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|--|--|--|---------------------|
|  | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1999<br>and Planning & Development<br>Act 2000<br>Planning Register (Part 1) | Plan Register No.<br><br>S00A/0768                     |                     |
| 1. Location  | Glenaulin Park, Palmerstown, Dublin 20   |  |                     |
| 2. Development                                     | Club premises providing changing rooms, meeting rooms, office, toilets, stores, new roadway entrance   |  |                     |
| 3. Date of Application                             | 09/11/00   | Date Further Particulars<br>(a) Requested (b) Received |                     |
| 3a. Type of Application                            | Permission   | 1. 22/11/2000<br>2.                                    | 1. 30/11/2000<br>2. |
| 4. Submitted by                                    | Name: Eamonn McCann,<br>Address: Architect, Coach House Carton House,  |  |                     |
| 5. Applicant                                       | Name: St. Patricks G.A.A. Club,<br>Address: c/o Noel P. Fagan, Chairman, 18 Kennelsfort Road, Palmerstown, Dublin 20   |  |                     |
| 6. Decision  | O.C.M. No. 0203<br><br>Date 26/01/2001   | Effect<br>AP GRANT PERMISSION                          |                     |
| 7. Grant   | O.C.M. No.<br>Date   | Effect<br>AP GRANT PERMISSION                          |                     |
| 8. Appeal Lodged                                   | 23/02/2001   | Written Representations                                |                     |
| 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. ....<br>Registrar Date Receipt No.             |  |  |                     |

h.3 -  
SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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PLANNING  
DEPARTMENT  
County Hall,  
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NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

|                              |                             |
|------------------------------|-----------------------------|
| Decision Order Number 0203   | Date of Decision 26/01/2001 |
| Register Reference S00A/0768 | Date: 09/11/00              |

Applicant St. Patricks G.A.A. Club,  
Development Club premises providing changing rooms, meeting rooms,  
office, toilets, stores, new roadway entrance  
Location Glenaulin Park, Palmerstown, Dublin 20  
Floor Area Sq Metres  
Time extension(s) up to and including  
Additional Information Requested/Received 22/11/2000 /30/11/2000  
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 ( 15 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

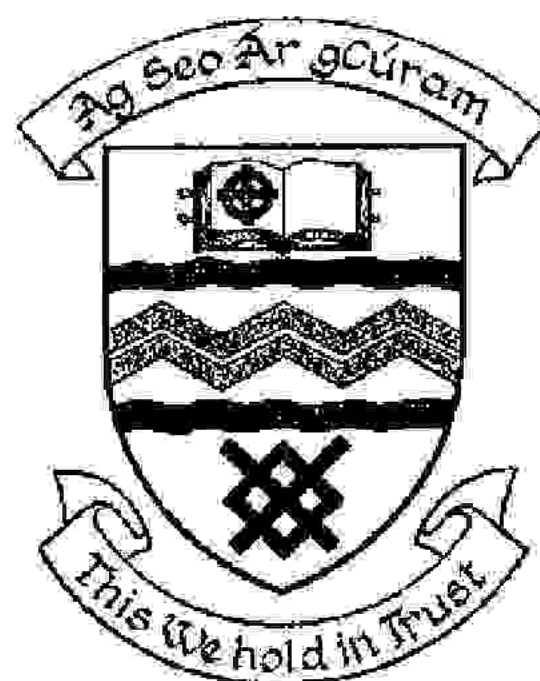
m7  
..... 26/01/01  
for SENIOR ADMINISTRATIVE OFFICER

Eamonn McCann,  
Architect,  
Coach House Carton House,  
Maynooth,  
County Kildare.

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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 That the proposed clubhouse shall not be used for the purposes of holding functions or discotheques.

**REASON:**

To protect the amenities of the area.

- 3 That no music or other sound shall be broadcast or amplified externally from the premises.

**REASON:**

To protect the amenities of the area.

- 4 That no advertising sign or structure be erected except those which are exempted development.

**REASON:**

To prevent unauthorised development.

- 5 Before development commences, the applicant shall submit for agreement by the Planning Authority full details of proposed foul and surface water drainage up to and including connection to the public sewers. This shall provide for a minimum 5m separation between the building and the sewers.

**REASON:**

In the interest of public health.

