

	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/0254	
1. Location	Site at Cappaghmore, Ninth Lock, Clondalkin, Dublin 22.		
2. Development	Two storey 47 bedroom nursing home with integral administrative, staff, catering, health and daycare facilities; with associated car parking, siteworks, services, landscaping and boundary treatment including demolition of existing commercial buildings; with improvements to vehicular/pedestrian entrance and relocation of boundary wall at junction with Newlands Road. Previous planning permissions S99A/0212 and S99A/0712.		
3. Date of Application	01/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Project Architects, Address: The Priory, Johns Street West,		
5. Applicant	Name: Newlands Developments Ltd., Address: 31 Monastery Drive, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2279  Date 29/06/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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

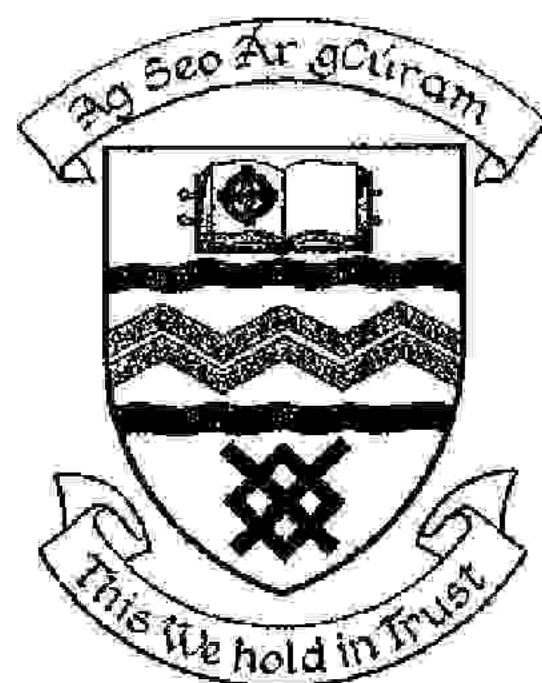
Receipt No.

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**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 2279	Date of Decision 29/06/2001
Register Reference S01A/0254	Date: 01/05/01

**Applicant** Newlands Developments Ltd.,

**Development** Two storey 47 bedroom nursing home with integral administrative, staff, catering, health and daycare facilities; with associated car parking, siteworks, services, landscaping and boundary treatment including demolition of existing commercial buildings; with improvements to vehicular/pedestrian entrance and relocation of boundary wall at junction with Newlands Road. Previous planning permissions S99A/0212 and S99A/0712.

**Location** Site at Cappaghmore, Ninth Lock, Clondalkin, Dublin 22.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** /

**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 ( 11 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... *AL* ..... 29/06/01  
for SENIOR ADMINISTRATIVE OFFICER

Project Architects,  
The Priory,  
Johns Street West,  
Dublin 8.



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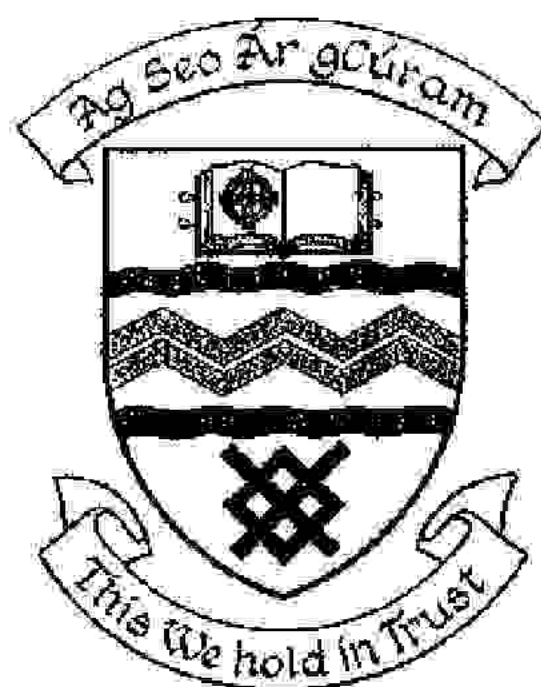
**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 the applicant is requested to submit revised plans particulars and details of the proposed development, for the written agreement of the Planning Authority, which address the following issues:
  - The treatment of the east, west, north and south elevations facades. It is considered that the building should have brick façades or partially brick façades.
  - The front elevation of the building shall be punctuated by features which create a vertical emphasis.
  - The windows shall be finished in hardwood.
  - Roof of selected blue black slates.REASON:  
In the interest of the protection of residential amenity and the maintenance of visual amenity.
- 3 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.
- 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.

