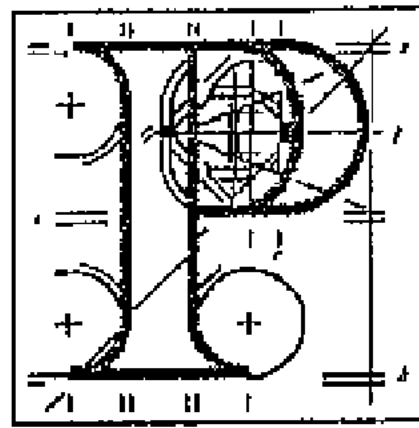


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S99A/0664
1. Location	Our Lady's School, Templeogue Road, Dublin 6W.	
2. Development	Development of a site of some 3.1 hectares adjoining Our Lady's School, Templeogue Road, Dublin 6W to comprise; a residential scheme of 288 units consisting of: 18 2 and 3 storey houses; 205 two bedroom and 56 three bedroom apartments in and 9 one bedroom apartments in six apartment buildings in revised layout ranging in height from four storeys to seven storeys, associated 493 underground spaces and 36 ground level car parking spaces and also bicycle parking spaces at basement level; replacement of existing school / convent access off Templeogue Road with a new vehicular access point onto existing signal controlled junction (to be upgraded) and incorporating shared vehicular access to the subject lands and through to the adjoining Our Lady's School / Convent; change of use from convent and extension at basement level (445 sq.m. approx.) of existing house (formerly Bushy Park House) a list 2 structure to accommodate educational / science and technology based enterprise uses; demolition of a 'link' structure abutting the house; landscape and boundary treatment works and all site development works necessary thereto; under register reference S99A/0664. An Environmental Impact Statement and an addendum to the Environmental Impact Statement were submitted.	
3. Date of Application	22/09/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 23/12/1999 2.
4. Submitted by	Name: O'Mahony Pike Architects, Address: Mount St. Annes, Milltown,	
5. Applicant	Name: Sheelin McSharry Bushy Park Ltd., Address: Embassy House, Ballsbridge, Dublin 4.	
6. Decision	O.C.M. No. 0735 Date 11/04/2000	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION
8. Appeal Lodged	10/05/2000	Written Representations

9.	Appeal Decision	08/09/2000	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: S99A/0664

APPEAL by Templeville and Fortfield Residents' Association care of Freyer and Taylor of 78 Ranelagh Village, Dublin and by Sheelin McSharry Bushy Park Limited care of McHugh Consultants of 16 Herbert Place, Dublin against the decision made on the 11th day of April, 2000 by the Council of the County of South Dublin to grant subject to conditions a permission to the said Sheelin McSharry Bushy Park Limited for development described in the public notice as "a residential scheme of 288 units consisting of 18 two and three storey houses; 205 two bedroom and 56 three bedroom apartments and nine one bedroom apartments in six apartment buildings in revised layout and ranging in height from four storeys to seven storeys; associated 493 underground spaces and 36 ground level car parking spaces and also bicycle parking spaces at basement level; replacement of existing school/convent access off Templeogue Road with a new vehicular access point onto existing signal controlled junction (to be upgraded) and incorporating shared vehicular access to the subject lands and through to the adjoining Our Lady's School/Convent; change of use from convent and extension at basement level (445 square metres approximately), of existing house (formerly Bushy Park House), a list 2 structure, to accommodate educational/science and technology-based enterprise uses; demolition of a 'link' structure abutting the house; landscape and boundary treatment works and all site development works necessary thereto", all on a site of some 3.1 hectares adjoining Our Lady's School, Templeogue Road, 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 zoning objective for the area, the provisions of the current Development Plan for the area and the guidelines relating to Residential Density published by the Department of the Environment and Local Government in September 1999, 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, would be acceptable in terms of traffic safety and convenience and would 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 received by the planning authority on the 23rd day of December 1999, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. Block 'D' shall be omitted in its entirety from the proposed development.

Reason: In the interest of visual and residential amenity.

3. Blocks E and F shall be redesigned so as to

- (a) avoid intrusion into the view of Bushy Park House from the approach from Templeogue Road, and
- (b) provide an area of private open space with reduced overshadowing and improved residential amenity.

Revised drawings showing compliance with these requirements shall be submitted to the planning authority by way of a separate application for approval.

Reason: In the interest of visual and residential amenity.

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. 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.

6. Screen walls shall be provided at such locations as may be required by the planning authority to screen rear gardens from public view. Such walls shall not exceed 2 metres in height, shall be in brick or concrete block or similar durable materials and shall be suitably capped. Blockwork shall be rendered on the side facing public areas.

Reason: In the interest of visual and residential amenity.

7. Prior to commencement of construction of the houses, details of the layout, the materials and external finishes of the walls shall be agreed with the planning authority.

Reason: In the interest of visual and residential amenity.

8. Front boundary walls shall not be less than 600 millimetres in height and shall also be suitably capped and rendered on both sides.

Reason: In the interest of visual and residential amenity.

9. Rear garden walls shall be bounded with 2 metre high concrete block walls, suitably capped, or by 1.8 metres concrete post and timber fence inserts.

Reason: In the interest of visual and residential amenity.

10. Prior to the commencement of the construction of the houses and apartment blocks, details of the materials, colours and textures of all external finishes to the proposed houses and apartment blocks shall be submitted to the planning authority for agreement.

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

11. 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.

12. (1) The internal road network serving the proposed development including turning bays, junctions, parking areas, footpaths and kerbs shall be in accordance with the detailed requirements of the planning authority for such works, or, in default of agreement, shall be determined by An Bord Pleanála.

- (2) Prior to development commencing, a detailed design of the proposed entrance and junction layout at Templeogue Road shall be submitted for the agreement of the planning authority. All necessary works on the public road shall be carried out at the developer's expense, and the revised junction and traffic signals shall be fully operational before any of the proposed residential units are occupied.

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

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

Reason: In the interest of orderly development.

14. 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.

15. The proposed fire road and drainage proposed to run through the landscaping area adjoining the eastern boundary of the site shall be reduced to four metres in width and all services shall be located underneath the fire road. The omitted area shall be added to the landscaping strip and landscaped in accordance with the requirements of the planning authority. Revised drawings shall be submitted to the planning authority for agreement prior to commencement of development.

Reason: In the interest of the amenities of the area.

16. The areas shown as public open space on the lodged plans shall be reserved for such use and shall be soiled, seeded, levelled and landscaped in accordance with a detailed scheme, including a timetable for implementation, to be agreed with the planning authority prior to commencement of development. The scheme shall provide for the visual integration of the setting of Bushy Park House with that of Bushy Park, including appropriate arrangements for the management and linkage of these open spaces.

Reason: In the interest of visual and residential amenity.

17. All trees, shrubs and groups of trees specified for retention shall be enclosed within stout fences, details of which shall be agreed with the planning authority. The fences shall enclose at least the area covered by the spread of the branches, shall be erected before any site works begin and shall be maintained during the construction period.

Reason: To ensure the survival of such trees and shrubs during the construction period, in the interest of visual amenity.

18. The ornamental wall and associated features adjacent to the northeast corner of Bushy Park House shall be retained.

Reason: In the interest of amenity and to preserve the setting of the Protected Structure.

19. Works on Bushy Park House and the proposed usage shall be undertaken strictly in accordance with the report submitted by the Applicant entitled "Report and Conservation Recommendations on Bushy Park House" received by the planning authority on the 7th day of January 2000, except as may be otherwise required by the planning authority. No new works shall be undertaken at the south side of the house until the development of the area has been agreed with the planning authority. In this regard, a structural engineering report shall be submitted to the planning authority for agreement.

Reason: To provide for the appropriate conservation and use of the protected structure and in the interest of the proper planning and development of the area.

20. Thirty six car parking spaces shall be provided to serve the individual houses, and not more than 350 spaces in the underground car park to serve the remainder of the development. Revised drawings for the underground car park shall be submitted to the planning authority for agreement prior to commencement of development.

Reason: To provide for necessary car parking to serve the development while minimising the impact of the development on traffic congestion in the area and having regard to the proximity of the development to a public transport corridor.

21. Appropriate satisfactory arrangements shall be made to provide a legally enforceable right of way to the adjoining school lands over the proposed access/egress roads.

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

22. Prior to commencement of development, the developer shall pay the sum of £750 (seven hundred and fifty pounds) [€952.30 (nine hundred and fifty two euro and thirty cents)] per residential unit (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 the development and improvement of public open space 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.

