

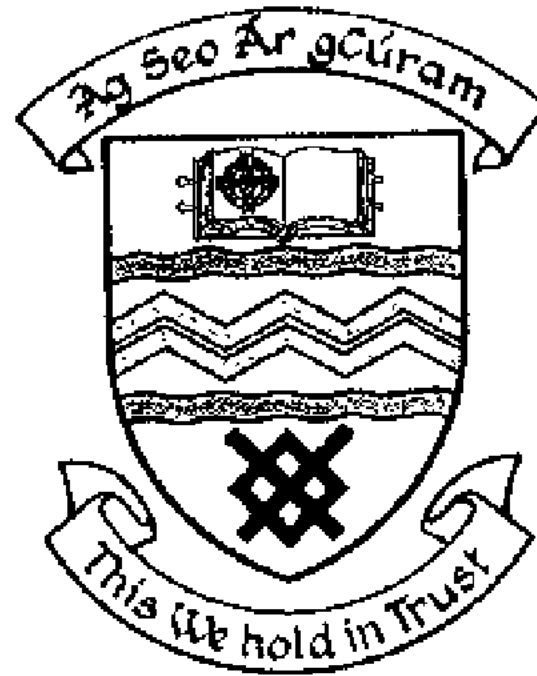
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0205	
1. Location	Site at Coldwater Commons, Moneyatta Commons, Boherboy, Saggart, Co. Dublin.		
2. Development	18 hole golf course in site of circa 53 hectares with two storey club house of 825 sq.m and surface car parking for 200 no. cars, with 45 no. two storey 6 and 5 bedroom detached houses and 8 no. two storey 4 bedroom detached village related houses with new road access's from Fortunestown Lane, Carter's Lane, Boherboy with landscaping and associated site works.		
3. Date of Application	01/04/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/06/1999 2.	1. 29/06/1999 2.
4. Submitted by	Name: Project Architect, Address: Fleming Court, Flemings Place,		
5. Applicant	Name: HSS Ltd., Address: Keatings Park, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 2458  Date 08/11/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2860  Date 22/12/1999	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	



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0205	
1. Location	Site at Coldwater Commons, Moneyatta Commons, Boherboy, Saggart, Co. Dublin.		
2. Development	18 hole golf course in site of circa 53 hectares with two storey club house of 825 sq.m and surface car parking for 200 no. cars, with 45 no. two storey 6 and 5 bedroom detached houses and 8 no. two storey 4 bedroom detached village related houses with new road access's from Fortunestown Lane, Carter's Lane, Boherboy with landscaping and associated site works.		
3. Date of Application	01/04/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/06/1999 2.	1. 29/06/1999 2.
4. Submitted by	Name: Project Architect, Address: Fleming Court, Flemings Place,		
5. Applicant	Name: HSS Ltd., Address: Keatings Park, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 2090 Date 24/09/1999	Effect TX REQUEST TIME EXTENSION	
7. Grant	O.C.M. No. Date	Effect TX REQUEST TIME EXTENSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement Compensation Purchase Notice			
12. Revocation or Amendment			
13. E.I.S. Requested E.I.S. Received E.I.S. Appeal			

14.	.....	.....	.....
	Registrar	Date	Receipt No.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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**Applications/Registry/Appeals**  
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Project Architect,  
Fleming Court,  
Flemings Place,  
Dublin 4.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2860	Date of Final Grant 22/12/1999
Decision Order Number 2458	Date of Decision 08/11/1999
Register Reference S99A/0205	Date 29/06/99

**Applicant** HSS Ltd.,

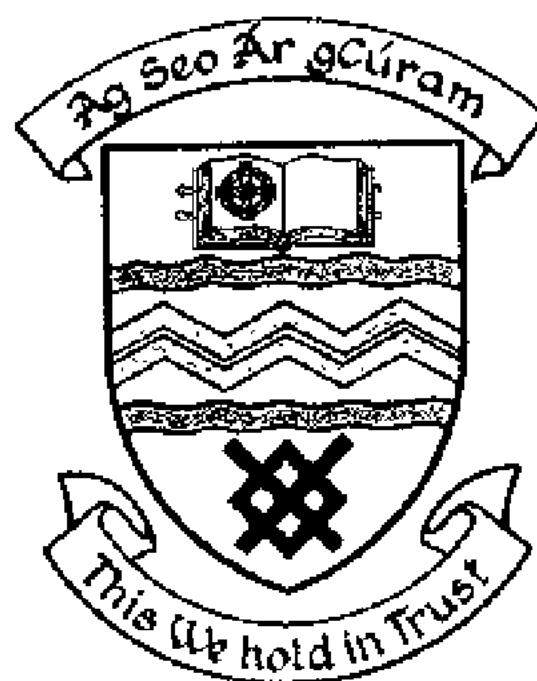
**Development** 18 hole golf course in site of circa 53 hectares with two storey club house of 825 sq.m and surface car parking for 200 no. cars, with 45 no. two storey 6 and 5 bedroom detached houses and 8 no. two storey 4 bedroom detached village related houses with new road access's from Fortunestown Lane, Carter's Lane, Boherboy with landscaping and associated site works.

