

	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/0369	
1. Location	St. Joseph's College, Presentation Convent, Lucan, Co. Dublin.		
2. Development	(1) 2 storey class room extension. (2) Sports hall including changing areas, storage, shower/toilet facilities and plant room, (3) Internal alterations to existing school, (4) Associated site works and car parking.		
3. Date of Application	31/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Peter Roberts Architects, Address: 78 Patrick Street, Dun Laoghaire,		
5. Applicant	Name: St. Joseph's College, Address: Presentation Convent, Lucan, Co. Dublin,		
6. Decision	O.C.M. No. 1679 Date 27/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	21/08/2000	Written Representations	
9. Appeal Decision	20/03/2001	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	

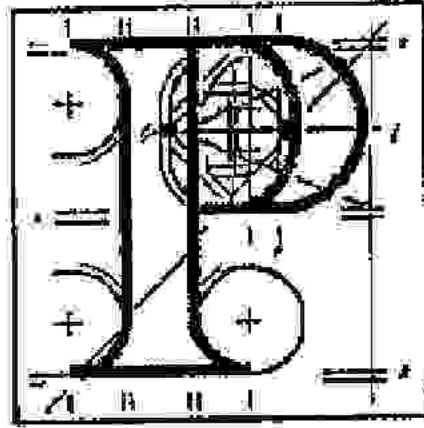
14.	Registrar	Date	Receipt No.
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Registrar

Date _____

Receipt No.

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0369

APPEAL by Lucan Heights Residents' Association care of J. P. Costello of 103 Lucan Heights, Lucan, County Dublin and by the Board of Management of Saint Joseph's College care of Peter Roberts of 78 Patrick Street, Dun Laoghaire, County Dublin against the decision made on the 27th day of July, 2000 by the Council of the County of South Dublin to grant subject to conditions a permission to the said Board of Management of Saint Joseph's College for development comprising (1) a two storey classroom extension, (2) sports hall including changing areas, storage, shower/toilet facilities and plant room, (3) internal alterations to existing school and (4) associated site works and car parking at Saint Joseph's College, Presentation Convent, Lucan, 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 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

Having regard to the established use of the site, it is considered that, subject to compliance with the conditions in the Second Schedule, the proposed development would represent a reasonable improvement to the facilities of the school, would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The overall height of the proposed sports hall shall not exceed that of the existing classroom buildings by more than three metres.

Reason: To minimise the visual impact of the building.

2. Prior to commencement of development, a landscaping scheme, incorporating extensive screening along the southern boundary of the site, 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 interests of visual and residential amenity.

3. Parking space shall be provided at a rate of not less than one space per teaching room for the whole school and shall be laid out and made available to the satisfaction of the planning authority before the buildings hereby permitted are brought into use.

Reason: To ensure that parking is available to reduce on-street parking.

4. 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.

5. Prior to the commencement of work on site, details of materials to be used externally shall be submitted to and approved in writing by the planning authority. Such details shall include measures to improve the appearance of the southern elevation of the sports hall.

Reason: In the interest of visual amenity.

6. 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.

7. Use of the proposed sports hall shall be restricted to events and activities organised by Saint Joseph's School. It shall not be used for any commercial activities or for any purposes after 2300 hours, by which time the site shall be vacated.

Reason: In the interest of the amenities of nearby residents.

8. The noise level shall not exceed 55 dB(A) rated sound level between the hours of 0800 and 2000 and 45dB(A) outside these hours at any point along the boundary of the site. Prior to commencement of development, the applicant shall agree with the planning authority procedures for the purpose of determining compliance with this limit.

Reason: In the interest of residential amenity.

9. (1) All entrance doors in the external envelope shall be tightly fitting and self-closing.
- (2) All windows and roof lights shall be double-glazed and tightly fitting.
- (3) Adequate noise attenuators shall be fitted to any openings required for ventilation or air conditioning purposes.