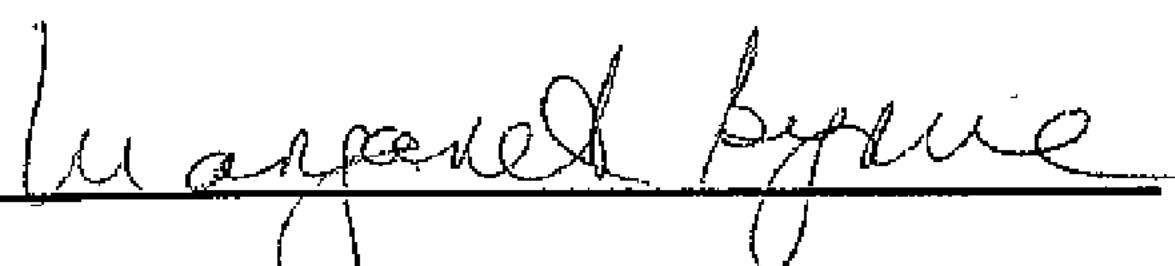
23. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of other works facilitating the proposed development. The amount of the contribution and the arrangements for 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.

24. 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 and maintenance 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 or maintenance 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.

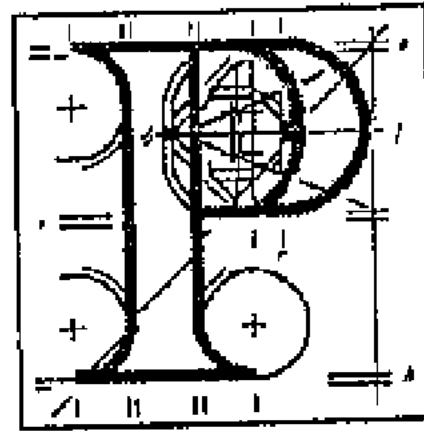


Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 8th day of September 2000.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0664	
1. Location	Our Lady's School, Templeogue Road, Dublin 6W.		
2. Development	Development of a site of some 3.1 hectares adjoining Our Lady's School, Templeogue Road, Dublin 6W to comprise; a residential scheme of 288 units consisting of: 18 2 and 3 storey houses; 205 two bedroom and 56 three bedroom apartments in and 9 one bedroom apartments in six apartment buildings in revised layout ranging in height from four storeys to seven storeys, associated 493 underground spaces and 36 ground level car parking spaces and also bicycle parking spaces at basement level; replacement of existing school / convent access off Templeogue Road with a new vehicular access point onto existing signal controlled junction (to be upgraded) and incorporating shared vehicular access to the subject lands and through to the adjoining Our Lady's School / Convent; change of use from convent and extension at basement level (445 sq.m. approx.) of existing house (formerly Bushy Park House) a list 2 structure to accommodate educational / science and technology based enterprise uses; demolition of a 'link' structure abutting the house; landscape and boundary treatment works and all site development works necessary thereto; under register reference S99A/0664. An Environmental Impact Statement and an addendum to the Environmental Impact Statement were submitted.		
3. Date of Application	22/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 23/12/1999 2.
4. Submitted by	Name: O'Mahony Pike Architects, Address: Mount St. Annes, Milltown,		
5. Applicant	Name: Sheelin McSharry Bushy Park Ltd., Address: Embassy House, Ballsbridge, Dublin 4.		
6. Decision	O.C.M. No. 0735 Date 11/04/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	10/05/2000	Written Representations	

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S99A/0664

APPEAL by Templeville and Fortfield Residents' Association care of Freyer and Taylor of 78 Ranelagh Village, Dublin and by Sheelin McSharry Bushy Park Limited care of McHugh Consultants of 16 Herbert Place, Dublin against the decision made on the 11th day of April, 2000 by the Council of the County of South Dublin to grant subject to conditions a permission to the said Sheelin McSharry Bushy Park Limited for development described in the public notice as "a residential scheme of 288 units consisting of 18 two and three storey houses; 205 two bedroom and 56 three bedroom apartments and nine one bedroom apartments in six apartment buildings in revised layout and ranging in height from four storeys to seven storeys; associated 493 underground spaces and 36 ground level car parking spaces and also bicycle parking spaces at basement level; replacement of existing school/convent access off Templeogue Road with a new vehicular access point onto existing signal controlled junction (to be upgraded) and incorporating shared vehicular access to the subject lands and through to the adjoining Our Lady's School/Convent; change of use from convent and extension at basement level (445 square metres approximately), of existing house (formerly Bushy Park House), a list 2 structure, to accommodate educational/science and technology-based enterprise uses; demolition of a 'link' structure abutting the house; landscape and boundary treatment works and all site development works necessary thereto", all on a site of some 3.1 hectares adjoining Our Lady's School, Templeogue Road, 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.

6. Screen walls shall be provided at such locations as may be required by the planning authority to screen rear gardens from public view. Such walls shall not exceed 2 metres in height, shall be in brick or concrete block or similar durable materials and shall be suitably capped. Blockwork shall be rendered on the side facing public areas.

Reason: In the interest of visual and residential amenity.

7. Prior to commencement of construction of the houses, details of the layout, the materials and external finishes of the walls shall be agreed with the planning authority.

Reason: In the interest of visual and residential amenity.

8. Front boundary walls shall not be less than 600 millimetres in height and shall also be suitably capped and rendered on both sides.

Reason: In the interest of visual and residential amenity.

9. Rear garden walls shall be bounded with 2 metre high concrete block walls, suitably capped, or by 1.8 metres concrete post and timber fence inserts.

Reason: In the interest of visual and residential amenity.

10. Prior to the commencement of the construction of the houses and apartment blocks, details of the materials, colours and textures of all external finishes to the proposed houses and apartment blocks shall be submitted to the planning authority for agreement.

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

11. 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.

12. (1) The internal road network serving the proposed development including turning bays, junctions, parking areas, footpaths and kerbs shall be in accordance with the detailed requirements of the planning authority for such works, or, in default of agreement, shall be determined by An Bord Pleanála.

- (2) Prior to development commencing, a detailed design of the proposed entrance and junction layout at Templeogue Road shall be submitted for the agreement of the planning authority. All necessary works on the public road shall be carried out at the developer's expense, and the revised junction and traffic signals shall be fully operational before any of the proposed residential units are occupied.

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

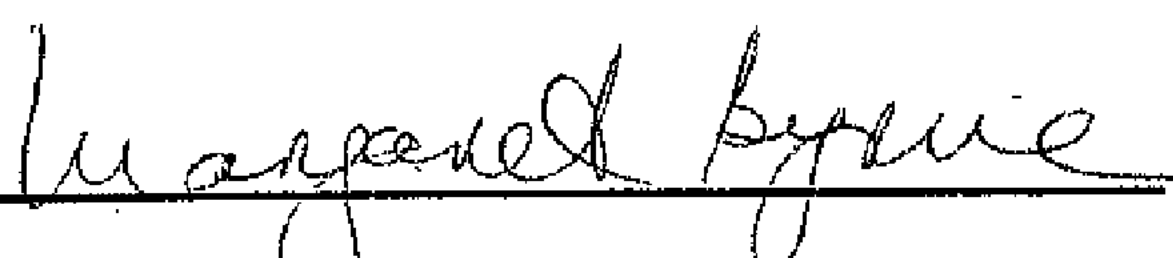
23. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of other works facilitating the proposed development. The amount of the contribution and the arrangements for 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.

24. 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 and maintenance 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 or maintenance 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.

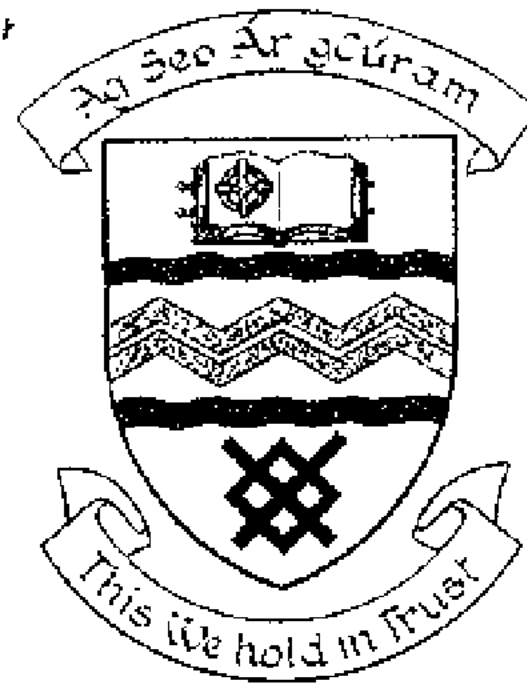
Reason: To ensure the satisfactory completion of the development.