**Location** Site at Coldwater Commons, Moneyatta Commons, Boherboy, Saggart, Co. Dublin.

**Floor Area** 825.00 Sq Metres  
**Time extension(s) up to and including** 08/11/1999  
**Additional Information Requested/Received** 11/06/1999 /29/06/1999

A Permission has been granted for the development described above,  
subject to the following (12) 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 and amended by Additional Information received on 29/06/99 and Unsolicited Additional Information received on 16/09/99, 05/07/99, 18/08/99, 25/08/99, 06/09/99 and 14/10/99, 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 the plot sizes of the 45 houses proposed be reduced to not greater than half acre in extent and the house type thereon shall not exceed 1800sq.ft. in size. Details of the revised plots and house types to be submitted to and agreed in writing with the Planning Authority before any development of these houses take place.

**REASON:**

It is important that the intrusion of the housing into the open green belt area be reduced to reasonable proportions having regard to the zoning objective of the lands and the proper planning and development of the area.

- 3 That no development of the houses accessing from Fortunestown Lane takes place until the east/west road between Citywest Industrial Estate and Garter Lane granted permission on 10/06/99 (Reg. Ref. S99A/0154) is constructed and open to traffic.

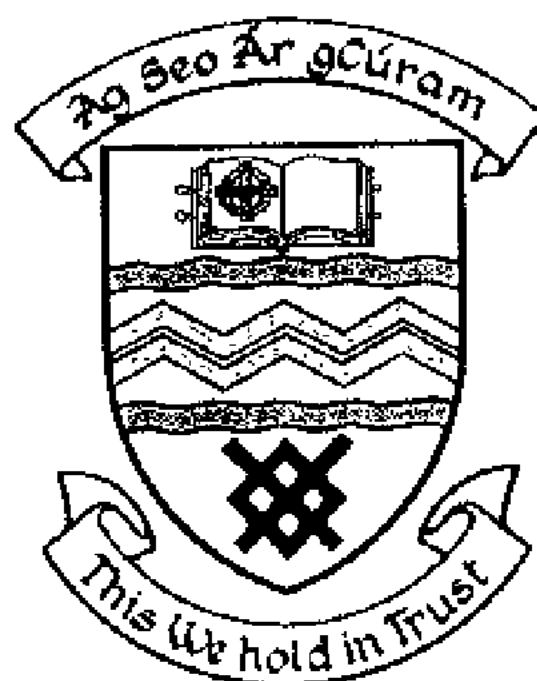
**REASON:**

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

- 4 In relation to Foul Drainage provision the following requirements shall be met before any development works take place:

1. Prior to the commencement of any development the applicant shall submit details to be agreed with South Dublin County Council indicating the point of discharging to existing foul sewer and shall submit written evidence that permission has been granted for such a connection into the privately owned sewer.
2. Applicant shall submit and agree with South Dublin County Council quantity of wastewater to be discharged into the existing foul sewer.
3. Applicant shall submit details indicating that the

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existing foul sewer to which it is proposed to connect has adequate capacity to cater for such discharges.

4. Applicant shall submit and agree with South Dublin County Council details in respect of the proposed sewage pumping station to indicate details in respect of pump selection and pump house and chamber construction.