**NOTE:** The proposed layout may need to be revised to ensure that 5m separations are achieved.

- 6 Before development commences, the applicant shall submit for agreement by the Planning Authority full details of the watermain layout, to include the following:

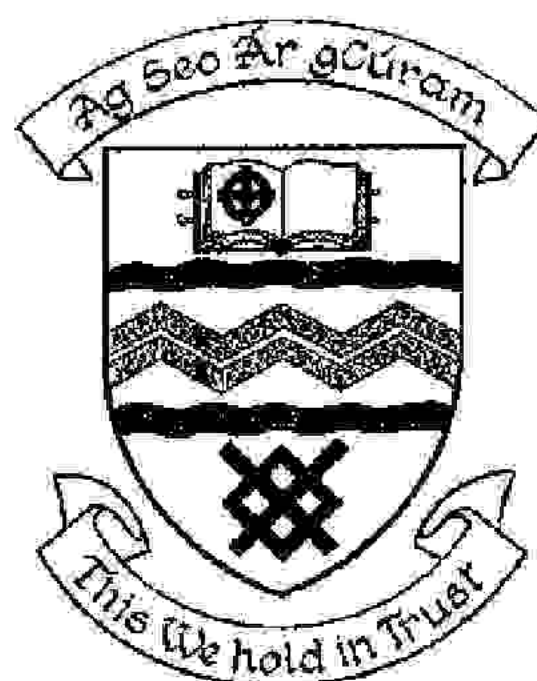
- the applicant shall lay a 100mm PVC watermain, connecting to the existing 4 inch watermain on the



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opposite side of Glenaulin Park with a valve control, and terminating in a loop with a hydrant within the site boundary.

- no structure shall lie within 5m of the watermain.

**REASON:**

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

- 7 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

**REASON:**

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 8 The boundary treatment between the park and the site shall consist of a low stone wall and solid bar railing. Before development commences, the applicant shall submit for agreement by the Planning Authority details in conjunction with this.

**REASON:**

In the interest of amenity.

- 9 Before development commences, the applicant shall submit for agreement by the Planning Authority details in relation to the realignment of existing footpaths and the provision of new footpaths in the park to serve the proposed development.

**REASON:**

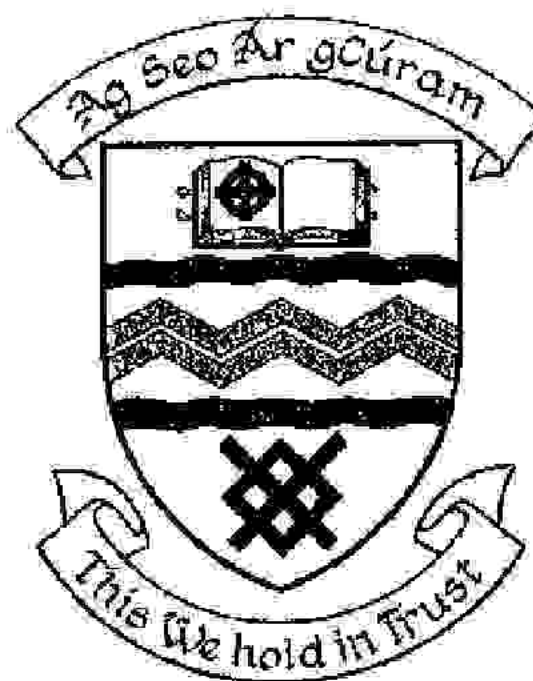
In the interest of amenity.

- 10 Before development commences, the applicant shall submit for agreement by the Planning Authority a detailed landscape plan and full works specification (including bill of quantities, timescale for implementation, etc.) for the landscape treatment of the site. This plan to include proposals for the treatment of the proposed car park, topsoiling, grassing, tree and shrub planting along site

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boundaries. All site works including the construction of the all weather pitch, car-park, site entrances and landscaping to be completed within six months of the first occupation of the new club premises.

REASON:

In the interest of amenity.

- 11 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.

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

REASON:

In the interest of amenity.

- 13 The footpath and kerb to be dished and the new driveway constructed to the satisfaction of the County Council.

REASON:

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

- 14 That the external walls of the proposed clubhouse building to be finished in a painted render.

REASON:

In the interest of visual amenity.

- 15 That before development commences, the applicant shall submit for agreement by the Planning Authority full details concerning proposed arrangements for the securing of the site and locking/unlocking of the access gates.

REASON:

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

NOTE: The applicants attention is drawn to Section 26(11) of the Local Government (Planning and Development) Act, 1963, which states that, "a person shall not be