Reason: In the interest of residential amenity.

10. Access for persons using the sports hall outside of school hours shall be from the front entrance to the school and not from the south western gate.

Reason: In the interest of the amenities of nearby residents.

11. Prior to commencement of development, the developer shall pay the sum of £17,000.00 (seventeen thousand pounds) [€21,585.55] (twenty-one thousand five hundred and eighty-five euro and fifty-five cents)(updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office), 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 public water and sewerage facilities facilitating the proposed development.

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.

12. Prior to commencement of development, the developer shall pay the sum of £10,000.00 (ten thousand pounds) [€12,697.38](twelve thousand six hundred and ninety-seven euro and thirty-eight cents) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office), 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 road improvements facilitating the proposed development.

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.



Luis Cohaney

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

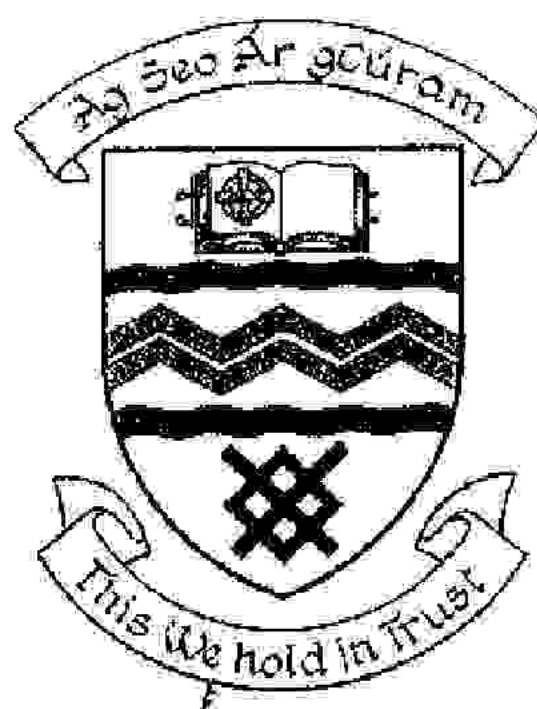
Dated this *20th* day of *March* 2001.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0369	
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5. Applicant	Name: St. Joseph's College, Address: Presentation Convent, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1679 Date 27/07/2000	Effect AP GRANT PERMISSION	
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1679	Date of Decision 27/07/2000
Register Reference S00A/0369	Date: 31/05/00

Applicant St. Joseph's College,
Development (1) 2 storey class room extension.
(2) Sports hall including changing areas, storage,
shower/toilet facilities and plant room,
(3) Internal alterations to existing school,
(4) Associated site works and car parking.
Location St. Joseph's College, Presentation Convent, Lucan, Co.
Dublin.

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

..... 27/07/00
for SENIOR ADMINISTRATIVE OFFICER

Peter Roberts Architects,
78 Patrick Street,
Dun Laoghaire,
Co. Dublin.

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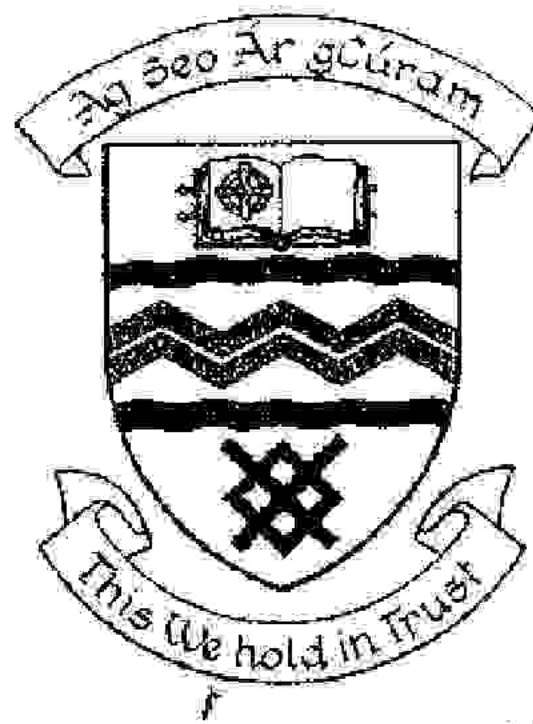
Conditions and Reasons

