

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0712	
1. Location	Cappaghmore, Ninth Lock, Clondalkin, Dublin 22.		
2. Development	Nursing development (previous application ref.S99A/0212) comprising: Building 1, 2 storey over basement including reception, dining, kitchen, stores, physiotherapy, bedrooms, laundry, boiler, switchroom, staff facilities, dayroom, visitors-room, and office: Building 2, demolition and reconstruction of existing commercial buildings as 8 No. ground floor self contained apartments and 1 No. first floor apartment. Developments to include on site car parking, landscaping and ancillary works/services and for improvements to junction with Newlands Road.		
3. Date of Application	11/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/12/1999 2. 13/04/20	1. 17/02/2000 2. 23/05/20
4. Submitted by	Name: Tom Duffy Architect, Address: 1 Upper Fitzwilliam Street, Dublin 2.		
5. Applicant	Name: Newlands Developments Ltd., Address: 21 Cork Street, Dublin 2.		
6. Decision	O.C.M. No. 1599 Date 20/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1985 Date 31/08/2000	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

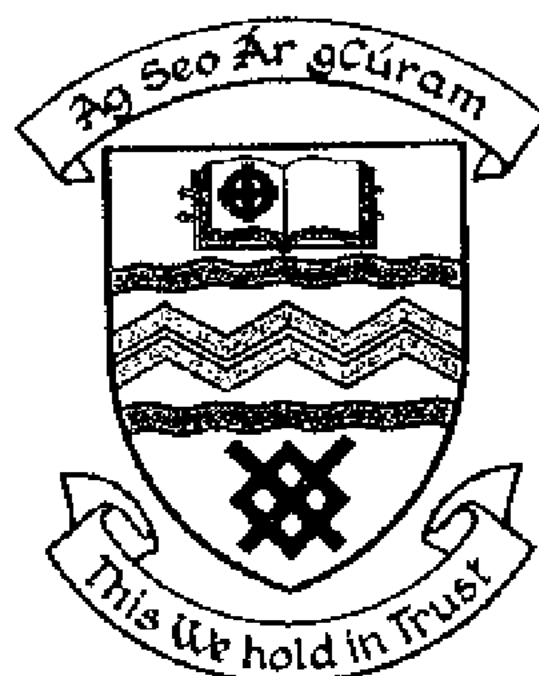
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Date

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Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Baile Átha Cliath 24

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Tom Duffy Architect,
1 Upper Fitzwilliam Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1985	Date of Final Grant 31/08/2000
Decision Order Number 1599	Date of Decision 20/07/2000
Register Reference S99A/0712	Date 23/05/00

Applicant Newlands Developments Ltd.,

Development Nursing development (previous application ref.S99A/0212) comprising: Building 1, 2 storey over basement including reception, dining, kitchen, stores, physiotherapy, bedrooms, laundry, boiler, switchroom, staff facilities, dayroom, visitors-room, and office: Building 2, demolition and reconstruction of existing commercial buildings as 8 No. ground floor self contained apartments and 1 No. first floor apartment. Developments to include on site car parking, landscaping and ancillary works/services and for improvements to junction with Newlands Road.

Location Cappaghmore, Ninth Lock, Clondalkin, Dublin 22.

Floor Area 2830.00 Sq Metres

Time extension(s) up to and including

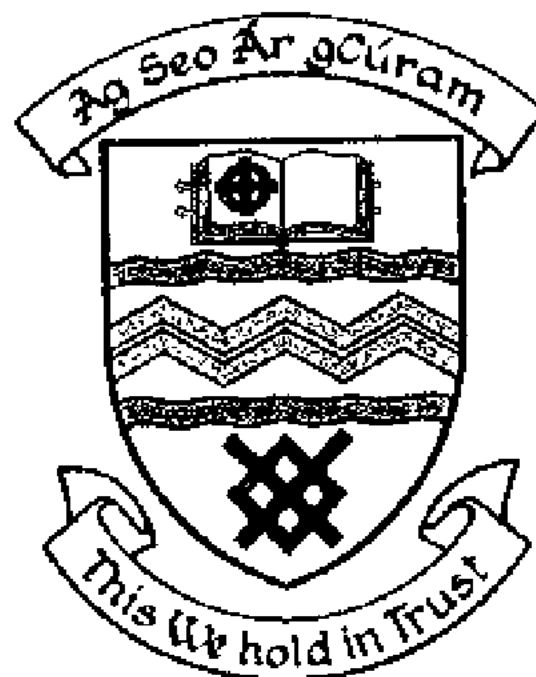
Additional Information Requested/Received 09/12/1999 /17/02/2000

A Permission has been granted for the development described above,
subject to the following (17) Conditions.