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- 5 That the requirements of the Homes for Incapacitated Persons Regulations 1985 of the Health (Homes for Incapacitated Persons) Act, 1964, be complied with.

REASON:

To ensure satisfactory standard of development.

- 6 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

In the interest of safety and amenity.

- 7 The applicant shall comply with the requirements of the Roads Department, South Dublin County Council with regard to the following: Removal of existing wall on left hand side of entrance (when exiting) and widening footpath to 2m wide if possible without interfering with the tree roots along site frontage. The exact width of footpath to be decided on site in consultation with Parks Department and agreed in writing with the Planning Authority prior to commencement of development.

REASON:

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

- 8 The applicant shall comply with the requirements of the Environmental Services Department, South Dublin County Council with regard to the following:

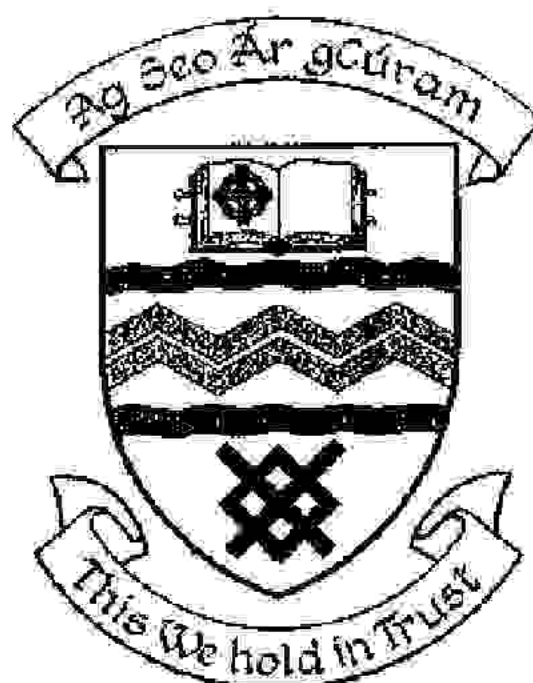
- All wastewater from kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
- No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990.
- No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- Applicant to ensure full and complete separation of



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- foul and surface water systems.
- 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.
- The water supply to the development shall be metered to the satisfaction of the Water Management Section of South Dublin County Council.
- Prior to the commencement of the works, applicant shall submit for the approval of the Area Engineer, Deansrath Depot (tel. (01) 4570784) a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations.
- The property shall have its own individual service connection to the public watermain and 24 hour storage.
- 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:**

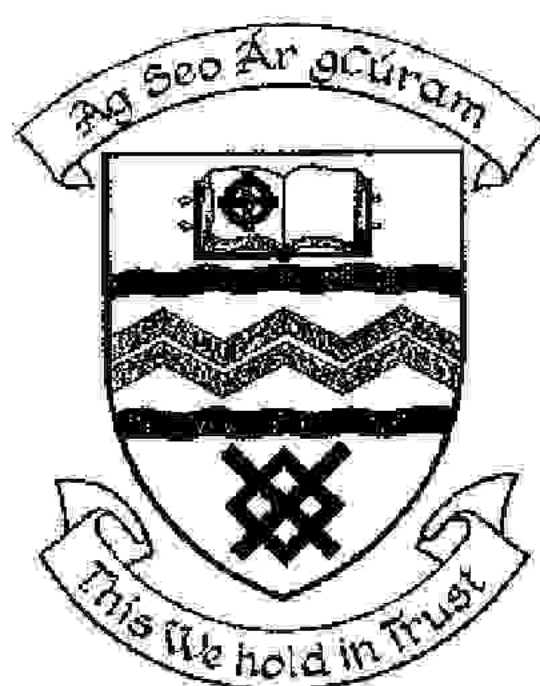
In the interest of public health and in order to comply with the sanitary Services Acts 1878-1964.

- 9 Prior to the commencement of development the applicant shall submit, to the written agreement of the Planning Authority, detailed landscape and boundary proposals. With full works specification. This plan to include details in relation to the completion of external communal areas surrounding the proposed building of measures for the protection of mature trees on site, including the erection of temporary protective fencing to be kept in place for the duration of the works along the northern boundary of the site access road. Details to include top soiling and seeding of grass areas, paving and treatment of hard landscape areas, drainage / location of underground services, boundary treatment, proposed screening along southern boundary etc.

**REASON:**

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

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- 10 That a financial contribution in the sum of £13,926 (thirteen thousand nine hundred and twenty six pounds) EUR 17,683 (seventeen thousand six hundred and eighty three euros) 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 £36,225 (thirty six thousand two hundred and twenty five pounds) EUR 45,996 (forty five thousand nine hundred and ninety six 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.