- 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 The ground floor level of the sports hall shall be dropped 1m below the finished floor level indicated on drawings submitted with this application through site excavation works.
REASON:
To reduce the visual impact of the proposed development.
- 3 The applicant shall preserve all existing trees and vegetation along the northern and western site boundaries and shall supplement the post and wire fence boundary to the south and west with landscaping consisting of semi-mature trees.
REASON:
In the interest of visual amenity.
- 4 The applicant shall provide at least one parking space per classroom.
REASON:
Proper planning and development of the area.
- 5 The car parking area indicated on the submitted site layout shall be clearly marked out and available at all times for car parking.
REASON:
Proper planning and development of the area.
- 6 Prior to the commencement of development on site, the applicant shall submit for the written agreement of the Planning Authority full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer, or existing

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school drainage system, if capacity is available for the proposed additional development.

REASON:

Proper planning and development of the area.

- 7 Prior to the commencement of development on site, the applicant shall submit a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed and/or existing points of connections to existing watermains. Layout shall be in accordance with Part B of the 1997 Building Regulations.

REASON:

Proper planning and development of the area.

- 8 During the construction phase of the development, on site operating time shall be restricted to between the hours of 0800 hours and 1830 hours Monday to Friday inclusive and between the hours of 09:00 to 13:30 on Saturdays, except as may be agreed in writing with the Planning Authority. No construction shall be permitted on Sundays or Public Holidays. Operating times during the construction phase shall otherwise BS5228 1984 "Noise Control on Construction and Demolition Sites" or any subsequent amendments to BS5228.

REASON:

In the interest of residential amenity.

- 9 Prior to commencement of development, details of the proposed colour of the external finishes be submitted to the Planning Authority for written agreement.

REASON:

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

- 10 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

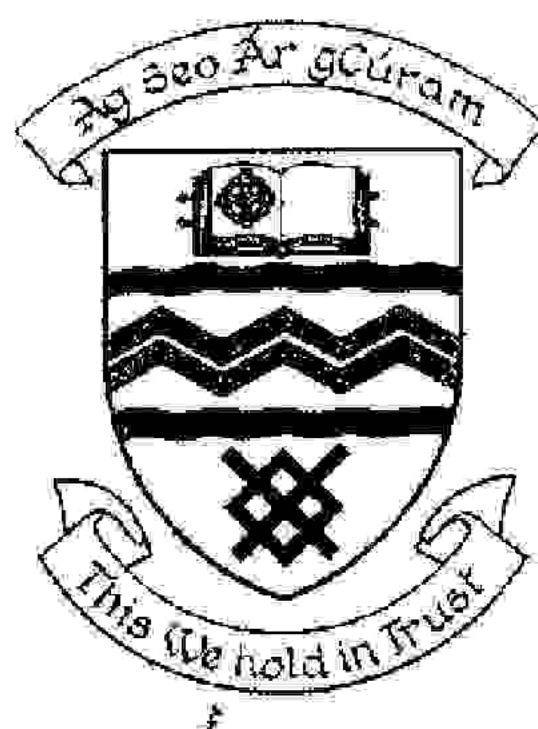
In the interest of safety and the avoidance of fire hazard.

- 11 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained

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and strictly adhered to in the development.

REASON:

In the interest of health.

- 12 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.

- 13 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.

- 14 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.

- 15 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 16 The applicant to ensure full and complete separation of foul and surface water systems.

REASON:

Proper planning and development of the area.

- 17 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,

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pipes shall be bedded and surrounded in C20 concrete 150mm thick.

