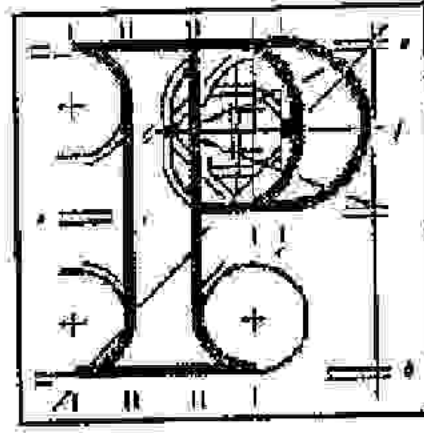


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0732	
1. Location	side & rear of Rathcoole Inn, Main Street, Rathcoole, Co. Dublin.		
2. Development	Residential development of 54 no. 2 bed and 20 no. 1 bed apartments in five no. 3 storey blocks with part four storey and part underground car parking; retention and refurbishment of original part of existing 2 storey residential building fronting Main Street and change of use from residential to office/commercial; removal of later 2 storey additions and 2 no. ancillary buildings to rear of retained building and separate 2/3 storey office building at rear of existing residential site. All on site which adjoins protected structures RPS Ref. No's. 2-203 and 2-204		
3. Date of Application	20/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Pierce & Associate Architects, Address: 104 Francis Street, Dublin 8.		
5. Applicant	Name: Rathcoole Properties Ltd., Address: Hillview Main Street, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0892  Date 02/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	18/05/2001	Written Representations	
9. Appeal Decision	17/09/2001	Grant Permission & Refuse 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/0732

APPEAL by Saggart and Rathcoole Community Council Limited of 65 Coolamber Drive, Rathcoole, County Dublin and by others against the decision made on the 2<sup>nd</sup> day of May, 2001 by the Council of the County of South Dublin to grant subject to conditions a permission to Rathcoole Properties Limited care of Pierce and Associates Architects of 104 Francis Street, Dublin for a residential development of 54 number two bedroom and 20 number one bedroom apartments in five number three-storey blocks with part four-storey and part underground car-parking, retention and refurbishment of original part of existing two-storey residential building fronting Main Street and change of use from residential to office/commercial, removal of later two-storey additions and two number ancillary buildings to rear of retained portion, construction of a two-storey office extension to rear of retained building and separate two/three storey office building at rear of existing residential site, all on a site which adjoins protected structures RPS reference numbers 2-203 and 2-204 to both sides and rear of Rathcoole Inn, Main Street, Rathcoole, County 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 the said 54 number two bedroom and 20 number one bedroom apartments in five number three-storey blocks with part four storey and part underground car-parking, retention and refurbishment of original part of existing two-storey residential building fronting Main Street and change of use from residential to office/commercial, removal of later two storey additions and two number ancillary buildings to rear of retained portion, construction of two storey office extension to rear of retained building 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. Furthermore, permission is hereby refused for the said separate two/three-storey office building for the reason set out in the Third Schedule hereto.



## FIRST SCHEDULE

Having regard to the zoning designations on the site and the central location in Rathcoole, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development 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 not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and development of the area.

## SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the drawings and documentation received by the planning authority on the 28<sup>th</sup> day of February, 2001 and the 19<sup>th</sup> day of April, 2001, except as may otherwise be required in order to comply with the following conditions.

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

2.
  - (1) Provision shall be made for access through the site in order to facilitate the future development of the adjoining site to the east.
  - (2) Provision shall be made for pedestrian access through the site from the adjoining development at Forest Hills to Main Street in Rathcoole.

Revised drawings showing compliance with these requirements shall be submitted to the planning authority for agreement prior to commencement of development.

**Reason:** In the interest of orderly development.

3. Windows in the eastern elevation of Blocks B and C shall be treated in suitable obscure material. Details showing compliance with this requirement shall be submitted to the planning authority for agreement prior to commencement of development.

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

4. Prior to the commencement of development, revised drawings showing the third floor level of Block E shall be submitted to the planning authority for agreement.

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

5. Survey drawings, including floor plans and elevations, of the ancillary buildings to be demolished shall be submitted to the planning authority for record purposes prior to the commencement of development.

Reason: To ensure the planning authority holds adequate records of the existing buildings, proposed for demolition.

6. Detailed proposals relating to the two-storey residential building proposed to be renovated and extended, with particular regard to salvage and re-use of materials, shall be submitted to the planning authority for agreement prior to commencement of development.

Reason: In the interest of orderly development.

7. The access to the site and the ramps to the underground car park shall be modified in accordance with the requirements of the planning authority. Details in this regard shall be submitted to the planning authority for agreement prior to commencement of development.

Reason: In the interest of traffic safety and orderly development.

8. Prior to commencement of development, details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to the planning authority for agreement.

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

9. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to the planning authority for agreement prior to the commencement of development.

Reason: In the interest of amenity and public safety.