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Conditions and Reasons

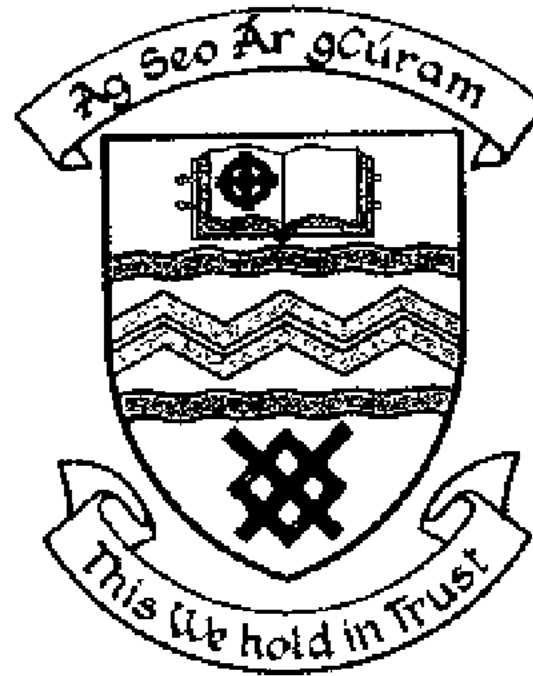
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Clarification of Additional Information lodged on the 23/05/00 and Unsolicited Additional Information lodged on the 09/06/00, save as may be required 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 Block 2 shall be omitted from the proposed development.
REASON:
The Planning Authority is not satisfied that the proposed block containing 6 self contained residential units is justified or appropriate in the context of this nursing home development.

NOTE: The applicant is advised that a separate planning application for a residential block may be considered on this site, if the Planning Authority is satisfied that it would be wholly and exclusively associated with the nursing home development and that it is required in the context of this nursing home development.
- 3 The applicant shall submit a revised block plan for the written agreement of the Planning Authority at a scale of 1:250, indicating the omission of Block 2 and a revision to the car parking layout.
REASON:
In the interests of the proper planning and development of the area.
- 4 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.
- 5 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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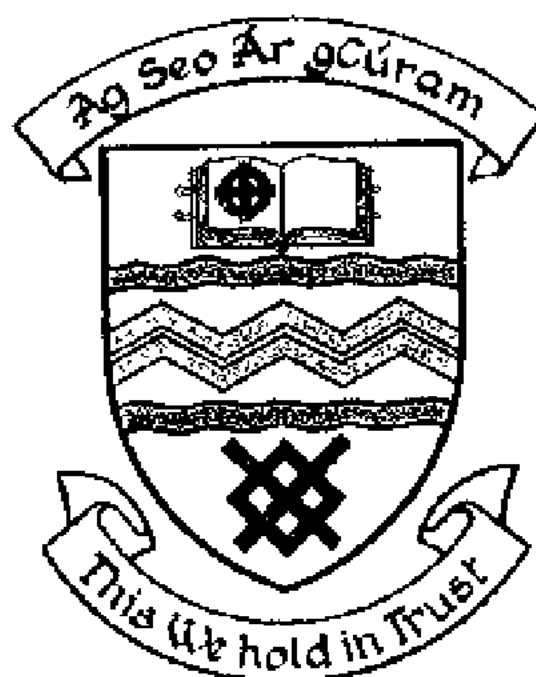


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- 6 That off street car parking be provided in accordance with the Development Plan standards, and car parking spaces be clearly marked out on site.
 REASON:
 In the interests of the proper planning and development of the area.
- 7 Prior to commencement of works on site, the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification. This plan to include details in relation to the completion of external/communal areas surrounding the proposed building and measures for the protection of the existing 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 topsoiling and seeding of grass areas, paving and treatment of hard landscape areas, drainage/location of underground services, boundary treatment, proposed screen planting along the southern boundary of the site etc.
 REASON:
 In the interests of the proper planning and development of the area.
- 8
 - (a) In order to improve sight lines at the entrance to the proposed development, the applicant shall realign/set back the existing boundary wall adjoining the Ninth Lock Road, and widen roadside footpaths, in accordance with the requirements of the Roads Department.
 - (b) On the railway bridge side of the access the existing stone wall shall be set back behind a line that will ensure adequate visibility and also a 2m wide concrete path shall be provided along full road frontage on this side.
 - (c) On the Clondalkin side the wall shall be set back to provide adequate vision splay. Details regarding vision splays shall be submitted for the written agreement and the Planning Department before development commences.
 - (d) To ensure the protection/preservation of existing mature trees at this location, precise details regarding the treatment of the proposed new boundaries along the public road should be agreed with the Parks Department and submitted to the

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Planning Department prior to commencement of any work on site.

REASON:

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

- 9 A scheme of tree felling and surgery works based on the applicant's tree survey, to be carried out prior to the commencement of any work on site.

REASON:

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

- 10 A tree bond of £30,000 (thirty thousand pounds) EUR 38,092 (thirty eight thousand and ninety two euros) to be lodged with South Dublin County Council prior to the commencement of any work on site, to ensure the protection of those to be retained. This bond will be released twelve months after the completion of all site development works, once it has been ascertained that all trees specified for retention have been preserved.

REASON:

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

- 11 The installation of the proposed 225mm diameter foul sewer connection, across the existing public open space land at Cappaghmore, Clondalkin to be subject to further wayleave approval by the Parks Department.

