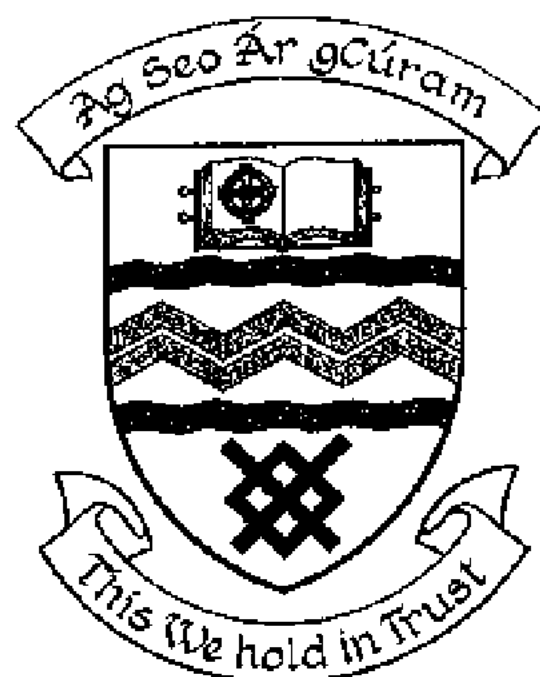


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0208	
1. Location	Riversdale House, Old Lucan Road, Palmerstown, Dublin 20.		
2. Development	Convert existing nursing home to guesthouse with 24 bedrooms plus 2 apartments.		
3. Date of Application	10/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/05/2001 2.	1. 16/05/2001 2.
4. Submitted by	Name: Architect & Planning Service, Address: 10 The Close, Temple Manor,		
5. Applicant	Name: Maurice O'Connor, Address: 32 Temple Road, Blackrock, Co. Dublin.		
6. Decision	O.C.M. No. 2541 Date 30/07/2001	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.	

M

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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 2541	Date of Decision 30/07/2001
Register Reference S01A/0208	Date: 10/04/01

Applicant Maurice O'Connor,

Development Convert existing nursing home to guesthouse with 24 bedrooms
plus 2 apartments.

Location Riversdale House, Old Lucan Road, Palmerstown, Dublin 20.

Floor Area Sq Metres


Time extension(s) up to and including 30/07/2001

Additional Information Requested/Received 08/05/2001 /16/05/2001

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

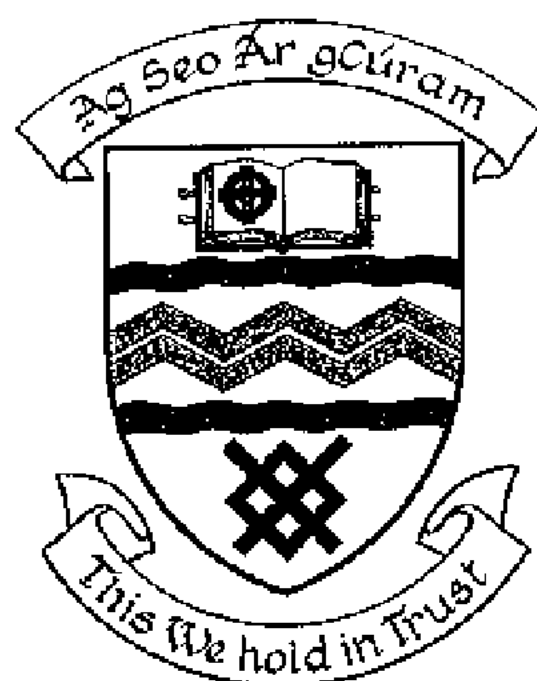
 30/07/01
for SENIOR ADMINISTRATIVE OFFICER

Architect & Planning Service,
10 The Close,
Temple Manor,
Celbridge,
Co. Kildare.