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

Dated this 8th day of September 2000.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0735	Date of Decision 11/04/2000
Register Reference S99A/0664	Date: 22/09/99

Applicant Sheelin McSharry Bushy Park Ltd.,

Development Development of a site of some 3.1 hectares adjoining Our Lady's School, Templeogue Road, Dublin 6W to comprise; a residential scheme of 288 units consisting of: 18 2 and 3 storey houses; 205 two bedroom and 56 three bedroom apartments in and 9 one bedroom apartments in six apartment buildings in revised layout ranging in height from four storeys to seven storeys, associated 493 underground spaces and 36 ground level car parking spaces and also bicycle parking spaces at basement level; replacement of existing school / convent access off Templeogue Road with a new vehicular access point onto existing signal controlled junction (to be upgraded) and incorporating shared vehicular access to the subject lands and through to the adjoining Our Lady's School / Convent; change of use from convent and extension at basement level (445 sq.m. approx.) of existing house (formerly Bushy Park House) a list 2 structure to accommodate educational / science and technology based enterprise uses; demolition of a 'link' structure abutting the house; landscape and boundary treatment works and all site development works necessary thereto; under register reference S99A/0664. An Environmental Impact Statement and an addendum to the Environmental Impact Statement were submitted.

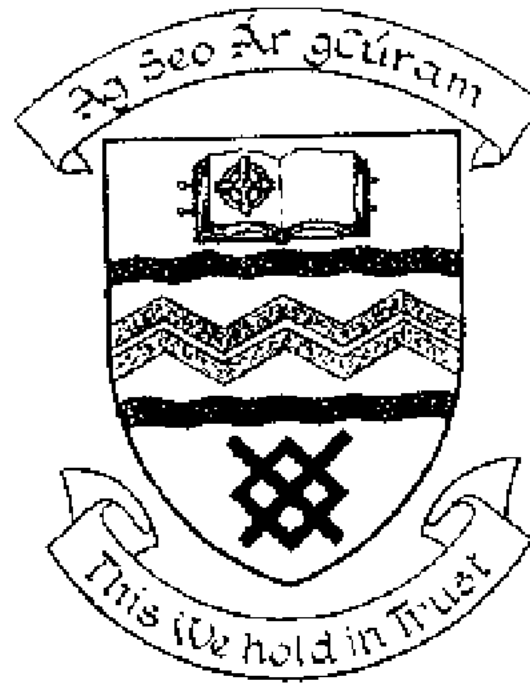
Location Our Lady's School, Templeogue Road, Dublin 6W.

Floor Area Sq Metres

Time extension(s) up to and including 13/04/2000

O'Mahony Pike Architects,
Mount St. Annes,
Milltown,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0664
Additional Information Requested/Received

/23/12/1999

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

..... 11/04/00
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, 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 each proposed house or apartment be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

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REG. REF. S99A/0664

- 3 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.

- 4 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.

- 5 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.

REASON:

In the interest of amenity and public safety.

- 6 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 7 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

REASON:

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

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

REASON:

SOUTH DUBLIN COUNTY COUNCIL
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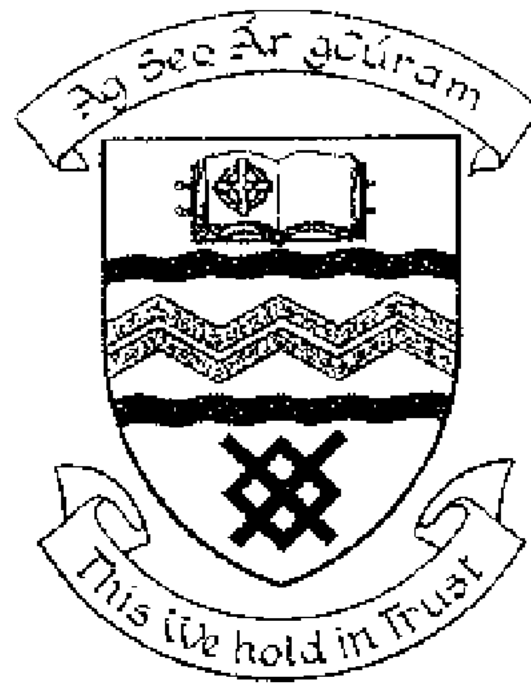
In order to comply with the Sanitary Services Acts, 1878-1964.

- 9 That all watermain tapplings, 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.
- 10 That an acceptable naming and house/apartment numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed development.
REASON:
In the interest of the proper planning and development of the area.
- 11 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
REASON:
In the interest of visual amenity.
- 12 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.
REASON:

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REG. REF. S99A/0664

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

- 13 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON:

To protect the amenities of the area.

- 14 That Block D shall be omitted from the development.

REASON:

To provide an adequate setting for the adjoining protected structure, in the interests of the amenity of the residents of the proposed Block E adjoining and to allow the provision of open space in accordance with development plan standards, as set out at para 2.2.4 of the County Development Plan.

- 15 That prior to the commencement of development a drawing be submitted and agreed showing an area of not less than 20% of the total site area to be reserved as open space in the vicinity of Bushy Park House.

REASON:

To retain the open character of the institutional lands in accordance with Policy R4 of the County Development Plan.

- 16 That the existing wall and associated trees and vegetation adjoining Bushy Park from the Templeogue Road to the boundary to the south-east corner of Block E at the change of direction be retained.

REASON:

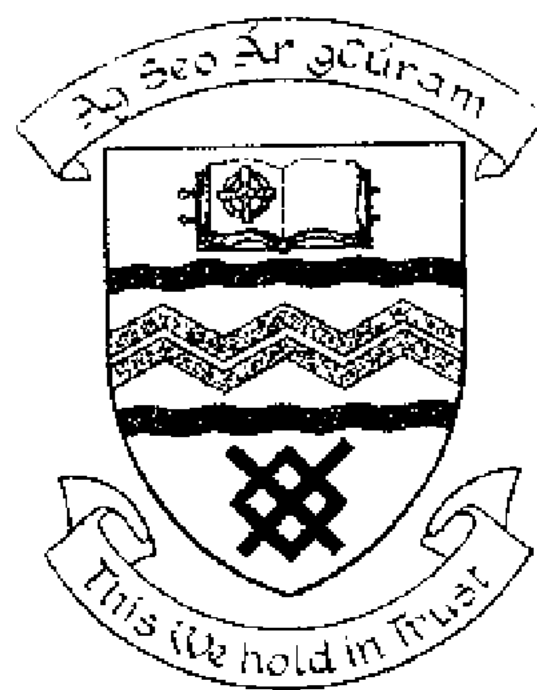
In the interests of the amenity of the area and to preserve the partial screening of the development site from the public amenity area of Bushy Park and to reduce the physical impact of the proposed development thereon.

- 17 That prior to the commencement of development the proposed fire road and drainage proposed to run through the landscaping area adjoining the eastern boundary of the site shall be reduced to 4m width and all the services shall be located underneath the fire road and the omitted area shall

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be added to the landscaping strip.

REASON:

In the interest of the amenity of the area and to reduce the impact of the proposed development on Bushy Park.

- 18 That prior to the commencement of development a revised landscaping scheme for the area referred to at Condition No. 17 above be submitted.

REASON:

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

- 19 That prior to the commencement of development detailed proposals to be submitted by a competent arboriculturist/hydrologist indicating how ground water will be maintained to existing trees during the course of the construction of the development.

REASON:

In the interest of the preservation of the amenities of the area.

- 20 That the ornamental wall and associated features adjacent to the north-east corner of Bushy Park House shall be retained.

REASON:

In the interests of amenity and to preserve the setting of the protected structure.

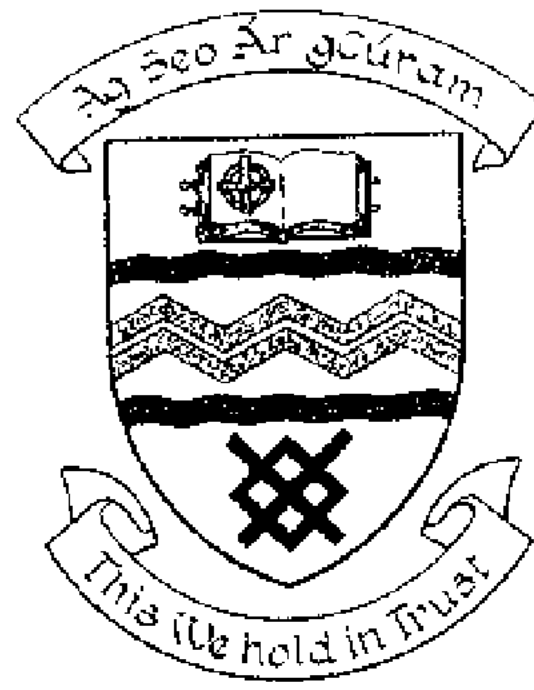
- 21 That works on Bushy Park House and the proposed usage shall be undertaken strictly in accordance with the "Report and Conservation Recommendations on Bushy Park House" received on 07 Jan 2000 save that the mosaic tile panel referred to at para 9.7.5 shall be repaired and retained in situ and that prior to the commencement of development a detailed proposal to minimise destruction or intervention required by building and fire regulation compliance shall be submitted for agreement.

REASON:

To provide for the appropriate conservation and use of the Protected Structure.