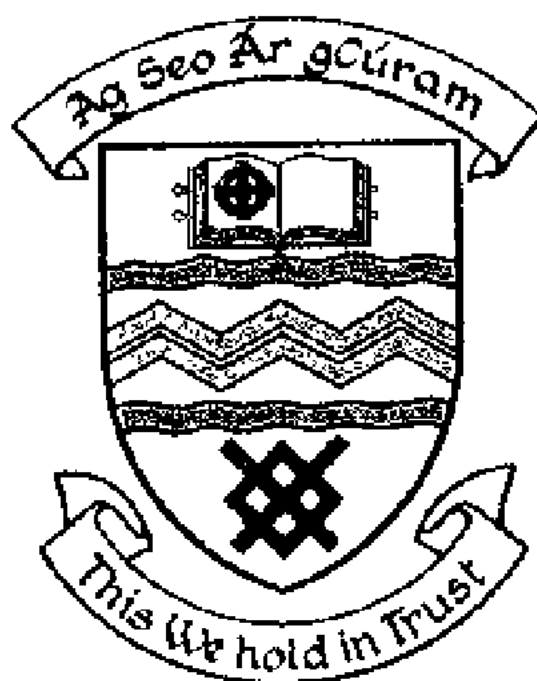
REASON:

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

- 12 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

- Applicant to ensure full and complete separation of foul and surface water systems.
- No building within 5m of public sewer or sewer with potential to be taken in charge.
- All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, an 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.
- All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior

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expense.

- 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.

- 24 hour storage per unit shall be provided.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 13 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.

- 14 The boundary wall treatment along the south of the site shall be agreed in writing with the Planning Department prior to commencement of development. The applicant shall raise the height of the boundary wall by 0.5 metres on the boundary backing onto Cappaghmore Housing Estate to ensure privacy of the residents.

REASON:

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

- 15 The materials, colours and textures of all external finishes to the proposed nursing home shall be submitted to and agreed in writing with the Planning Authority before the commencement of construction.

REASON:

In the interests of orderly development and the visual amenity of the area.

- 16 That a financial contribution in the sum of £20,507 (twenty thousand five hundred and seven pounds) EUR 26,039 (twenty six thousand and thirty nine 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.

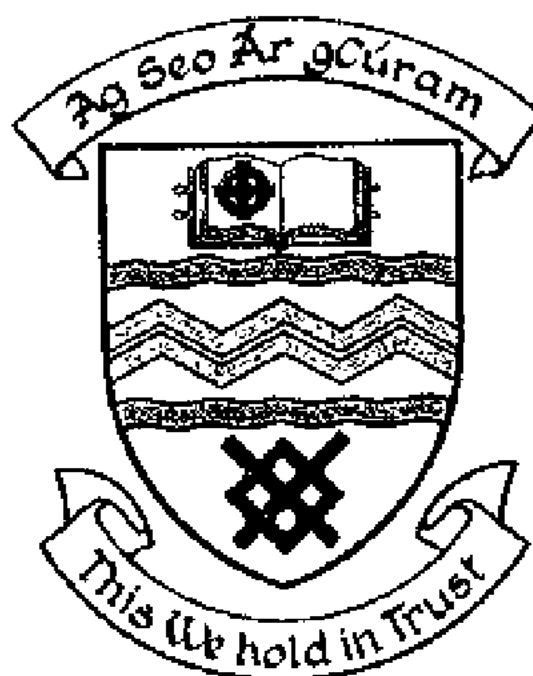
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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reasonable that the developer should contribute towards the cost of providing the services.

- 17 That a financial contribution in the sum of £53,340 (fifty three thousand three hundred and forty pounds) EUR 67,728 (sixty seven thousand seven hundred and twenty 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.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

Dorakane 01/09/00
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0712	
1. Location	Cappaghmore, Ninth Lock, Clondalkin, Dublin 22.		
2. Development	Nursing development (previous application ref.S99A/0212) comprising: Building 1, 2 storey over basement including reception, dining, kitchen, stores, physiotherapy, bedrooms, laundry, boiler, switchroom, staff facilities, dayroom, visitors-room, and office: Building 2, demolition and reconstruction of existing commercial buildings as 8 No. ground floor self contained apartments and 1 No. first floor apartment. Developments to include on site car parking, landscaping and ancillary works/services and for improvements to junction with Newlands Road.		
3. Date of Application	11/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/12/1999 2. 13/04/20	1. 17/02/2000 2. 23/05/20
4. Submitted by	Name: Tom Duffy Architect, Address: 1 Upper Fitzwilliam Street, Dublin 2.		
5. Applicant	Name: Newlands Developments Ltd., Address: 21 Cork Street, Dublin 2.		
6. Decision	O.C.M. No. 1599 Date 20/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
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11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal

14.

Registrar

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Date

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Receipt No.

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

Decision Order Number 1599	Date of Decision 20/07/2000
Register Reference S99A/0712	Date: 11/10/99

Applicant Newlands Developments Ltd.,

Development Nursing development (previous application ref.S99A/0212) comprising: Building 1, 2 storey over basement including reception, dining, kitchen, stores, physiotherapy, bedrooms, laundry, boiler, switchroom, staff facilities, dayroom, visitors-room, and office: Building 2, demolition and reconstruction of existing commercial buildings as 8 No. ground floor self contained apartments and 1 No. first floor apartment. Developments to include on site car parking, landscaping and ancillary works/services and for improvements to junction with Newlands Road.

Location Cappaghmore, Ninth Lock, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 09/12/1999 /17/02/2000

Clarification of Additional Information Requested/Received 13/04/2000 / 23/05/2000

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.