**REASON:**

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

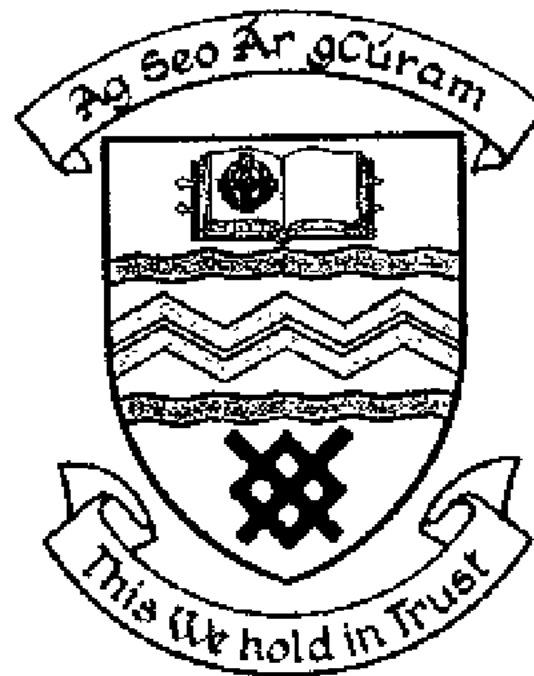
- 5 In relation to surface water provision for the following requirements shall be met before any development works take place:

1. Applicant to submit details to be agreed with South Dublin County Council of the proposed surface water attenuation ponds. Details to include flow control measures such as weirs, orifices such that the peak discharge from the adjacent site shall not exceed the equivalent surface water run-off from an undeveloped greenfield site of equivalent size.
2. Applicant to submit details of the proposed surface water channel. Details to include the levels of the lakes (bed level and proposed top water level) and the levels of the surface water channel up to the proposed point of discharge to the west of the site. Levels to demonstrate that proposed development can discharge to this point.
3. Applicant to demonstrate that the existing watercourse to which it is proposed to discharge has adequate capacity to accept the discharge from this proposed application and that such discharges would not cause flooding downstream.
4. There is an existing watercourse adjacent to the eastern boundary of the site. The applicant shall not carry out any works such that the existing capacity of the watercourses to accept surface water discharges is diminished in any respect.
5. Applicant to submit drainage details in respect of the discharge of surface water for all paved areas to include for road, housing areas and other impermeable areas.

**REASON:**

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

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6 In relation to water supply the following requirements shall be met:

1. Prior to the commencement of works applicant to submit details for the approval of the Area Engineer at Deansrath Depot a revised watermain layout drawing. Drawing to indicate proposed water main sizes, valve, meter and hydrant layout and proposed point of connection to existing watermains. Layout shall comply with Building Regulation.
2. Applicant shall comply with both South Dublin County Council and Dublin Corporation requirements with respect to wayleaves and construction details for the proposed construction over the 5 main arterial watermains supplying the Dublin Region. Details to be submitted within one month of date of final grant of planning permission.

**REASON:**

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

7 The developer shall comply with the following requirements in relation to archaeology:

1. The area of land along the Main Street in Saggart, north of Saggart Lodge presently being used as a site access should be test excavated by an archaeologist licensed under the National Monuments Acts. This test excavations should seek to establish the nature, location and extent of archaeological deposits or structures. It should determine the impact of the proposed development works on archaeological deposits and should suggest mitigation measures.
2. All other areas of remaining development works should be monitored by an archaeologist licensed under the National Monument Acts. Should archaeological material be uncovered the consultant archaeologist shall notify Duchas, the National Monuments Service and the National Museum immediately. Should significant archaeological deposits be identified further preservation in situ or excavation may be required. The developer will agree to be advised by the National Monuments Service in relation to the resolution of archaeological matters. The developer shall fund all such monitoring and excavation and shall facilitate the consultant archaeologist in this work.



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**REASON:**

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

- 8 That a financial contribution in the sum of £46,144 (forty six thousand one hundred and forty four pounds) EUR 58,590 (fifty eight thousand five hundred and ninety 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.

- 9 That a financial contribution in the sum of £127,932 (one hundred and twenty seven thousand nine hundred and thirty two pounds) EUR 162,440 (one hundred and sixty two thousand four hundred and forty 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:**