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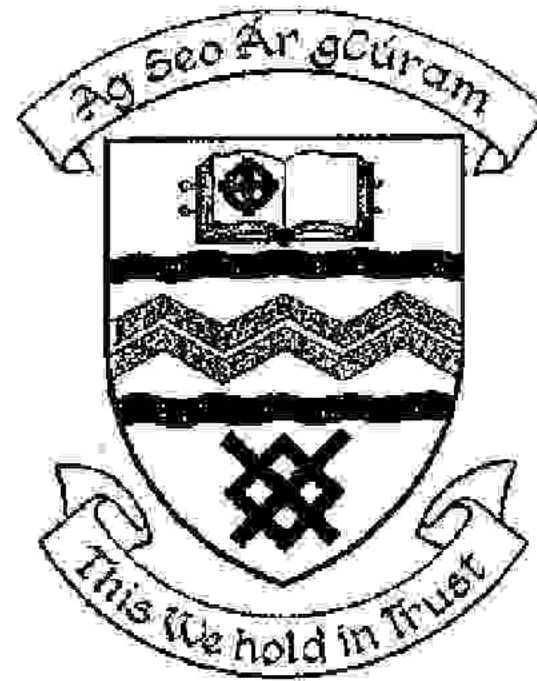
entitled solely by reason of a permission or  
approval under this section to carry out any  
development".



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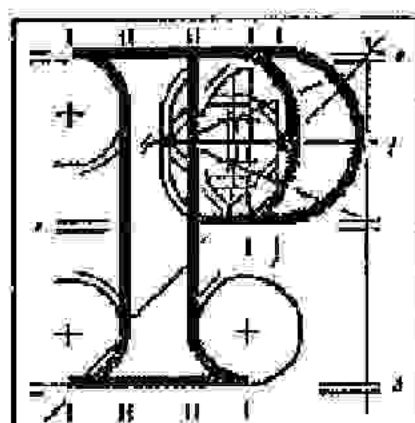
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entitled solely by reason of a permission or  
approval under this section to carry out any  
development".

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|  | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1999<br>and Planning & Development<br>Act 2000<br>Planning Register (Part 1) | Plan Register No.<br><br>S00A/0768                     |                     |
| 1. Location  | Glenaulin Park, Palmerstown, Dublin 20   |  |                     |
| 2. Development                                     | Club premises providing changing rooms, meeting rooms, office, toilets, stores, new roadway entrance   |  |                     |
| 3. Date of Application                             | 09/11/00   | Date Further Particulars<br>(a) Requested (b) Received |                     |
| 3a. Type of Application                            | Permission   | 1. 22/11/2000<br>2.                                    | 1. 30/11/2000<br>2. |
| 4. Submitted by                                    | Name: Eamonn McCann,<br>Address: Architect, Coach House Carton House,  |  |                     |
| 5. Applicant                                       | Name: St. Patricks G.A.A. Club,<br>Address: c/o Noel P. Fagan, Chairman, 18 Kennelsfort Road, Palmerstown, Dublin 20   |  |                     |
| 6. Decision  | O.C.M. No. 0203<br><br>Date 26/01/2001   | Effect<br>AP GRANT PERMISSION                          |                     |
| 7. Grant   | O.C.M. No.<br>Date   | Effect<br>AP GRANT PERMISSION                          |                     |
| 8. Appeal Lodged                                   | 23/02/2001   | Written Representations                                |                     |
| 9. Appeal Decision                                 | 13/12/2001   | Grant Permission                                       |                     |
| 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.                     |  |  |                     |



# An Bord Pleanála



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

## County South Dublin

Planning Register Reference Number: S00A/0768

**APPEAL** by Oakcourt Residents Association care of 266 Oakcourt Avenue, Palmerstown, Dublin and by Glenaulin Green Residents Association care of 33 Glenaulin Green, Palmerstown, Dublin against the decision made on the 26<sup>th</sup> day of January, 2001 by the Council of the County of South Dublin to grant subject to conditions a permission to Saint Patrick's G.A.A Club care of Eamonn McCann of Coach House, Carton House, Maynooth, County Kildare for development comprising the erection of a club premises providing changing rooms, meeting rooms, office, toilets, stores, new roadway entrance at Glenaulin Park, Palmerstown, Dublin in accordance with plans and particulars lodged with the said Council:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

### FIRST SCHEDULE

It is considered that the proposed development, subject to compliance with the conditions set out in the Second Schedule, would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the proper planning and development of the area.

### SECOND SCHEDULE

1. The development to be carried out in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity

2. The proposed clubhouse shall not be used for the purposes of holding functions or discotheques.

**Reason:** To protect the amenities of the area.

3. No music or other sound shall be broadcast or amplified externally from the premises.

**Reason:** To protect the amenities of the area.

4. No advertising sign or structure shall be erected other than those which constitute exempted development.

**Reason:** To prevent unauthorised development.

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and to ensure a proper standard of development.

6. The northern boundary of the club area shall not protrude into the public park area beyond a line formed by the kerb of the proposed public footpath at the north of the new entrance road. Revised drawings, including revised car parking and drop-off arrangements within the site and revised pedestrian footpaths within the park shall be submitted to the planning authority for agreement prior to commencement of development.