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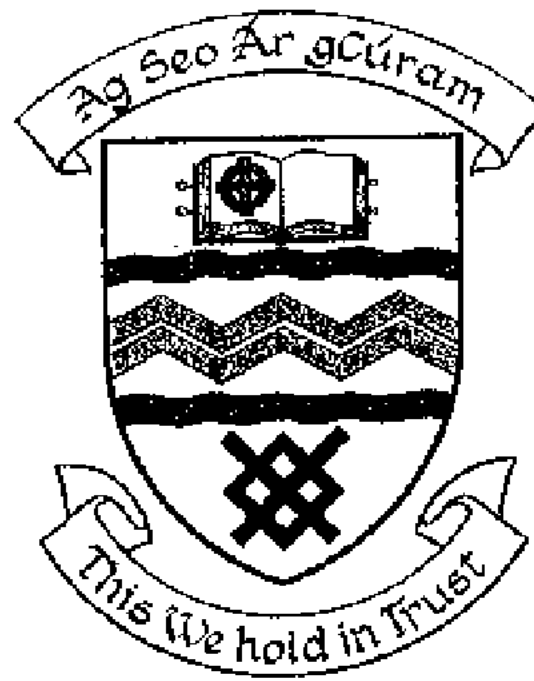
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Unsolicited Additional Information received on 19/05/01 and 24/07/01, 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 Before development commences, the applicant shall submit for agreement by the Planning Authority details regarding the storage of refuse associated with the guest house on site.
REASONS:
In the interest of the amenities of the area.
- 3 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.
- 4 The applicant shall satisfy the requirements of the Environmental Services Department of the County Council in relation to the foul and surface water drainage proposals. In this regard, the following requirements to be satisfied:
 - (a) Prior to the commencement of development the applicant shall submit site drainage plans showing the exact location of all drains, manholes, AJs etc., up to the point of connection with the public sewer. This layout shall be in accordance with the Building Regulations. Applicant shall note that no buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (b) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (c) All wastewater from the kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.

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- (d) 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.

REASON:

To comply with sanitary services requirements.

- 5 The applicant shall satisfy the requirements of the Environmental Services Department of the County Council in relation to water supply proposals. In this regard, the following requirements to be satisfied:

- (a) Prior to the commencement of development the applicant shall submit for the approval of the Area Engineer, Deansrath (tel. 01-4570784), a detailed watermain layout. Layout to indicate watermain size, valve and hydrant layout and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulations.
- (b) The water supply to the guesthouse shall be commercially metered.
- (c) 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 the proper planning and development of the area.

- 6 No advertising signs shall be erected on the premises without the benefit of planning permission.

REASON:

To ensure protection of the character of the Protected Structure.

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

REASON:

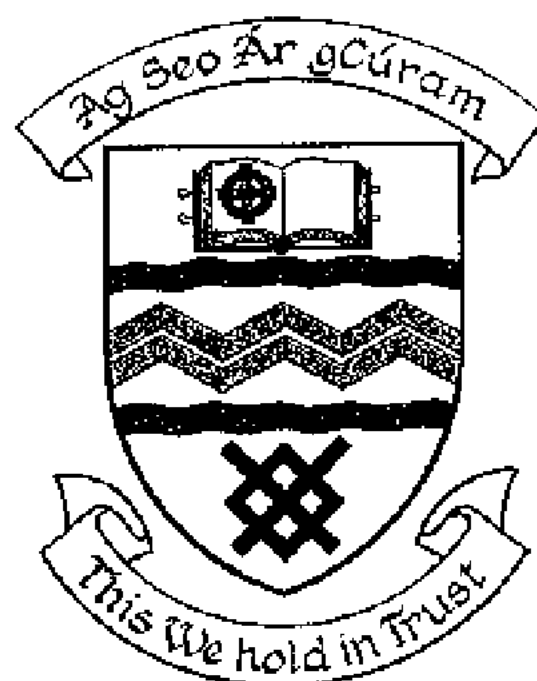
In the interest of safety and the avoidance of fire hazard.

- 8 That the site boundary shall be as indicated in the site location map received as Unsolicited Additional Information

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on the 24/07/2001.