- 22 That Condition No. 21 above does not permit of any new works at the south site of the house until the development of the area has been agreed. In this regard a structural

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engineering report by a suitably qualified person must be submitted and agreed.

REASON:

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

- 23 That prior to the commencement of development, and following discussion with Duchas, the landscaping of the area referred to at Condition No's. 14 and 15 shall be revised to visually integrate the setting of Bushy Park House with that of Bushy Park and that appropriate arrangements for the management of and linking of these open spaces by gate or otherwise shall be agreed with the Planning Authority of South Dublin County Council.

REASON:

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

- 24 That full details for revised drainage for the entire area of the site to the south of Block E shall be agreed in writing prior to the commencement of development on the site.

REASON:

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

- 25 That prior to commencement of development the applicant shall submit for agreement details of the finishes of the car park access ramps, portals and surrounding safety services/landscaping.

REASON:

In the interest of visual amenity.

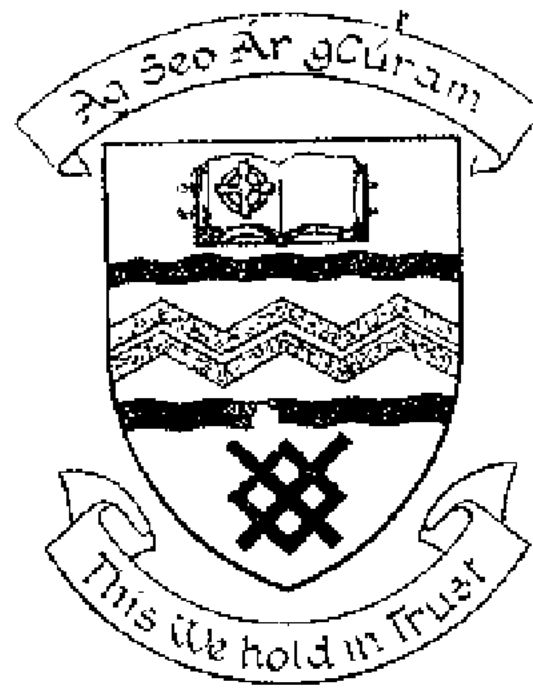
- 26 That the entire car park area south of Block 'E' shall not be built until all details required by Condition No. 28 have been submitted and agreed by the Planning Authority.

REASON:

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

- 27 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

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REASON:

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

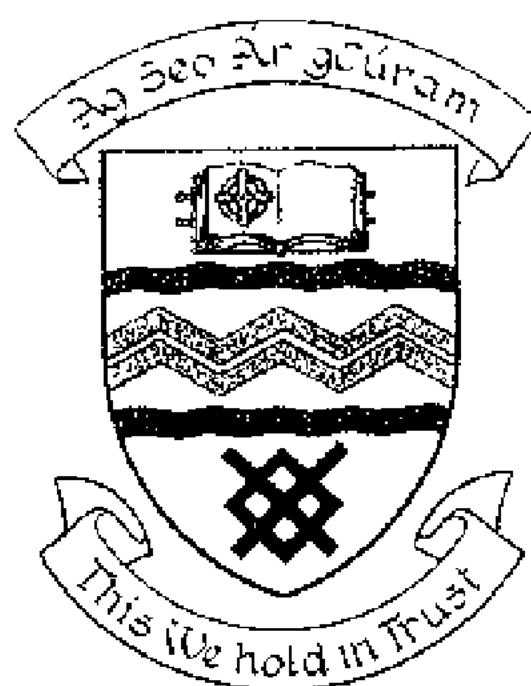
- 28 That prior to the commencement of development the applicant shall submit for the agreement of the Planning Authority revised site layout and building design drawings for the entire area of the site south of Block E which shall provide for the following:-
- (i) Blocks A and C shall not exceed 4 storeys in height over existing ground level.
 - (ii) Block B shall not exceed four residential storeys and a car park level over existing ground level.
 - (iii) That the northern wing of Block C shall be set back from Bushy Park House by an additional 21 metres or such lesser distance as may be agreed following discussions with Duchas - The Heritage Services and the Council and that an appropriate portion of the ha ha ditch and associated trees shall be retained in order to preserve the setting of this protected structure.
 - (iv) Block B shall be set back a minimum of 10 metres from the boundary of the area of high amenity/proposed Special Heritage Area.
 - (v) Vegetation shall not be removed from the boundaries of the site until a replacement programme for the planting of semi mature deciduous trees along the southern and western boundaries of the site has been agreed in writing by the Council.
 - (vi) Block A to be set back a minimum of 10 metres from the western boundary to allow adequate landscape planting in the vicinity to provide screening from the high amenity areas to the south.
 - (vii) In the redesign of the blocks necessitated by the above special attention shall be given to the design of the Blocks to provide for the use of high quality materials and finishes to external elevations which will be sympathetic to the protected structure.
 - (viii) That following discussion with Duchas - The Heritage Service, Block A shall be modified to provide adequate separation from Bushy Park House.

REASON:

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In the interest of the proper planning and development of the area and the preservation of the amenities, thereof and the protection of the setting of the protected structure.

- 29 That the victorian tree guard adjacent to the north east corner of Bushy Park House shall be salvaged and reused on site.

REASON:

In the interests of amenity and to preserve the setting of the protected structure.

- 30 That the following requirements of the Roads Department South Dublin County Council shall be complied with in the proposed developmen (details to be submitted for the written agreement of the Council prior to commencement of development):-

- (a) All houses shall have 2 parking spaces within the curtilage, by the provision of double width driveways if necessary.
- (b) The proposed median along the access road shall have no breaks/crossing points.
- (c) All access to the school shall be via the new junction. The existing road shall not be used except for pedestrian/cyclists.
- (d) The access/egress ramps for the proposed basement car park shall be submitted for agreement.
- (e) Details of the internal roundabout (construction and geometrical) as well as proposed road markings/signs shall be submitted for agreement.
- (f) Car parking shall be provided for the proposed apartments at the rate of 1.82 car spaces per unit.

REASON:

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

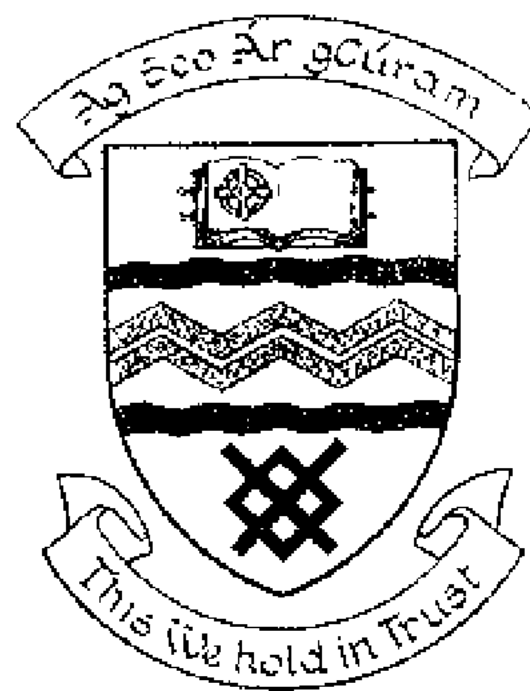
- 31 That prior to development commencing the developer shall submit revised proposals for foul and surface water drainage arrangements providing for the following:-

- (a) A direct connection to the 1200mm foul sewer (as shown on drawings 982-072-02/03.
- (b) The proposed surface water attenuation tank re-

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located so that it is clear of all buildings, and full accessibility to the tank for maintenance purposes.

- (c) A larger capacity surface water attenuation tank to accommodate run-off from the permeable area of the site.
- (d) No foul or surface water sewers, or such sewers with the potential to be taken in charge shall be located within 5m of any building.

Revised drawings in accordance with the above shall be submitted for the written agreement of the Planning Authority.

REASON:

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

- 32 That appropriate satisfactory arrangements shall be made to provide a legally enforceable right of way to the adjoining school lands over the proposed access/egress roads.

REASON:

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

- 33 That prior to development commencing a detailed design of the proposed entrance and junction layout at Templeogue Road shall be submitted for the written agreement of the Planning Authority. All necessary works on the public road shall be carried out at the developer's expense, and the revised junction and traffic signals shall be fully operational before any of the proposed dwellings are occupied.

REASON:

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

- 34 (a) Applicant to lay approx. 350m of 150mm watermain from existing 6" main on south-west-side of Templeogue Road/Springfield junction, to site entrance. Watermain to be DI at road crossings. SV to be installed at point of connection. Second proposed connection to existing 4" watermain opposite site entrance to be retained for security of supply.

