- 5 Unless otherwise approved in writing by the Planning Authority, the area between the Old Schoolhouse and proposed Car Park shall be retained as a soft landscape area in order

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S01A/0307

to service the above existing Protected Structure and proposed development.

REASON:

To protect the amenity area adjacent to the Protected Structure.

- 6 The railings to the front of The Old Schoolhouse shall be retained as existing.

REASON:

In order to safeguard the existing features of a Protected Structure.

- 7 Prior to the commencement of any works on site, an amended layout for the car park shall be submitted for approval providing for a maximum of 18 no. car parking spaces and allowing for retention of those trees on the site which are considered worthy of preservation. Precise details of the foregoing shall be agreed in writing prior to the commencement of development with the Planning Authority.

REASON:

In the interest of the amenity of the area.

- 8 Prior to the commencement of development a Landscape Plan with full works specification shall be submitted for the written approval of the Planning Authority.

REASON:

In the interest of amenity.

- 9 Prior to commencement of development the applicant shall cede a suitable strip of land along the Owendoher River free of charge to the County Council for the purpose of providing a riverside walk, precise details of which shall be agreed with the Planning Authority.

REASON:

In the interest of the amenity of the area.

- 10 The drawing PL-01 Rev A which contains the surface water drainage layout does not appear to have been included in the additional information submission. Accordingly, the applicant shall satisfy the requirements set out below:

- (a) Prior to the commencement of development the applicant shall submit, for written approval, a surface water drainage layout for the carpark

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S01A/0307

showing the location of all drains, sewers, gullies, petrol interceptors, manholes and AJs within the site. This shall be in compliance with Part H of the 1997 Building Regulations.

- (b) If the surface water drainage will require a new outfall to the Owendoher River full details of this shall be submitted. The following points shall be noted:
- (i) There shall only be one surface water outfall point to the river.
 - (ii) The invert level of the outfall should be 200mm above the normal water levels.
 - (iii) If backflooding is likely a flap valve/non-return valve should be fitted.
 - (iv) The outfall 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.
- (c) 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.
- (d) Applicant to ensure full and complete separation of foul and surface water systems.

REASON:

In the interest of public health.

- 11 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance. The relocation of the ESB pole and/or public light pole, if necessary, shall be at applicant's own expense.

REASON:

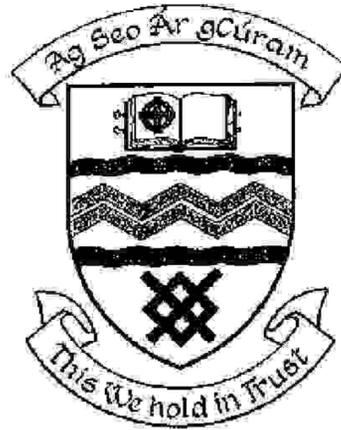
In the interest of clarity and the proper planning and development of the area.

- 12 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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S01A/0307

13 Details of any proposed gates at the entrance to the car park shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development.

REASON:

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