REASON:

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

- 9 That the precise boundaries of the site shall be set out on site within 8 weeks of the date of the grant of permission.

REASON:

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

- 10 That details of landscaping and boundary treatment be submitted to the Planning Authority within 4 weeks of the setting out of the exact boundary of the site as required by condition no. 9 above and such details shall be agreed in writing with the Planning Authority.

REASON:

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

- 11 That a financial contribution in the sum of £8,264 (eight thousand two hundred and sixty four pounds) EUR 10,493 (ten thousand four hundred and ninety 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.

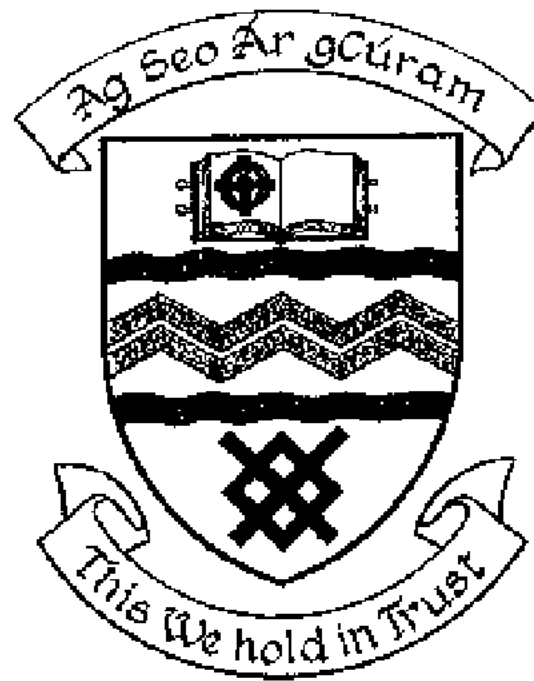
REASON:

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.

- 12 That a financial contribution in the sum of £20,475 (twenty thousand four hundred and seventy five pounds) EUR 25,998 (twenty five thousand nine hundred and ninety 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:

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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.

- 13 That a financial contribution in the sum of £2,926 (two thousand nine hundred and twenty six pounds) EUR 3,716 (three thousand seven hundred and sixteen 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.

- 14 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £2,000 (two thousand pounds) EUR 2,539 (two thousand five hundred and thirty nine euros), a bond of an Insurance Company of £3,000 (three thousand pounds) EUR 3,809 (three thousand eight hundred and nine euros), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

REASON:

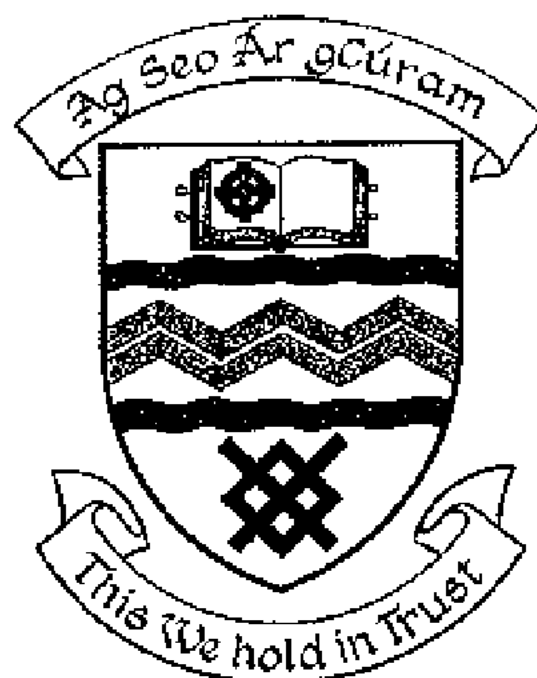
To ensure the satisfactory completion of the development.

- 15 That a financial contribution in the sum of £750 (Seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or

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that is proposed to be incurred by the Council on the
development and improvement of amenity lands in the area
which will facilitate the proposed development.