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- (b) Applicant to install a pressure sustaining valve with bypass, inlet and outlet pressure transducers and associated ductwork on feed into proposed development. Location to be agreed with Leakage Engineer, Deansrath Depot, prior to commencement of works.
- (c) Applicant to install electromagnetic flow meter, telemetry kiosk and associated ductwork, to South Dublin County Council specification, near site entrance. Location to be agreed with Leakage Engineer, Deansrath Depot, prior to commencement of works.
- (d) Watermain Layout Drawing to be revised as follows to indicate:-
- (i) No building to be within 5m of a watermain.
 - (ii) All mains to be laid in public space to ensure accessibility for maintenance.
 - (iii) Tee branches to be controlled by SVs.
 - (iv) Fire hydrants to be installed in compliance with Part B of the 1997 Building Regulations. In addition, applicant to note that no part of the perimeter of the building to be more than 46m from a fire hydrant.
 - (v) Fire ring mains with 2 or more hydrants to be 150mm diameter.
 - (vi) Revised watermain drawing to be submitted to Area Engineer, Deansrath Depot for approval prior to construction of works.
- (e) Applicant to install balancing tank and booster pumps on rising main to top storey apartment units to ensure adequate service pressure. Details to be submitted and agreed with Area Engineer, Deansrath Depot, prior to construction of works.
- (f) Each unit to have a separate supply.
- (g) 24 hour storage to be provided to each unit.

REASON:

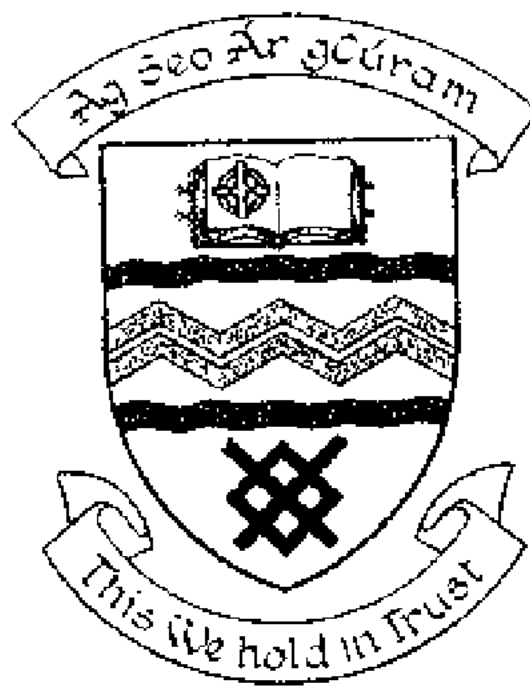
In the interest of the proper planning and development of the area.

- 35 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) per dwelling unit be paid by the proposer to

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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. In the event that the developer does not provide public open space in accordance with Development Plan Standards as required by Condition No. 15 that an additional open space financial contribution be imposed by reference to the deficit in the open space provision for the overall development.

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 the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 36 That a financial contribution in the sum of £1,050 (one thousand and fifty pounds) EUR 1,333 (one thousand three hundred and thirty three euros) per one bedroom dwelling unit and £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) per two bedroom or larger dwelling unit and £26,418 (twenty six thousand four hundred and eighteen pounds) EUR 33,544 (thirty three thousand five hundred and forty four euros) in respect of the change of use element of the overall development 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; these contributions to be paid before the commencement of development on the site.

REASON:

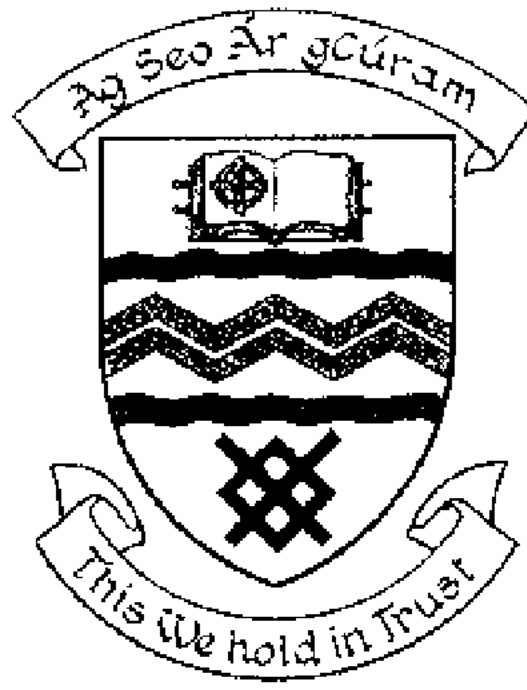
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 37 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) per dwelling unit and £10,156 (ten thousand one hundred and fifty six pounds) EUR 12,895 (twelve thousand

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eight hundred and ninety five euros) in respect of the change of use element of the overall development shall 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; these contributions to be paid before the commencement of development on the site.

REASON:

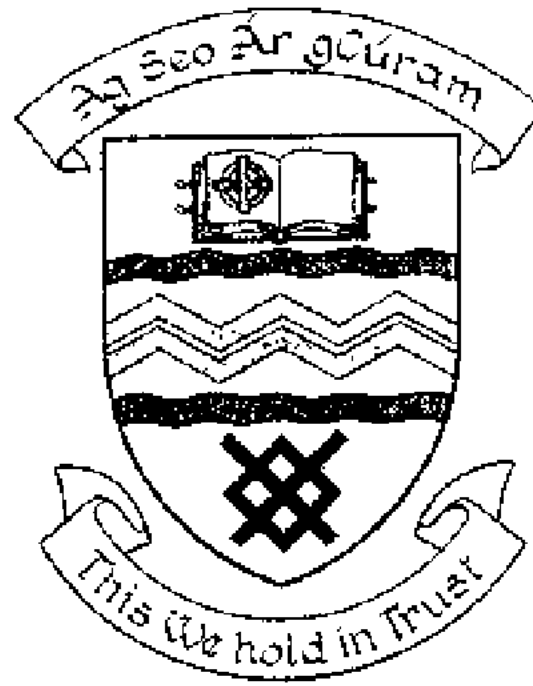
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 38 Before development is commenced under any permission granted pursuant to this decision, the developer shall lodge with South Dublin County Council a cash deposit in the sum of £225,000 (two hundred and twenty five thousand pounds) EUR 285,690 (two hundred and eighty five thousand six hundred and ninety euros) or bond/letter of guarantee or other security to the value of £336,000 (three hundred and thirty six thousand pounds) EUR 426,630 (four hundred and twenty six thousand six hundred and thirty euros) to secure the provision and satisfactory completion to taking in charge standard of roads footpaths, watermains, drains, lighting, public open space and other services required in connection with the development.

REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

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

Decision Order Number 0683	Date of Decision 03/04/2000
Register Reference S99A/0664	Date 22/09/99

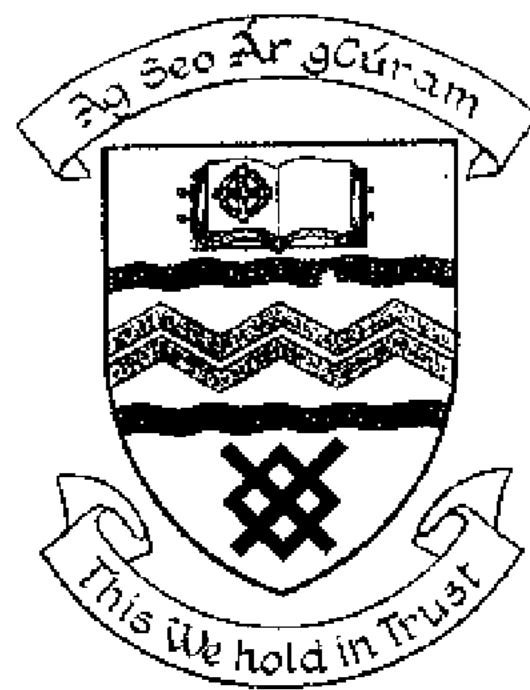
Applicant Sheelin McSharry Bushy Park Ltd.,
App. Type Permission
Development Development of a site of some 3.1 hectares adjoining Our Lady's School, Templeogue Road, Dublin 6W to comprise; a residential scheme of 288 units consisting of: 18 2 and 3 storey houses; 205 two bedroom and 56 three bedroom apartments in and 9 one bedroom apartments in six apartment buildings in revised layout ranging in height from four storeys to seven storeys, associated 493 underground spaces and 36 ground level car parking spaces and also bicycle parking spaces at basement level; replacement of existing school / convent access off Templeogue Road with a new vehicular access point onto existing signal controlled junction (to be upgraded) and incorporating shared vehicular access to the subject lands and through to the adjoining Our Lady's School / Convent; change of use from convent and extension at basement level (445 sq.m. approx.) of existing house (formerly Bushy Park House) a list 2 structure to accommodate educational / science and technology based enterprise uses; demolition of a 'link' structure abutting the house; landscape and boundary treatment works and all site development works necessary thereto; under register reference S99A/0664. An Environmental Impact Statement and an addendum to the Environmental Impact Statement were submitted.