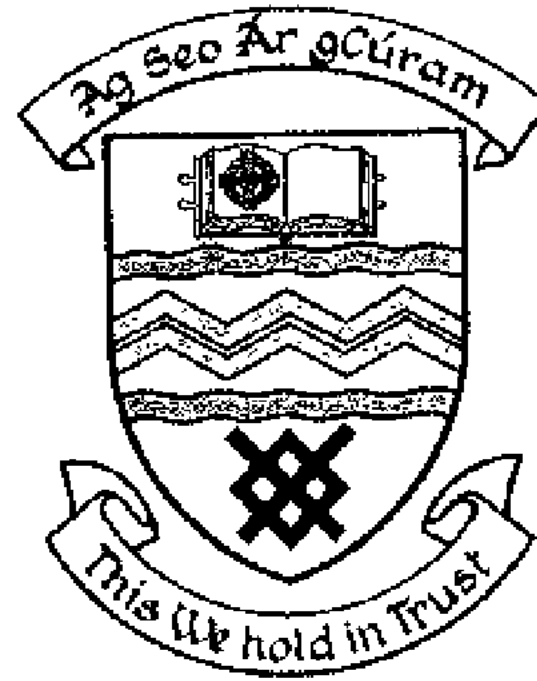
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 10 That a financial contribution in the sum of £1,000 (one thousand pounds) PER DWELLING EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

**REASON:**

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

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- 11 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £204,500 (two hundred and four thousand five hundred pounds) EUR 259,661 (two hundred and fifty nine thousand six hundred and sixty one euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

Or./...

b. Lodgement with the Council of a Cash Sum of £124,500 (one hundred and twenty four thousand five hundred pounds) EUR 158,000 (one hundred and fifty eight thousand euros) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

Or./...

c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

**REASON:**

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

- 12 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

**REASON:**

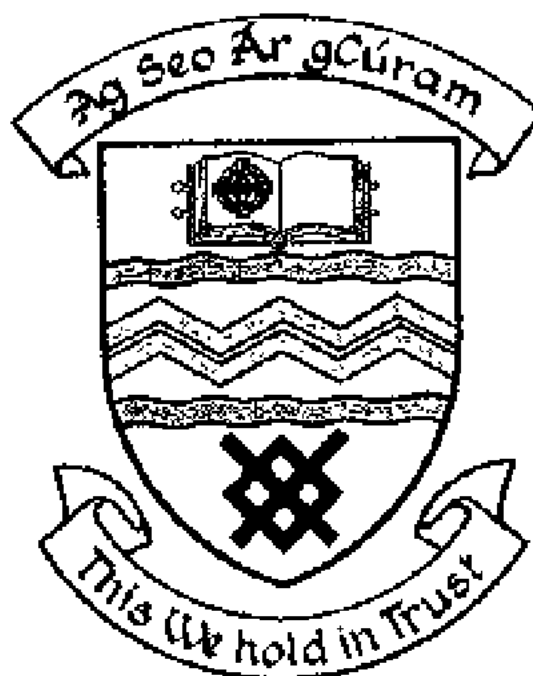
In the interest of the proper planning and development of the area.

- (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.

**SOUTH DUBLIN COUNTY COUNCIL**  
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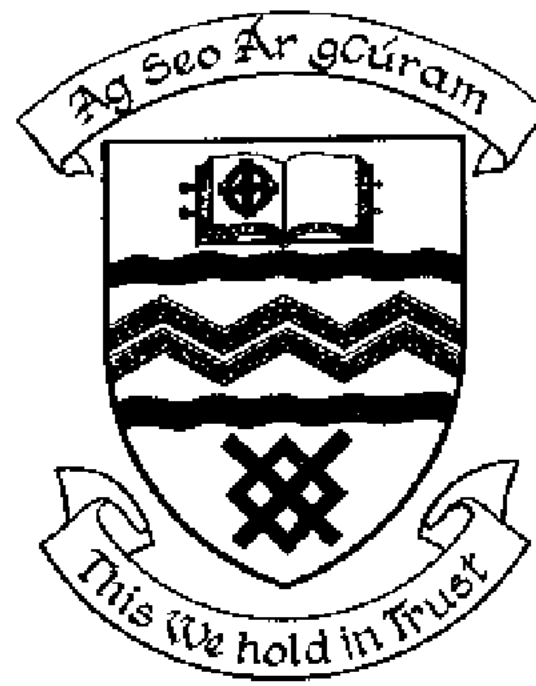
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- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use 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.

  
.....23/12/99  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2317	Date of Decision 22/10/1999
Register Reference S99A/0205	Date 01/04/99

**Applicant** HSS Ltd.,  
**App. Type** Permission  
**Development** 18 hole golf course in site of circa 53 hectares with two storey club house of 825 sq.m and surface car parking for 200 no. cars, with 45 no. two storey 6 and 5 bedroom detached houses and 8 no. two storey 4 bedroom detached village related houses with new road access's from Fortunestown Lane, Carter's Lane, Boherboy with landscaping and associated site works.