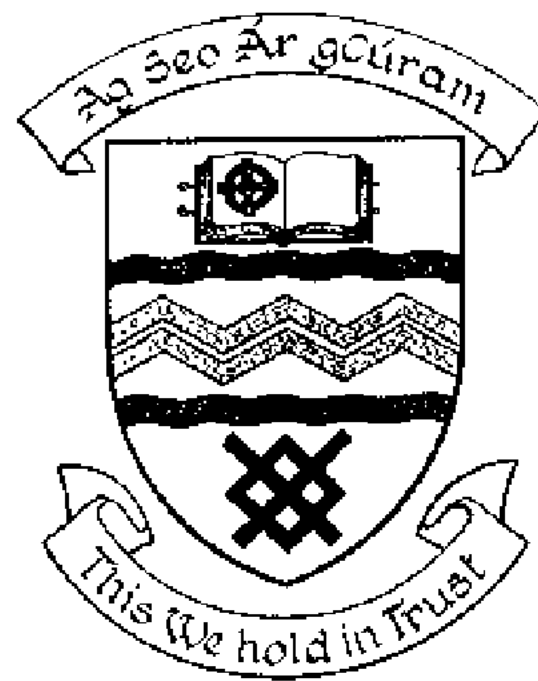
Subject to the conditions (17) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

Tom Duffy Architect,
1 Upper Fitzwilliam Street,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0712

..... *MY* 20/07/00
for SENIOR ADMINISTRATIVE OFFICER

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 as amended by Clarification of Additional Information lodged on the 23/05/00 and Unsolicited Additional Information lodged on the 09/06/00, 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 Block 2 shall be omitted from the proposed development.

REASON:

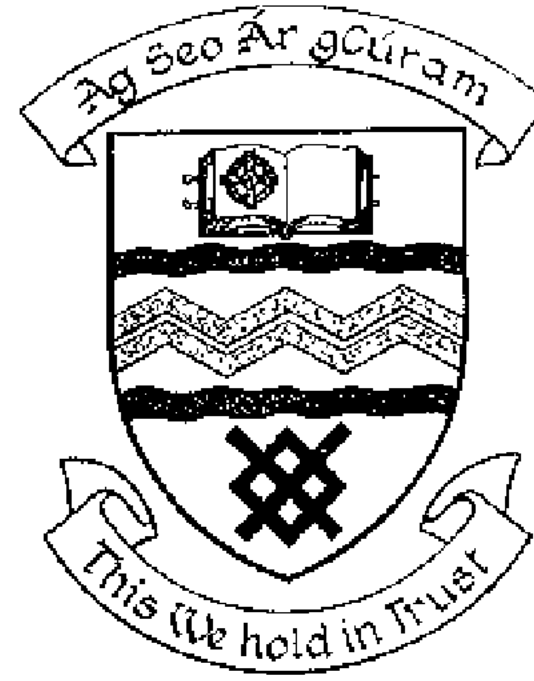
The Planning Authority is not satisfied that the proposed block containing 6 self contained residential units is justified or appropriate in the context of this nursing home development.

NOTE: The applicant is advised that a separate planning application for a residential block may be considered on this site, if the Planning Authority is satisfied that it would be wholly and exclusively associated with the nursing home development and that it is required in the context of this nursing home development.

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- 3 The applicant shall submit a revised block plan for the written agreement of the Planning Authority at a scale of 1:250, indicating the omission of Block 2 and a revision to the car parking layout.
REASON:
In the interests of the proper planning and development of the area.
- 4 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.
- 5 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.
- 6 That off street car parking be provided in accordance with the Development Plan standards, and car parking spaces be clearly marked out on site.
REASON:
In the interests of the proper planning and development of the area.
- 7 Prior to commencement of works on site, the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification. This plan to include details in relation to the completion of external/communal areas surrounding the proposed building and measures for the protection of the existing 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 topsoiling and seeding of grass areas, paving and treatment of hard landscape areas, drainage/location of underground services, boundary treatment, proposed screen planting along the southern boundary of the site etc.

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REASON:

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

- 8 (a) In order to improve sight lines at the entrance to the proposed development, the applicant shall realign/set back the existing boundary wall adjoining the Ninth Lock Road, and widen roadside footpaths, in accordance with the requirements of the Roads Department.
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- (d) To ensure the protection/preservation of existing mature trees at this location, precise details regarding the treatment of the proposed new boundaries along the public road should be agreed with the Parks Department and submitted to the Planning Department prior to commencement of any work on site.

REASON:

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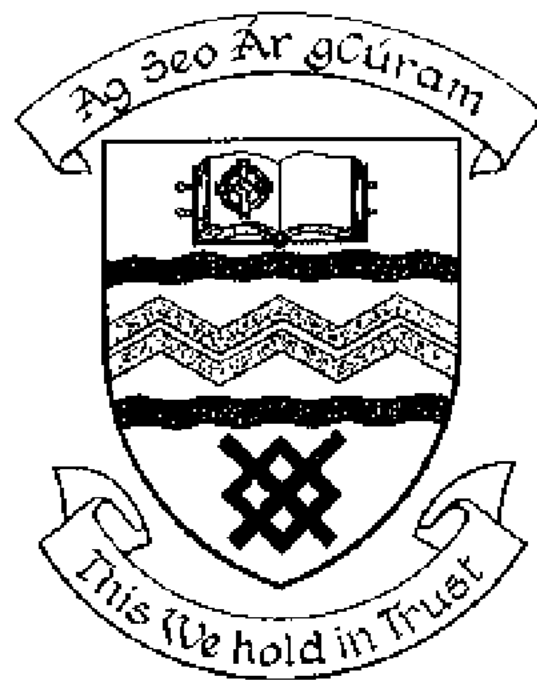
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REASON:

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

- 10 A tree bond of £30,000 (thirty thousand pounds) EUR 38,092 (thirty eight thousand and ninety two euros) to be lodged

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with South Dublin County Council prior to the commencement of any work on site, to ensure the protection of those to be retained. This bond will be released twelve months after the completion of all site development works, once it has been ascertained that all trees specified for retention have been preserved.

REASON:

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

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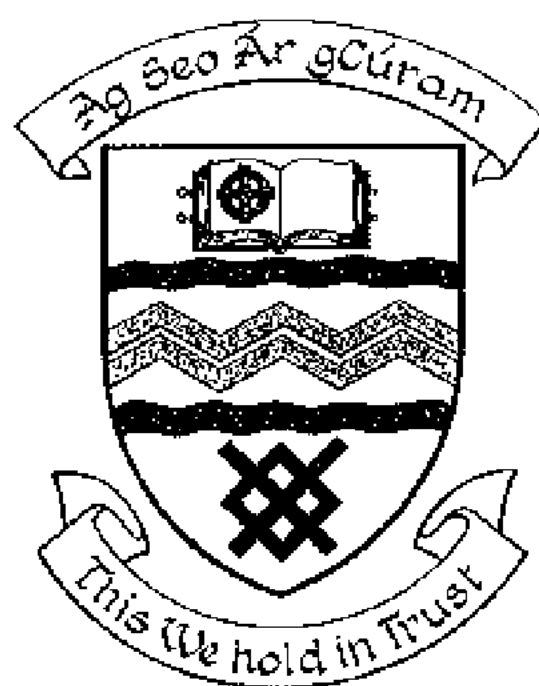
REASON:

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

- 12 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

- Applicant to ensure full and complete separation of foul and surface water systems.
- No building within 5m of public sewer or sewer with potential to be taken in charge.
- All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, an 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.
- 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.
- 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.

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- 24 hour storage per unit shall be provided.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 13 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.

- 14 The boundary wall treatment along the south of the site shall be agreed in writing with the Planning Department prior to commencement of development. The applicant shall raise the height of the boundary wall by 0.5 metres on the boundary backing onto Cappaghmore Housing Estate to ensure privacy of the residents.

REASON:

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

- 15 The materials, colours and textures of all external finishes to the proposed nursing home shall be submitted to and agreed in writing with the Planning Authority before the commencement of construction.

REASON:

In the interests of orderly development and the visual amenity of the area.

- 16 That a financial contribution in the sum of £20,507 (twenty thousand five hundred and seven pounds) EUR 26,039 (twenty six thousand and thirty nine 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.

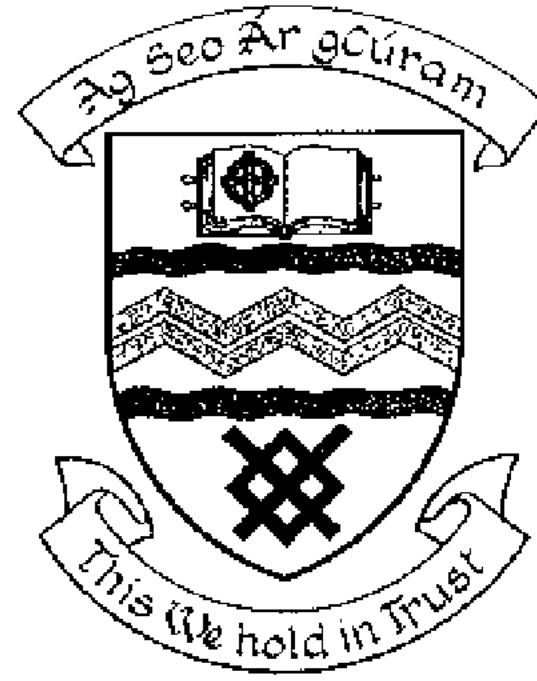
REASON:

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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- 17 That a financial contribution in the sum of £53,340 (fifty three thousand three hundred and forty pounds) EUR 67,728 (sixty seven thousand seven hundred and twenty 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.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0712	
1. Location	Cappaghmore, Ninth Lock, Clondalkin, Dublin 22.		
2. Development	Nursing development (previous application ref.S99A/0212) comprising: Building 1, 2 storey over basement including reception, dining, kitchen, stores, physiotherapy, bedrooms, laundry, boiler, switchroom, staff facilities, dayroom, visitors-room, and office: Building 2, demolition and reconstruction of existing commercial buildings as 8 No. ground floor self contained apartments and 1 No. first floor apartment. Developments to include on site car parking, landscaping and ancillary works/services and for improvements to junction with Newlands Road.		
3. Date of Application	11/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/12/1999 2. 13/04/20	1. 17/02/2000 2.
4. Submitted by	Name: Tom Duffy Architect, Address: 1 Upper Fitzwilliam Street, Dublin 2.		
5. Applicant	Name: Newlands Developments Ltd., Address: 21 Cork Street, Dublin 2.		
6. Decision	O.C.M. No. 0765 Date 13/04/2000	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
7. Grant	O.C.M. No. Date	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
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