**Reason:** In the interest of the visual and residential amenities of the area.

7. Prior to commencement of development, the applicant shall submit for agreement by the planning authority details in relation to the realignment of existing footpaths and the provision of new footpaths in the park to serve the proposed development.

**Reason:** In the interest of amenity.

8. Prior to commencement of development, the applicant shall submit for agreement by the planning authority a detailed landscape plan, including a timescale for implementation, for the landscape treatment of the site. This plan shall include proposals for the treatment of the proposed car park, topsoiling, grassing, tree and shrub planting along site boundaries. All site works including the construction of the all weather pitch, car park, site entrance and landscaping to be completed within six months of the first occupation of the new club premises.

**Reason:** In the interest of amenity.



9. All service cables associated with the proposed development, (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.

**Reason:** In the interest of orderly development and the visual amenities of the area.

10. The footpath and kerb shall be dished and the new driveway shall be constructed to the satisfaction of the planning authority.

**Reason:** In the interest of the proper planning and development of the area.

11. Details of external finishes including samples/colours shall be agreed with the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

12. Prior to commencement of development, the applicant shall submit for agreement to the planning authority full details concerning the proposed arrangements for the securing of the site and locking/unlocking of the access gates.

**Reason:** In the interest of the proper planning and development of the area.

13. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

**Reason:** It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.



*Angela Tunney*

Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 13<sup>th</sup> day of December 2001.



|                             |  |  |                     |
|-----------------------------|--|--|---------------------|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1) | Plan Register No.<br><br>S00A/0768                     |                     |
| 1. Location                 | Glenaulin Park, Palmerstown, Dublin 20   |  |                     |
| 2. Development              | Club premises providing changing rooms, meeting rooms, office, toilets, stores, new roadway entrance                           |  |                     |
| 3. Date of Application      | 09/11/00   | Date Further Particulars<br>(a) Requested (b) Received |                     |
| 3a. Type of Application     | Permission   | 1. 22/11/2000<br>2.                                    | 1. 30/11/2000<br>2. |
| 4. Submitted by             | Name: Eamonn McCann,<br>Address: Architect, Coach House Carton House,  |  |                     |
| 5. Applicant                | Name: St. Patricks G.A.A. Club,<br>Address: c/o Noel P. Fagan, Chairman, 18 Kennelsfort Road, Palmerstown, Dublin 20           |  |                     |
| 6. Decision                 | O.C.M. No. 2579<br><br>Date  | Effect<br>AR REQUEST REVISED PUBLIC NOTICE             |                     |
| 7. Grant                    | O.C.M. No.<br>Date   | Effect<br>AR REQUEST REVISED PUBLIC NOTICE             |                     |
| 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. ....<br>Registrar       | .....<br>Date  | .....<br>Receipt No.                                   |                     |

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



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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

|                              |                          |
|------------------------------|--------------------------|
| Order Number 2579            | Date of Order 22/11/2000 |
| Register Reference S00A/0768 | Date 09/11/00            |

Applicant            St. Patricks G.A.A. Club,  
Development        Club premises providing changing rooms, meeting rooms,  
                         office, toilets, stores, new roadway entrance  
Location            Glenaulin Park, Palmerstown, Dublin 20

Dear Sir/Madam,

An inspection carried out on the 20/11/00 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

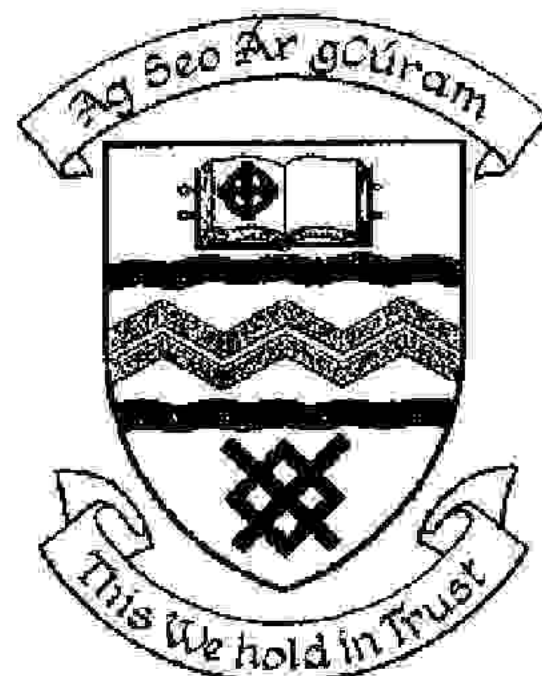
The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name

Eamonn McCann,  
Architect,  
Coach House Carton House,  
Maynooth,  
County Kildare.

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- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....  
for Senior Administrative Officer.

22/11/00