**Location** Site at Coldwater Commons, Moneyatta Commons, Boherboy, Saggart, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 08/11/1999

Yours faithfully

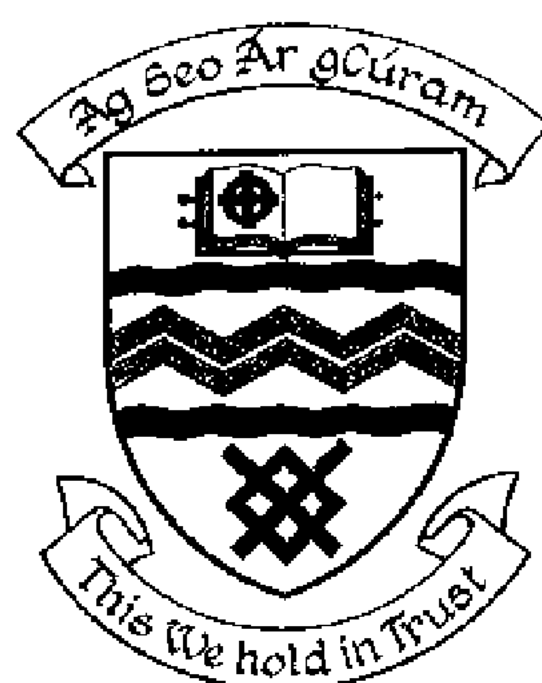
.....DC..... 22/10/99  
for SENIOR ADMINISTRATIVE OFFICER

Project Architect,  
Fleming Court,  
Flemings Place,  
Dublin 4.

**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1977	Date of Decision 10/09/1999
Register Reference S99A/0205	Date 01/04/99

**Applicant** HSS Ltd.,  
**App. Type** Permission  
**Development** 18 hole golf course in site of circa 53 hectares with two storey club house of 825 sq.m and surface car parking for 200 no. cars, with 45 no. two storey 6 and 5 bedroom detached houses and 8 no. two storey 4 bedroom detached village related houses with new road access's from Fortunestown Lane, Carter's Lane, Boherboy with landscaping and associated site works.

**Location** Site at Coldwater Commons, Moneyatta Commons, Boherboy, Saggart, Co. Dublin.

Dear Sir / Madam,

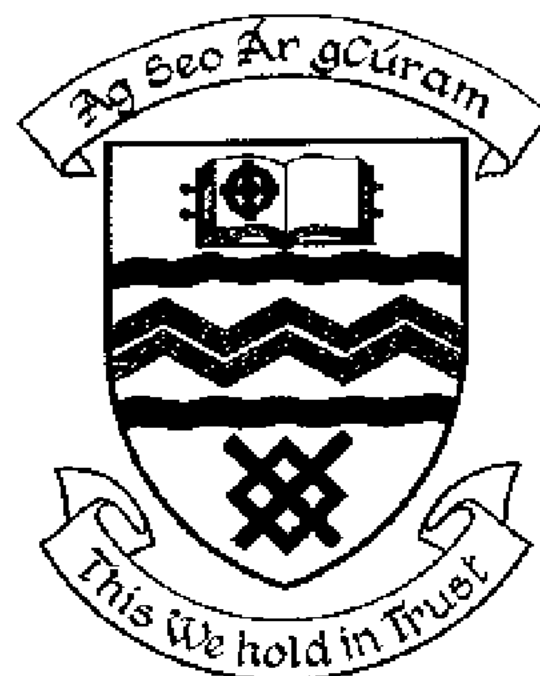
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 24/09/1999

Yours faithfully

..... 10/09/99  
for SENIOR ADMINISTRATIVE OFFICER

Project Architect,  
Fleming Court,  
Flemings Place,  
Dublin 4.

**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1842	Date of Decision 26/08/1999
Register Reference S99A/0205	Date 01/04/99

**Applicant** HSS Ltd.,  
**App. Type** Permission  
**Development** 18 hole golf course in site of circa 53 hectares with two storey club house of 825 sq.m and surface car parking for 200 no. cars, with 45 no. two storey 6 and 5 bedroom detached houses and 8 no. two storey 4 bedroom detached village related houses with new road access's from Fortunestown Lane, Carter's Lane, Boherboy with landscaping and associated site works.