10. 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.



11. Prior to commencement of development, proposals for an apartment name/numbering scheme and associated signage shall be submitted to the planning authority for agreement.

**Reason:** In the interest of orderly development.

12. Prior to commencement of development, a management scheme providing adequate measures relating to the future maintenance of private open spaces, roads and communal areas in a satisfactory manner shall be submitted to the planning authority for agreement.

**Reason:** To ensure the adequate future maintenance of this private development in the interest of residential amenity.

13. The developer shall facilitate the planning authority in preserving, recording or otherwise protecting archaeological materials or features that may exist within the site. In this regard, the developer shall -

- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,
- (b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and
- (c) provide satisfactory arrangements for the recording and removal of any archaeological material which may be considered appropriate to remove.

**Reason:** In order to conserve the archaeological heritage of the site and to secure the preservation of any remains which may exist within the site.

14. 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.

15. (1) No development shall commence until the planning authority has stated in writing that construction of the Saggart/Newcastle/Rathcoole Sewerage Scheme is sufficiently advanced to enable foul sewage from the site to be channelled to the new sewerage system.

- (2) No residential unit shall be occupied until the foul sewer from the proposed development has been connected to the public sewer in accordance with the requirements and to the satisfaction of the planning authority.

**Reason:** In the interest of public health and orderly development

16. Prior to commencement of development, a landscaping scheme, including boundary treatment, shall be submitted to the planning authority for agreement. This scheme shall include details of all existing trees and hedgerows on the site, specifying those proposed for retention, together with measures for their protection during the period in which the development is carried out. The site shall be landscaped in accordance with the agreed scheme, which shall also include a timescale for implementation.

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

17. 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.

18. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be determined by An Bord Pleanála.

**Reason:** To ensure the satisfactory completion of the development.



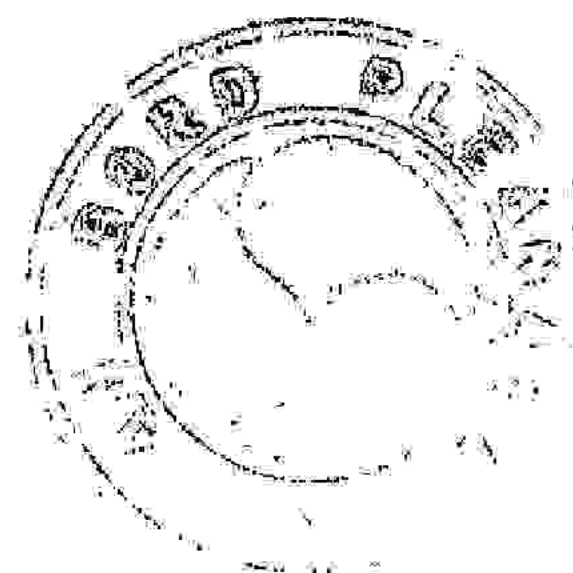
### THIRD SCHEDULE

It is considered that the proposed new two/three storey office building would seriously injure the visual setting the public library (former "Court of Petty Sessions") building, which is a protected structure listed in the current South Dublin County Development Plan, by reason of its design and location immediately behind the protected structure and would, therefore, be contrary to the proper planning and development of the area.



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

Dated this 17<sup>th</sup> day of September 2001.



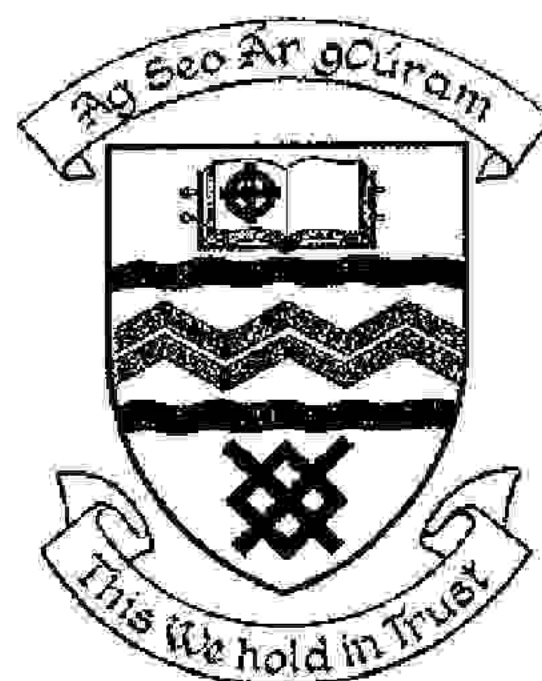


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0732	
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2. Development	Residential development of 54 no. 2 bed and 20 no. 1 bed apartments in five no. 3 storey blocks with part four storey and part underground car parking; retention and refurbishment of original part of existing 2 storey residential building fronting Main Street and change of use from residential to office/commercial; removal of later 2 storey additions and 2 no. ancillary buildings to rear of retained building and separate 2/3 storey office building at rear of existing residential site. All on site which adjoins protected structures RPS Ref. No's. 2-203 and 2-204		
3. Date of Application	20/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Pierce & Associate Architects, Address: 104 Francis Street, Dublin 8.		
5. Applicant	Name: Rathcoole Properties Ltd., Address: Hillview Main Street, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0892  Date 02/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	18/05/2001	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. .... Registrar	..... Date	..... Receipt No.