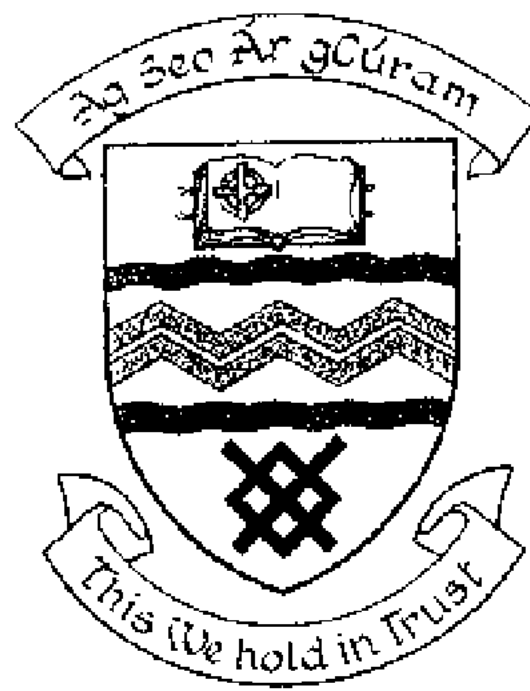
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Date

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Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 0765	Date of Decision 13/04/2000
Register Reference S99A/0712	Date 11/10/99

Applicant
App. Type
Development

Newlands Developments Ltd.,
Permission
Nursing development (previous application ref.S99A/0212)
comprising: Building 1, 2 storey over basement including
reception, dining, kitchen, stores, physiotherapy, bedrooms,
laundry, boiler, switchroom, staff facilities, dayroom,
visitors-room, and office: Building 2, demolition and
reconstruction of existing commercial buildings as 8 No.
ground floor self contained apartments and 1 No. first floor
apartment. Developments to include on site car parking,
landscaping and ancillary works/services and for
improvements to junction with Newlands Road.

Location

Cappaghmore, Ninth Lock, Clondalkin, Dublin 22.

Dear Sir / Madam,

With reference to your planning application, additional information received on 17/02/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

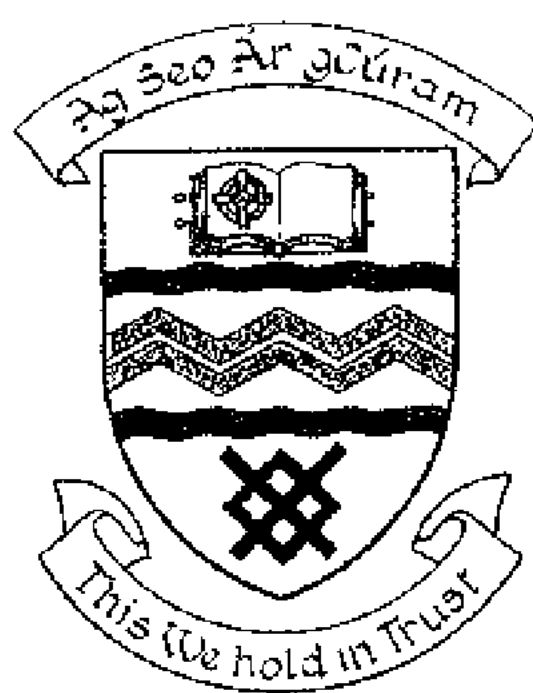
- 1 The applicant is advised that the proposed revision to the south west corner of Block 1 is not satisfactory in that it results in an unacceptable reduction in the separation between first floor windows and the common boundary with undeveloped land to the north. The substitution of one bedroom with west facing window in lieu of the first two

Tom Duffy Architect,
1 Upper Fitzwilliam Street,
Dublin 2.

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bedrooms at the south west corner would be more satisfactory, with no revision to the northern part of the block.

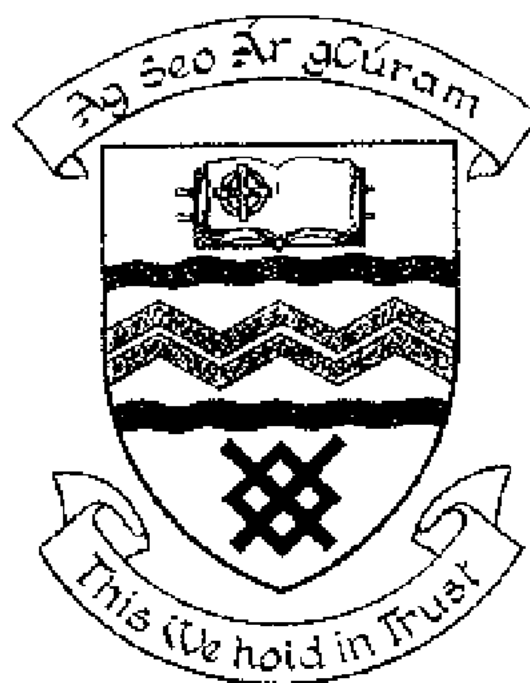
- 2 The applicant shall clarify the following discrepancy: it is noted that in drawing No. Project 90/05A submitted the applicant has shown 5 number one bed apartments and 1 number 2 bed apartment above the parking area. The applicant has stated that the number has been reduced to 5 number apartments. This is in fact 6 number. The applicant is asked to clarify this.