**Location** Site at Coldwater Commons, Moneyatta Commons, Boherboy, Saggart, Co. Dublin.

Dear Sir / Madam,

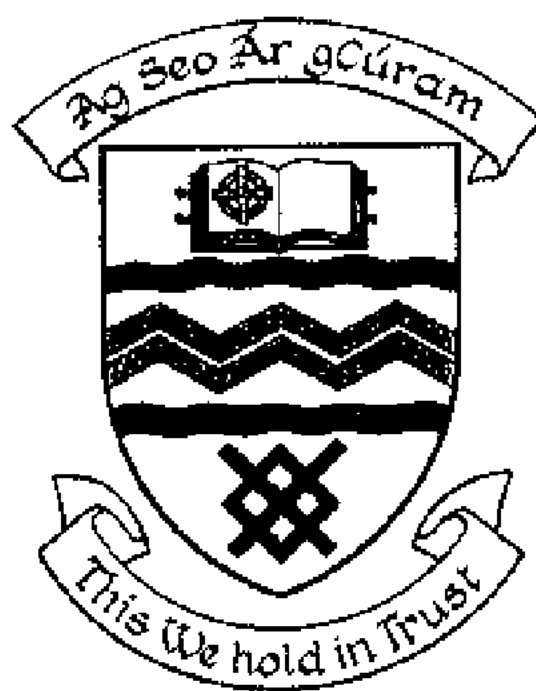
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 10/09/1999

Yours faithfully

.....DC..... 26/08/99  
for SENIOR ADMINISTRATIVE OFFICER

Project Architect,  
Fleming Court,  
Flemings Place,  
Dublin 4.

**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1118	Date of Decision 28/05/1999
Register Reference S99A/0205	Date 1st April 1999

**Applicant** HSS Ltd.,  
**App. Type** Permission  
**Development** 18 hole golf course in site of circa 53 hectares with two storey club house of 825 sq.m and surface car parking for 200 no. cars, with 45 no. two storey 6 and 5 bedroom detached houses and 8 no. two storey 4 bedroom detached village related houses with new road access's from Fortunestown Lane, Carter's Lane, Boherboy with landscaping and associated site works.

**Location** Site at Coldwater Commons, Moneymatta Commons, Boherboy, Saggart, Co. Dublin.

Dear Sir / Madam,

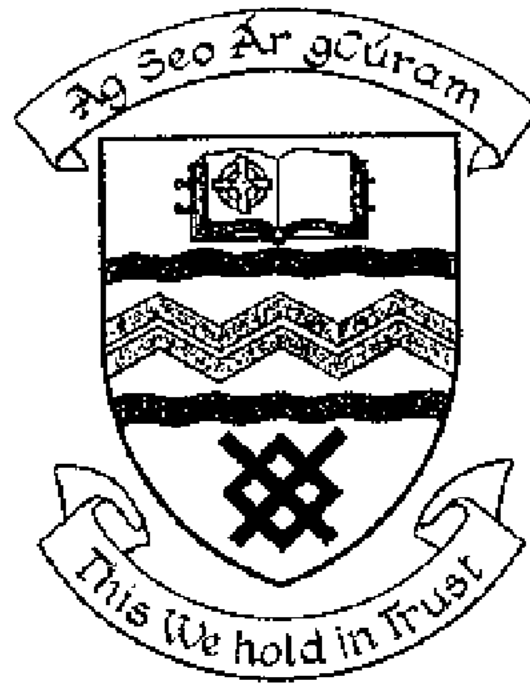
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 14/06/1999

Yours faithfully

..... 28/05/1999  
for SENIOR ADMINISTRATIVE OFFICER

Project Architect,  
Fleming Court,  
Flemings Place,  
Dublin 4.

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 1230	Date of Decision 11/06/1999
Register Reference S99A/0205	Date: 01/04/99

Applicant Development      HSS Ltd.,  
18 hole golf course in site of circa 53 hectares with two storey club house of 825 sq.m and surface car parking for 200 no. cars, with 45 no. two storey 6 and 5 bedroom detached houses and 8 no. two storey 4 bedroom detached village related houses with new road access's from Fortunestown Lane, Carter's Lane, Boherboy with landscaping and associated site works.

Location      Site at Coldwater Commons, Moneyatta Commons, Boherboy, Saggart, Co. Dublin.