REASON:

Proper planning and development of the area.

- 18 All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense.

REASON:

Proper planning and development of the area.

- 19 24hr storage shall be provided.

REASON:

Proper planning and development of the area.

- 20 No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 223mm diameter.

REASON:

Proper planning and development of the area.

- 21 That the proposed sports hall shall be used solely for purposes ancillary to the established use of the site as a school. It shall not be used for commercial purposes or for discos.

REASON:

To prevent unauthorised development and to protect the residential amenities of the area.

- 22 That a financial contribution in the sum of £17,212 (seventeen thousand two hundred and twelve pounds) EUR 21,855 (twenty one thousand eight hundred and fifty five 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.

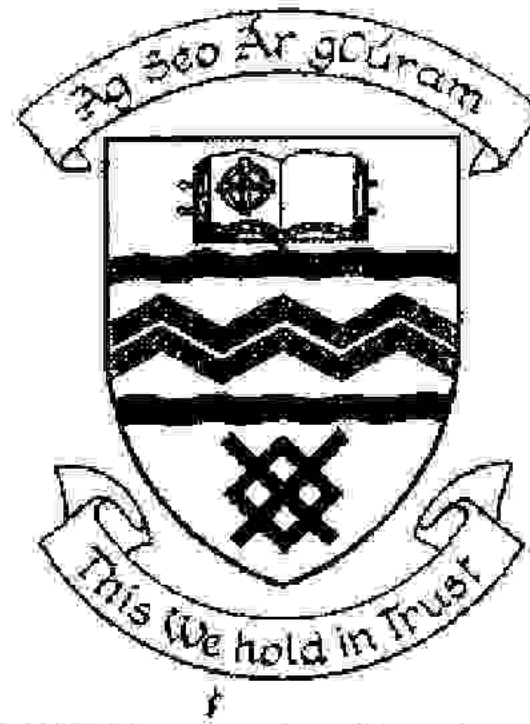
REASON:

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.

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- 23 That a financial contribution in the sum of £44,772 (forty four thousand seven hundred and seventy two pounds) EUR 56,848 (fifty six thousand eight hundred and forty eight 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.

- 24 That a financial contribution in the sum of £533 (five hundred and thirty three pounds) EUR 676 (six hundred and seventy six euros) be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River 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.

- 25 That a financial contribution in the sum of £5,180 (five thousand one hundred and eighty pounds) EUR 6,578 (six thousand five hundred and seventy eight euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

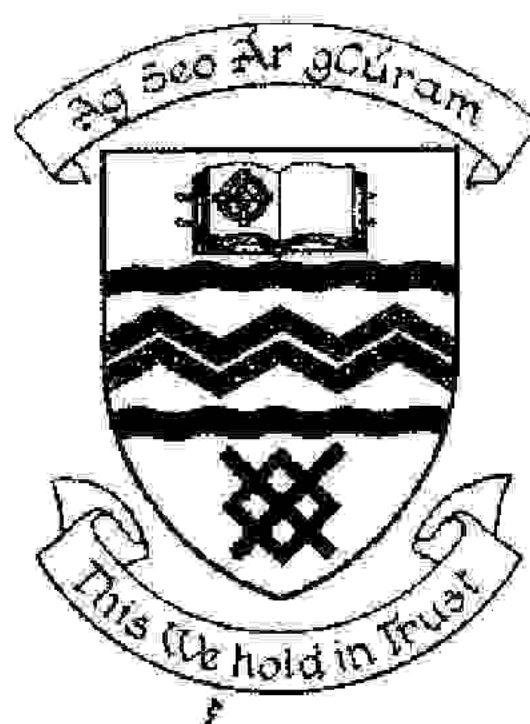
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

- 26 That a financial contribution in the sum of £5,330 (five thousand three hundred and thirty pounds) EUR 6,767 (six

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thousand seven hundred and sixty seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan Village Storm Water Separation Scheme; 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.