In the original letter of application dated 07/10/99, as submitted with the planning application on the 11/10/99, the architects have stated that Building 2 'is intended to cater for those elderly people who are more independent and who require only a low degree of care and attention. It is envisaged that some of the 'apartment' units in Building 2, will be used for Nursing/Staff accommodation, particularly the two storey element'.

The applicant is asked to clarify the above, and whether these are in fact intended for patients then the layout of each apartment shall be fully wheelchair accessible.

- 3 The applicant has stated that there is 45 bed spaces, however it is noted from the drawings that there are 46 bedrooms provided in Block 1, and 6 spaces in Block 2. The applicant has stated that there are 45 bedspaces. This should be clarified.
- 4 The applicant has not submitted a site/block plan to show a revised parking layout/relocation of block 2. The applicant shall provide a detailed block plan, showing the revised car parking layout.
- 5 The landscape plan submitted as additional information is inadequate, the following standard information has been omitted and it should be addressed.
- a) The trees must be tagged in order to relate to the drawing and the survey information.
 - b) Information is to be given on the proposals for removal/retention of these trees.

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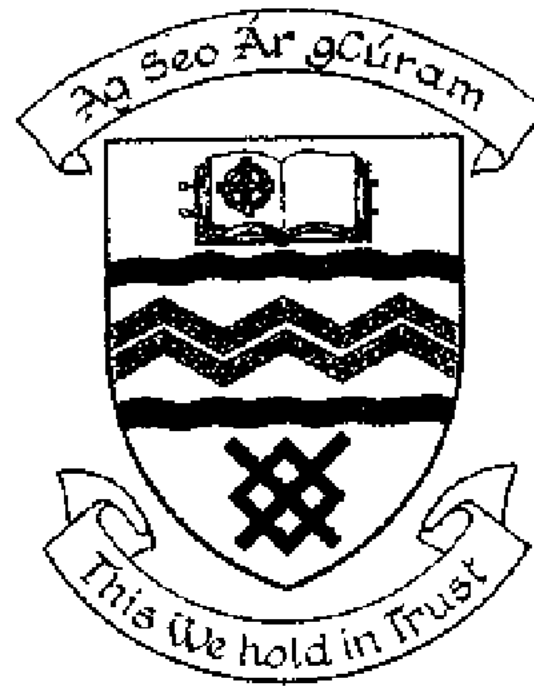
REG. REF. S99A/0712

- c) Measures proposed to protect them during the course of the development.
- d) Specification for tree surgery works must be provided.

Furthermore, the proposal to route services along the margin of the access road will undermine the existing trees and is unacceptable. Relocation of the services underneath this access road is necessary to protect the trees which are considered worthy of preservation. A report by a qualified arboriculturist setting out proposal for the preservation of existing trees on the site is required. The realignment of the access road to facilitate trees 29-34 is also required.

- 6 The applicant is advised that there are discrepancies in the drawings submitted. It is noted from Drawing No. 90/05a, the proposed building 2 measures 54,815 metres long, however in the Block Plan submitted in Drawing No. 90/06a that building 2 only measures approximately 46 metres long. It is also noted that there are discrepancies in the other drawings submitted, drawing no. 99/85/03a 'proposed drainage layout' shows at a scale of 1:250. On this drawing Block 2 measures 39 metres approximately. This is once again different from the block plan submitted on drawing no. 90/06a, which shows the width of 46 metres and also shows an area to the west of Block 2 as reversing space for cars. This is not shown on the drawing no. 99/85/03/a. Further discrepancies arise in Drawing 99/85/02a entitled the 'tree survey'. Once again there are discrepancies between the block plan and this drawing. This situation is totally unacceptable to the planning authority. The applicant shall be asked to re-submit the entire set of drawings and to ensure that no differences arise between measurements.
- 7 The applicant is advised that no building will be permitted within 5m of public sewer or sewer with potential to be taken in charge. The applicant shall ensure full and complete separation of foul and surface water systems.
- 8 The applicant shall ensure that 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

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these minimum covers, pipes shall be bedded and surrounded
in C20 concrete 150mm thick.

- 9 The applicant shall submit 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 the 1997 Building Regulations.

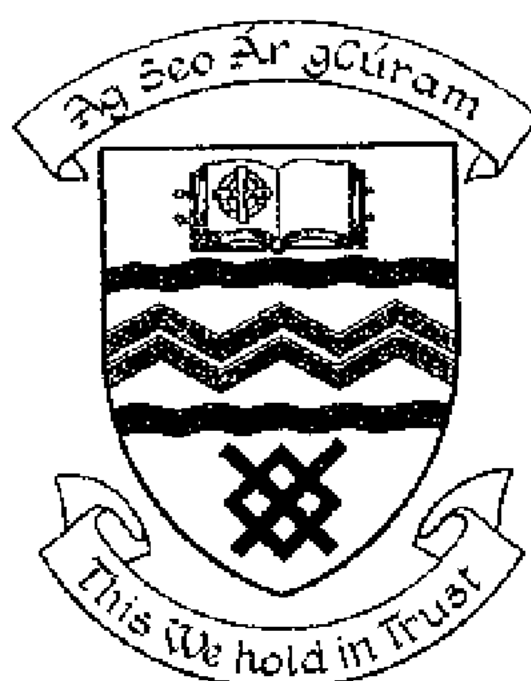
Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the
Planning Reg Ref. No. given above.