Location Our Lady's School, Templeogue Road, Dublin 6W.

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

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Development) Act 1976 the period for considering this application has been extended,
up to and including 10/04/2000

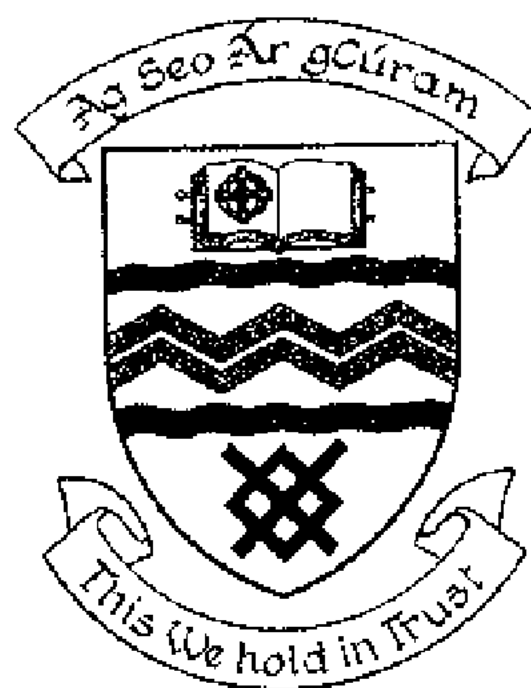
Yours faithfully

LA
..... 03/04/00
for SENIOR ADMINISTRATIVE OFFICER

O'Mahony Pike Architects,
Mount St. Annes,
Milltown,
Dublin 6.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S99A/0664
1. Location	Our Lady's School, Templeogue Road, Dublin 6W.		
2. Development	Development of a site of some 3.1 hectares adjoining Our Lady's School, Templeogue Road, Dublin 6W to comprise; a residential scheme of 288 units consisting of: 18 2 and 3 storey houses; 205 two bedroom and 56 three bedroom apartments in and 9 one bedroom apartments in six apartment buildings in revised layout ranging in height from four storeys to seven storeys, associated 493 underground spaces and 36 ground level car parking spaces and also bicycle parking spaces at basement level; replacement of existing school / convent access off Templeogue Road with a new vehicular access point onto existing signal controlled junction (to be upgraded) and incorporating shared vehicular access to the subject lands and through to the adjoining Our Lady's School / Convent; change of use from convent and extension at basement level (445 sq.m. approx.) of existing house (formerly Bushy Park House) a list 2 structure to accommodate educational / science and technology based enterprise uses; demolition of a 'link' structure abutting the house; landscape and boundary treatment works and all site development works necessary thereto; under register reference S99A/0664. An Environmental Impact Statement and an addendum to the Environmental Impact Statement were submitted.		
3. Date of Application	22/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 23/12/1999 2.
4. Submitted by	Name: O'Mahony Pike Architects, Address: Mount St. Annes, Milltown,		
5. Applicant	Name: Sheelin McSharry Bushy Park Ltd., Address: Embassy House, Ballsbridge, Dublin 4.		
6. Decision	O.C.M. No. 0735 Date 11/04/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			

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

Decision Order Number 0739	Date of Decision 07/04/2000
Register Reference S99A/0664	Date 22/09/99

Applicant
App. Type
Development

Sheelin McSharry Bushy Park Ltd.,

Permission

Development of a site of some 3.1 hectares adjoining Our Lady's School, Templeogue Road, Dublin 6W to comprise; a residential scheme of 288 units consisting of: 18 2 and 3 storey houses; 205 two bedroom and 56 three bedroom apartments in and 9 one bedroom apartments in six apartment buildings in revised layout ranging in height from four storeys to seven storeys, associated 493 underground spaces and 36 ground level car parking spaces and also bicycle parking spaces at basement level; replacement of existing school / convent access off Templeogue Road with a new vehicular access point onto existing signal controlled junction (to be upgraded) and incorporating shared vehicular access to the subject lands and through to the adjoining Our Lady's School / Convent; change of use from convent and extension at basement level (445 sq.m. approx.) of existing house (formerly Bushy Park House) a list 2 structure to accommodate educational / science and technology based enterprise uses; demolition of a 'link' structure abutting the house; landscape and boundary treatment works and all site development works necessary thereto; under register reference S99A/0664. An Environmental Impact Statement and an addendum to the Environmental Impact Statement were submitted.

Location

Our Lady's School, Templeogue Road, Dublin 6W.

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

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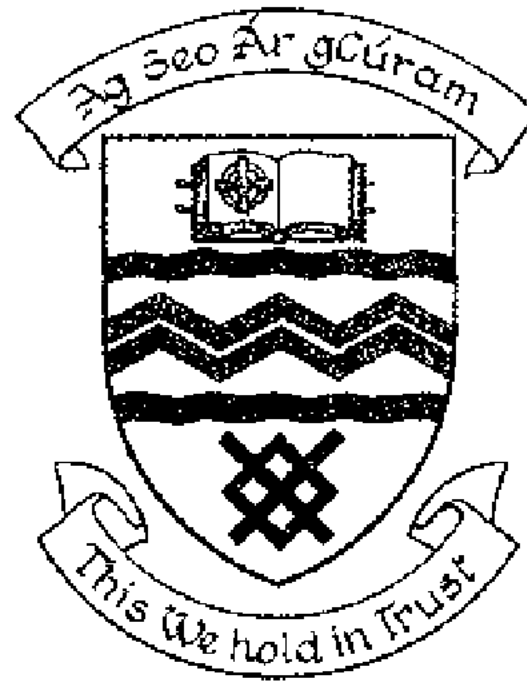
REG REF. S99A/0664
Development) Act 1976 the period for considering this application has been extended,
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Yours faithfully

..... 12/04/00
for SENIOR ADMINISTRATIVE OFFICER

O'Mahony Pike Architects,
Mount St. Annes,
Milltown,
Dublin 6.

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

Decision Order Number 0565	Date of Decision 16/03/2000
Register Reference S99A/0664	Date 22/09/99

Applicant Sheelin McSharry Bushy Park Ltd.,
App. Type Permission
Development Development of a site of some 3.1 hectares adjoining Our Lady's School, Templeogue Road, Dublin 6W to comprise; a residential scheme of 288 units consisting of: 18 2 and 3 storey houses; 205 two bedroom and 56 three bedroom apartments in and 9 one bedroom apartments in six apartment buildings in revised layout ranging in height from four storeys to seven storeys, associated 493 underground spaces and 36 ground level car parking spaces and also bicycle parking spaces at basement level; replacement of existing school / convent access off Templeogue Road with a new vehicular access point onto existing signal controlled junction (to be upgraded) and incorporating shared vehicular access to the subject lands and through to the adjoining Our Lady's School / Convent; change of use from convent and extension at basement level (445 sq.m. approx.) of existing house (formerly Bushy Park House) a list 2 structure to accommodate educational / science and technology based enterprise uses; demolition of a 'link' structure abutting the house; landscape and boundary treatment works and all site development works necessary thereto; under register reference S99A/0664. An Environmental Impact Statement and an addendum to the Environmental Impact Statement were submitted.

Location Our Lady's School, Templeogue Road, Dublin 6W.

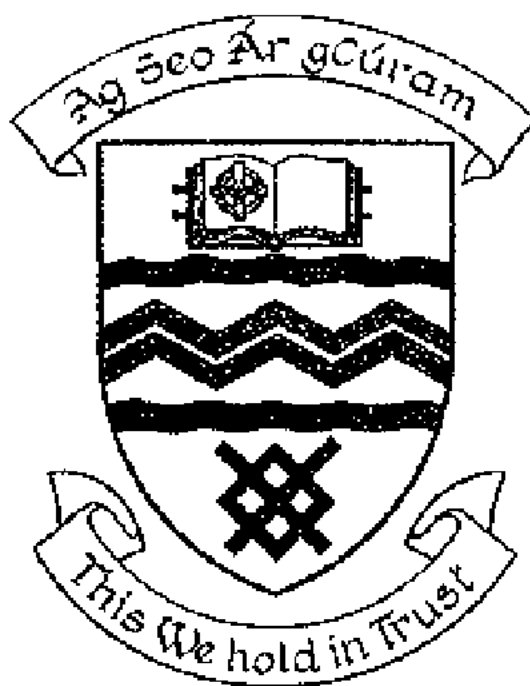
Dear Sir / Madam,

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

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Development) Act 1976 the period for considering this application has been extended,
up to and including 03/04/2000

Yours faithfully

S. Mc Gormack

16/03/00

for SENIOR ADMINISTRATIVE OFFICER

O'Mahony Pike Architects,
Mount St. Annes,
Milltown,
Dublin 6.

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Dublin 24.