**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 1993**

Decision Order Number 0282	Date of Decision 07/02/2001
Register Reference S00A/0732	Date 20/10/00

Applicant Rathcoole Properties Ltd.,  
App. Type Permission  
Development Residential development of 54 no. 2 bed and 20 no. 1 bed  
apartments in five no. 3 storey blocks with part four storey  
and part underground car parking; demolition of existing  
ancillary out buildings and two storey residence fronting  
Main Street and construction of offices in two blocks of 2  
and 3 storeys  
  
Location side & rear of Rathcoole Inn, Main Street, Rathcoole, Co.  
Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development)  
Act 1963 as amended by Section 39 (f) of the Local Government (Planning and  
Development) Act 1976 the period for considering this application has been extended,  
up to and including 02/04/2001

Yours faithfully

 ..... 07/02/01  
for SENIOR ADMINISTRATIVE OFFICER

Pierce & Associate Architects,  
104 Francis Street,  
Dublin 8.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)		Plan Register No.  S00A/0732	
1. Location	side & rear of Rathcoole Inn, Main Street, Rathcoole, Co. Dublin.			
2. Development	Residential development of 54 no. 2 bed and 20 no. 1 bed apartments in five no. 3 storey blocks with part four storey and part underground car parking; retention and refurbishment of original part of existing 2 storey residential building fronting Main Street and change of use from residential to office/commercial; removal of later 2 storey additions and 2 no. ancillary buildings to rear of retained building and separate 2/3 storey office building at rear of existing residential site. All on site which adjoins protected structures RPS Ref. No's. 2-203 and 2-204			
3. Date of Application	20/10/00	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1.  2.	1.  2.	
4. Submitted by	Name: Pierce & Associate Architects, Address: 104 Francis Street, Dublin 8.			
5. Applicant	Name: Rathcoole Properties Ltd., Address: Hillview Main Street, Rathcoole, Co. Dublin.			
6. Decision	O.C.M. No. 0892  Date 02/05/2001	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION		
8. Appeal Lodged	18/05/2001	Written Representations		
9. Appeal Decision				
10. Material Contravention				
11. Enforcement	Compensation	Purchase Notice		



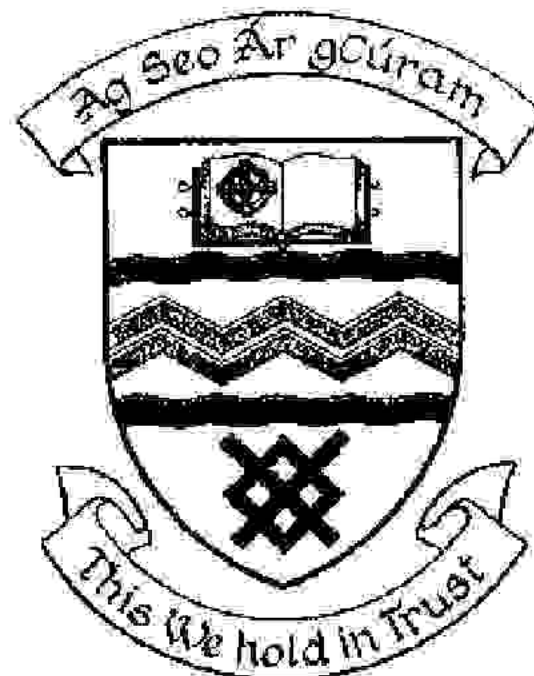
12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. .... Registrar	..... Date	..... Receipt No.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

M

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

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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 1993

Decision Order Number 0615	Date of Decision 27/03/2001
Register Reference S00A/0732	Date 20/10/00

Applicant Rathcoole Properties Ltd.,  
App. Type Permission  
Development Residential development of 54 no. 2 bed and 20 no. 1 bed apartments in five no. 3 storey blocks with part four storey and part underground car parking; retention and refurbishment of original part of existing 2 storey residential building fronting Main Street and change of use from residential to office/commercial; removal of later 2 storey additions and 2 no. ancillary buildings to rear of retained building and separate 2/3 storey office building at rear of existing residential site. All on site which adjoins protected structures RPS Ref. No's. 2-203 and 2-204 to

Location side & rear of Rathcoole Inn, Main Street, Rathcoole, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 02/05/2001

Yours faithfully

.....M..... 29/03/01  
for SENIOR ADMINISTRATIVE OFFICER

Pierce & Associate Architects,  
104 Francis Street,  
Dublin 8.