Yours faithfully

1-12
.....
for SENIOR ADMINISTRATIVE OFFICER

13/04/00

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

Decision Order Number 2733	Date of Decision 09/12/1999
Register Reference S99A/0712	Date: 11/10/99

Applicant Newlands Developments Ltd.,
Development Nursing development (previous application ref.S99A/0212) comprising: Building 1, 2 storey over basement including reception, dining, kitchen, stores, physiotherapy, bedrooms, laundry, boiler, switchroom, staff facilities, dayroom, visitors-room, and office: Building 2, demolition and reconstruction of existing commercial buildings as 8 No. ground floor self contained apartments and 1 No. first floor apartment. Developments to include on site car parking, landscaping and ancillary works/services and for improvements to junction with Newlands Road.

Location Cappaghmore, Ninth Lock, Clondalkin, Dublin 22.

App. Type Permission

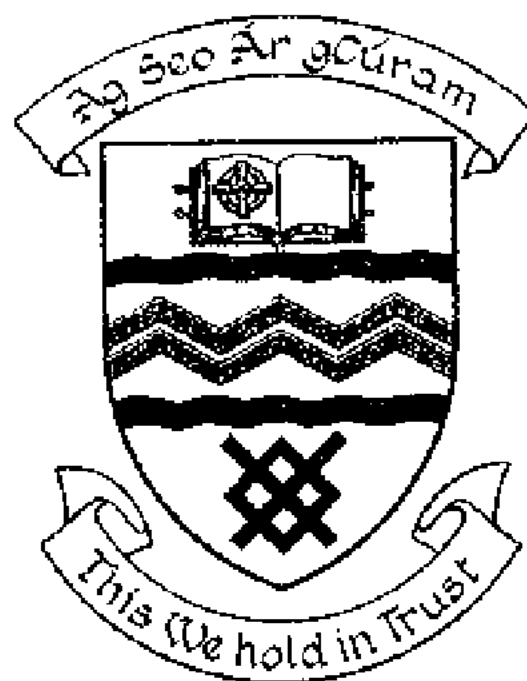
Dear Sir/Madam,

With reference to your planning application, received on 11/10/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is advised that the location of the south west corner of Block 1 is unacceptable due to its proximity to the boundary of the site and the houses in the Cappaghmore Estate to the south. In order to protect the residential amenity of the residences in Cappaghmore Estate, Block 1 shall be not less than 11 metres from the boundary wall. A revised proposal shall be submitted to comply with the above.
- 2 The applicant is requested to state whether the proposed 9 no. apartments are staff accommodation or patient accommodation. If the apartments are for patient

Tom Duffy Architect,
1 Upper Fitzwilliam Street,
Dublin 2.

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accommodation, the layout of each apartment shall be revised to provide full wheelchair accessible accommodation. Revised plans and elevations shall be submitted to the Planning Authority.

- 3 The applicant is requested to state the number of residents the development is intended to cater for, in particular, the exact number of residential patients and bedspaces, and whether it is proposed to provide any day-care facilities for non resident clients.
- 4 The applicant is advised that the proposed car parking area to the north of Block 1 is unacceptable as there is inadequate turning and reversing space for cars using these spaces. A more appropriate location for car parking spaces would be at the location of the block of three apartments to the east of the site. In light of the above, please submit revised car parking proposals for the development which comply with Development Plan standards.
- 5 The applicant is requested to submit a comprehensive Tree Survey which shall indicate the location, species, age, condition, crown spread and height of all trees. This survey shall also include proposals for retention/removal of these trees and measures to protect them during the course of the development.
- 6 The applicant is advised that there are discrepancies in the plans submitted as to the layout of Block 1, particularly with respect to drawing no. 6 ^{Project} Page No. 90 & no. 2. Please submit revised, accurate block plans for the proposed development. LW1
- 7 The applicant is advised that drawing no. 7, Project No. 99-85 is titled 'Housing at Rathaoth, Co. Meath'. The applicant is requested to clarify whether the drawing is actually for this proposed development.
- 8 The applicant is requested to modify the proposed development in accordance with the letter received by the Planning Department on 22.11.99 regarding windows on the gable of Block 1.

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9 Applicant to submit full details, including a long section, of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.

Applicant's levels, shown on Drawing 99-85-03 are not in agreement with Council's records, or the drain which is proposed to be laid as per Planning Reg. No. S99A/0370 to which applicant proposes to connect.

Applicant proposes connecting to either, the foul sewer via as yet to be laid or approved drainage from Kelland Homes Ltd. site to the north of the applicant's site, or to sewer via a drain to be laid by the applicant but not detailed.

If applicant is to install this drain, they should show details up to the connection to the sewer, or if applicant is to connect to a private drain they will need to show details, and that they have the permission of the owner to do so.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

09/12/99