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

Decision Order Number 0456	Date of Decision 06/03/2000
Register Reference S99A/0664	Date 22/09/99

Applicant
App. Type
Development

Sheelin McSharry Bushy Park Ltd.,
Permission
Development of a site of some 3.1 hectares adjoining Our Lady's School, Templeogue Road, Dublin 6W to comprise; a residential scheme of 288 units consisting of: 18 2 and 3 storey houses; 205 two bedroom and 56 three bedroom apartments in and 9 one bedroom apartments in six apartment buildings in revised layout ranging in height from four storeys to seven storeys, associated 493 underground spaces and 36 ground level car parking spaces and also bicycle parking spaces at basement level; replacement of existing school / convent access off Templeogue Road with a new vehicular access point onto existing signal controlled junction (to be upgraded) and incorporating shared vehicular access to the subject lands and through to the adjoining Our Lady's School / Convent; change of use from convent and extension at basement level (445 sq.m. approx.) of existing house (formerly Bushy Park House) a list 2 structure to accommodate educational / science and technology based enterprise uses; demolition of a 'link' structure abutting the house; landscape and boundary treatment works and all site development works necessary thereto; under register reference S99A/0664. An Environmental Impact Statement and an addendum to the Environmental Impact Statement were submitted.

Location

Our Lady's School, Templeogue Road, Dublin 6W.

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

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Development) Act 1976 the period for considering this application has been extended,
up to and including 20/03/2000

Yours faithfully

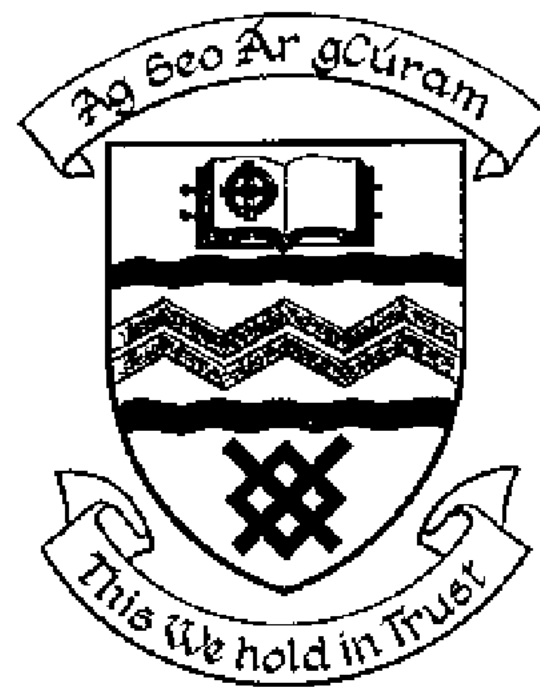
.....¹⁴ 06/03/00
for SENIOR ADMINISTRATIVE OFFICER

O'Mahony Pike Architects,
Mount St. Annes,
Milltown,
Dublin 6.

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

Decision Order Number 0350	Date of Decision 21/02/2000
Register Reference S99A/0664	Date 22/09/99

Applicant Sheelin McSharry Bushy Park Ltd.,
App. Type Permission
Development Development of a site of some 3.1 hectares adjoining Our Lady's School, Templeogue Road, Dublin 6W to comprise; a residential scheme of 288 units consisting of: 18 2 and 3 storey houses; 205 two bedroom and 56 three bedroom apartments in and 9 one bedroom apartments in six apartment buildings in revised layout ranging in height from four storeys to seven storeys, associated 493 underground spaces and 36 ground level car parking spaces and also bicycle parking spaces at basement level; replacement of existing school / convent access off Templeogue Road with a new vehicular access point onto existing signal controlled junction (to be upgraded) and incorporating shared vehicular access to the subject lands and through to the adjoining Our Lady's School / Convent; change of use from convent and extension at basement level (445 sq.m. approx.) of existing house (formerly Bushy Park House) a list 2 structure to accommodate educational / science and technology based enterprise uses; demolition of a 'link' structure abutting the house; landscape and boundary treatment works and all site development works necessary thereto; under register reference S99A/0664. An Environmental Impact Statement and an addendum to the Environmental Impact Statement were submitted.

Location Our Lady's School, Templeogue Road, Dublin 6W.

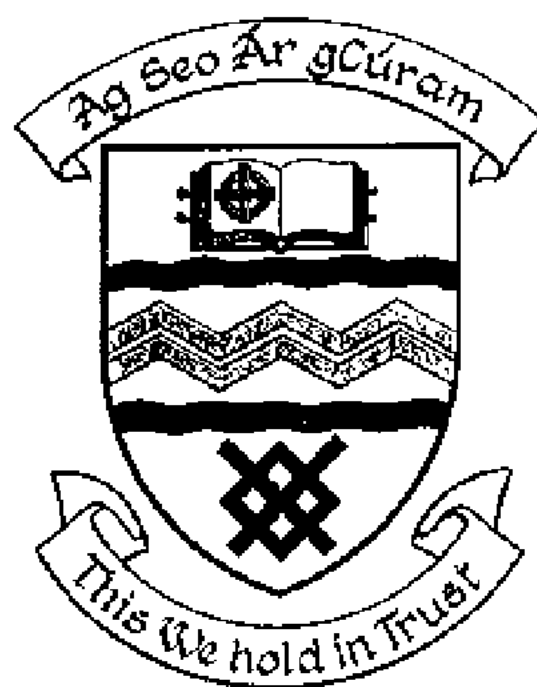
Dear Sir / Madam,

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

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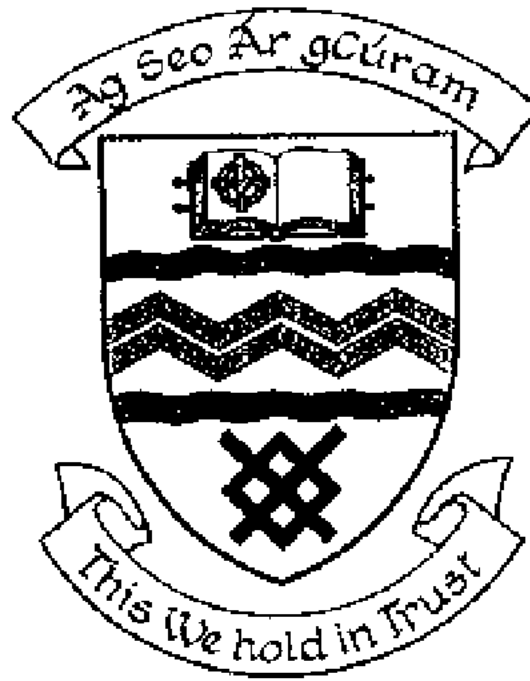
Development) Act 1976 the period for considering this application has been extended,
up to and including 06/03/2000

Yours faithfully

mt
..... 21/02/00
for SENIOR ADMINISTRATIVE OFFICER

O'Mahony Pike Architects,
Mount St. Annes,
Milltown,
Dublin 6.

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

Decision Order Number 2533	Date of Decision 18/11/1999
Register Reference S99A/0664	Date: 22/09/99

**Applicant
Development**

Sheelin McSharry Bushy Park Ltd.,
Development of a site of some 3.1 hectares adjoining Our Lady's School, Templeogue Road, Dublin 6W to comprise; a residential scheme of 297 units consisting of: 18 2/3 storey houses; 203 two bedroom and 76 three bedroom apartments in six apartment buildings ranging in height from four storeys to seven storeys, associated car parking and bicycle parking spaces at basement level; replacement of existing school / convent access off Templeogue Road with a new vehicular access point onto existing signal controlled junction (to be upgraded) and incorporating shared vehicular access to the subject lands and through to the adjoining Our Lady's School / Convent; change of use from convent and extension at basement level (340 sq.m. approx.) of existing house (formerly Bushy Park House) a list 2 structure to accommodate educational / science and technology based enterprise uses; demolition of a 'link' structure abutting the house; landscape and boundary treatment works and all site development works necessary thereto. An environmental impact statement was submitted.

Location

Our Lady's School, Templeogue Road, Dublin 6W.

App. Type

Permission

Dear Sir/Madam,

With reference to your planning application, received on 22/09/99 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 requested to clarify how it is proposed to comply with the Councils policy in relation to the development of lands in institutional use which requires a

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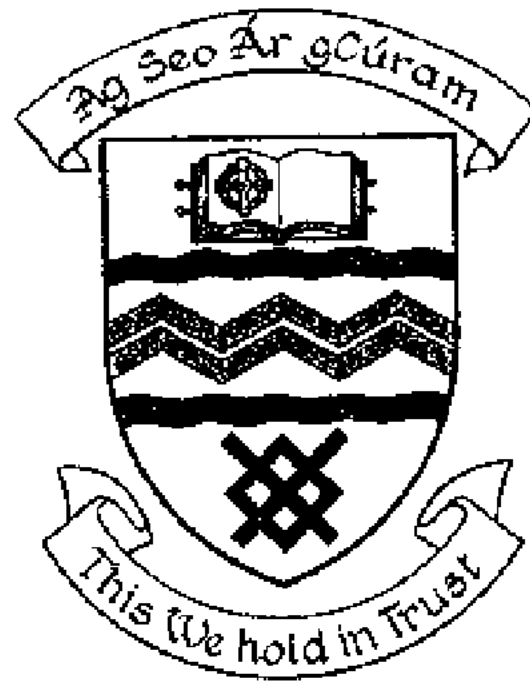
minimum of the total site to be retained for open space purposes. Such provision to be as considered necessary by the Council.

- 2 Provision for carparking is required at the rate of 1.67 car spaces per apartment and two off-street car spaces per dwelling house. This requirement takes account of the proposed Quality Bus Corridor and complementary use. Revised carparking proposals are required to show how this can be provided, or alternatively, the proposed development shall be reduced accordingly.
- 3 Revised details and proposals are required in relation to proposed drainage and water supply arrangements as follows:-
 - (a) Dublin Corporation have indicated that there is insufficient capacity for any additional flows in the 300mm diameter combined sewer on the Templeogue Road. A revised layout indicating an outfall to the 1200mm diameter sewer for the entire proposed development is required. Applicant to upgrade the existing 225mm diameter sewer up to the 1200mm sewer if there is insufficient capacity in the existing system for the additional flows.
 - (b) Revised internal drainage and watermain layouts to be submitted to provide that no building shall be within 5 metres of a foul or surface water sewer or watermain, with the potential to be taken in charge.
 - (c) Details and design calculations are required of proposals for attenuation and outlet controls to limit the surface water run-off discharge from the site to 10.73 l/s/hectare.
 - (d) Applicant shall generate a numerical model in order to predict the impact of extending the 150mm diameter PVC watermain to the site and the impact that the proposed development will have on the surrounding area of Springfield, Fortfield and Templeville in relation to water supply.
 - (e) Details of on-site water storage, and of balancing tanks and booster pumps on rising mains to the top storey of 3-storey or more buildings to be submitted.

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The applicant is advised that in the opinion of the Planning Authority the proposed development is seriously deficient in regard to the following:-

- (a) It does not adequately fulfil the requirement under para 3.4.14 and appendix B of the South Dublin County Development Plan, 1998, that all developments must provide for children's play, kick-about spaces, passive recreation and landscaped areas freely available for the use and enjoyment of the people of the area.
- (b) The proposed areas of open space are fragmented and result from the necessity to protect existing site features (i.e. mature trees), and to provide minimum separation distances between buildings, and minimum building setbacks from boundaries, and as such are not reckonable as part of the minimum site area requirement for public open space purposes.
- (c) The proposed open space does not constitute an area of adequate size or shape and suitable location, in accordance with paras. 3.4.14 and 3.4.17 of the County Development Plan.
- (d) Having regard to the height of the proposed buildings, the separation distances between buildings D and E, and between buildings E and F, are not adequate to avoid undue overlooking, having regard to the single aspect design of the proposed apartments.
- (e) Due to the orientation of the site, and to the height and orientation of the proposed buildings, substantial overshadowing of the areas between the buildings is likely, which will significantly reduce the amenity value of these areas.
- (f) The height of the proposed buildings in the rear portion of the site relative to the surrounding trees is likely to result in poor integration with the character and features of the area.
- (g) The relationship of the proposed buildings at the rear of the site to the adjoining amenity area is unsatisfactory having regard to the proximity of the building facades to the site boundary, and in particular the above-ground basement structure, as indicated in site sections BB and CC Drg. No. P004.
- (h) The impact of the proposed residential development

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on the character and setting of the listed house is considered unsatisfactory, in particular the proximity to the house of Blocks D and E, and the car park entry and exit ramp structure, will seriously compromise the setting of the listed building, and is unacceptable, as the house constitutes a significant feature in views from the adjoining park which will be substantially obstructed by the proposed Block D.

The applicant is requested to revise the proposed development in order to provide a more satisfactory relationship of buildings and spaces within the development site, and a more satisfactory integration of the development with the features of the adjoining area.

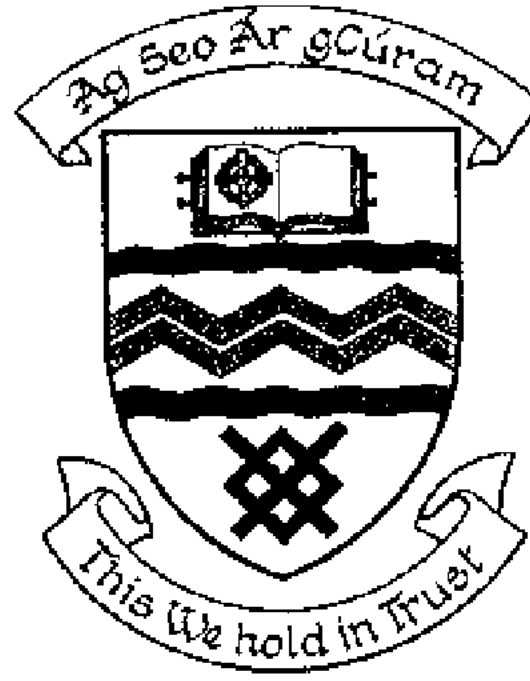
In this regard the applicant is advised that in the opinion of the Planning Authority, suitable revisions should include:-

- (a) A minimum of 20% of the site area should be provided as public open in accordance with Council Policies, R4 Institutional Lands, and OS4 Retention of Open Space, this amounts to approx. 1.5 acres, to be provided in addition to areas of environmental open space, and located in a central position so as to retain some part of the open character of the land, and to be accessible to all the residents and the general public.
- (b) The omission of Block D, to provide a suitable setting for Bushy Park House in views from the adjoining public park, as it is considered that the proposed development provides an opportunity to renew the visual link between the house and the park reflecting the historical character of the house in its original setting.
- (c) A reduction in the heights of the proposed Blocks at the rear of the site in order to minimise the visual impact of the development on the adjoining amenity areas.
- (d) The separation distance between Blocks B and C and the rear site boundary should be increased to provide a more satisfactory relationship to the adjoining amenity area within the park, and to allow

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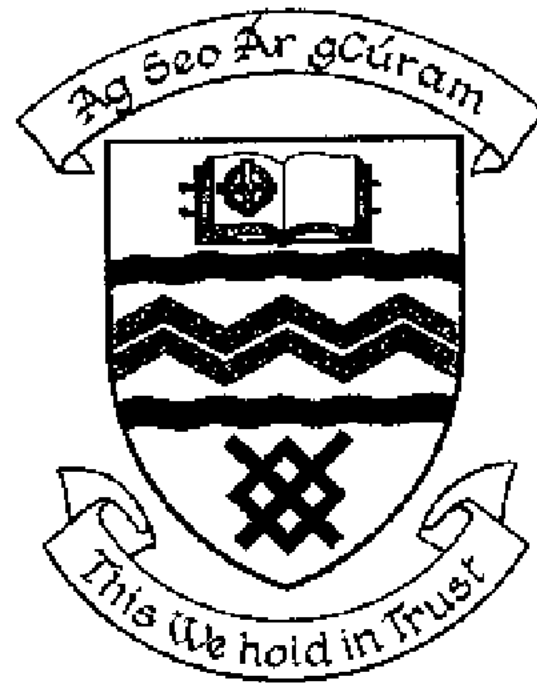
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- adequate space for planting at this location. This can be facilitated by the omission of the part of Block C furthest from the site boundary. This would also enable Block B to be repositioned eastwards, providing views between the buildings towards the wooded area to the rear of the site, and visual relief to the internal courtyard areas. This would also reduce the extent of the rear building facades in relation to the adjoining park area.
- (e) The separation distance between Blocks E and F should be increased to provide a more acceptable level of amenity.

Revised proposals should be supported by appropriately detailed visual studies, including site section drawings, tree canopy heights and contour maps, to demonstrate the visual impact of the proposed development in relation to the surrounding areas. Clarification is also required in relation to discrepancies noted in the proposed treatment of the site boundary and the linear strip adjoining the park boundary, as indicated on the site layout plan and landscape masterplan drawings submitted.

- 5 The applicant is requested to clarify how it is proposed to comply with the requirements of the Council in relation to the retention of open space use on lands with established recreational use.
- 6 Details of how the development complies with recognized daylight and sunlight standards to be submitted.
- 7 The applicant is requested to submit full details of the proposed alterations to Bushy Park House, including interior and exterior alteration. In this regard a full architectural survey, both interior and exterior, including a photographic survey, carried out by a recognised architectural recorder, is required. This shall include all structures on the application site associated with Bushy Park House, including boundary treatments. The report shall include an appropriate statement on the history of the house and grounds.

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Signed on behalf of South Dublin County Council

[Signature]
.....
for Senior Administrative Officer

19/11/99