App. Type      Permission

Dear Sir/Madam,  
With reference to your planning application, received on 01/04/99 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      It is noted that extensive unauthorised earthworks are being carried out on the subject lands at present. The applicant is requested to clarify the following:-
  - (a)      the purpose of the unauthorised works being carried out on site;
  - (b)      whether the applicant proposes to cease the works.
- 2      In view of the above the site survey drawings indicating contour levels and other details have been rendered out of date. An up-to-date site survey is required showing site contours, hedges reserved, hedges remaining, trees removed, trees remaining such details should show the situation at the cessation of the unauthorised works.

Project Architect,  
Fleming Court,  
Flemings Place,  
Dublin 4.



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REG REF. S99A/0205

- 3 A survey of all trees and hedgerows on the site should be submitted indicating the impact of the development on them.
- 4 An archaeological assessment of the site be carried out in consultation with Duchas the Heritage Service especially in relation to that part of the site within the area identified as the area of archaeological potential associated with Saggart Village.
- 5 Details of proposed tree planting and landscaping to be submitted together with boundary treatments.
- 6 Full details of proposed drainage, including pipe sizes, invert, cover and invert levels up to and including connection to public sewer be submitted.
- 7 That details of surface water drainage be submitted after consultation with the Councils Environmental Services Department.
- 8 There are five arterial watermains passing through the development three Dublin Corporation mains and two South Dublin County Council mains. The protection of these mains is crucial to the elements of the supply system in the Dublin region. The following requirements/concerns should be addressed by the applicant:-
  - (a) In the current proposal greens are not clear of the watermain wayleave. A wayleave width to be obtained from 8m outside the extreme pipe on either side of the mains;
  - (b) Applicant has submitted no details of the minimum and maximum cover over the watermains. The minimum cover required to the watermains is 1.2 metres and the maximum cover required is 2.5 metres;
  - (c) Applicant has submitted a proposal to fence off the mains area during construction. Development would require up to three special paved crossings during construction;
  - (d) Applicant has made no provisions for valves chambers, along the watermains, to remain uncovered and accessible;
  - (e) Applicant has not submitted a proposal to protect the five watermains from a new ESB duct. Applicant

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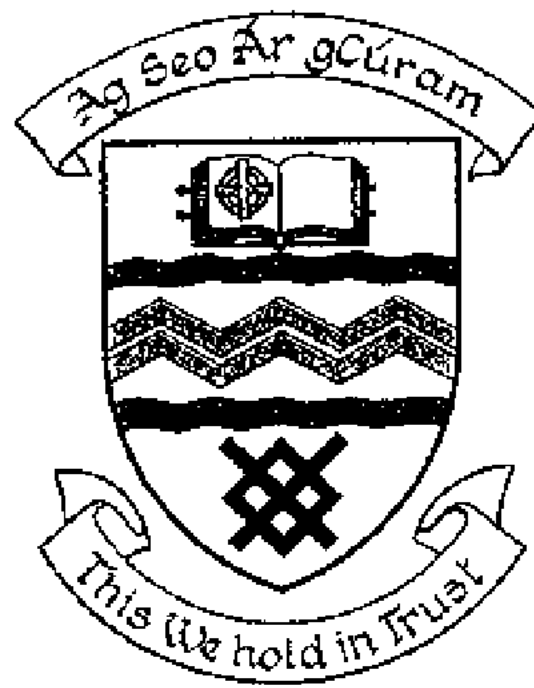
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- must install the 12mm thick M.S. plates over new ESB ducts where they cross the 5 No. watermain;
- (f) Applicant has not submitted details of proposed watermain layout including watermain size, material, sluice and air valves, meter and hydrants, and proposed point of connection to existing watermain.
- 9 The following roads requirements to be incorporated into the proposal:-
- (a) Realignment of Fortunestown Lane to be shown on north frontage of the site including access point with vision splays to Roads Departments standards;
- (b) The access point onto Boherboy Road to show vision splay of 3m x 90m in both directions with the boundary fence set back as required;
- (c) Clarification is required regarding access to the village related housing. If access is from Boherboy Road then:
- (i) Vision splays to be provided and road boundary to be set back. This may require the access road to be moved southwards;
- (ii) Position of access road to be moved so that normal kerb radii can be provided at junction;
- (iii) A through route should not be created. The access road should therefore be cul-de-sac with appropriate turning circle;
- (d) Due to the necessity to provide vision splays at the accesses onto Boherboy Road it is recommended that applicant should set back the boundary a distance of 4 metres from the kerb, between the two accesses;
- (e) The realignment/improvement of Fortunestown Lane will also provide footpaths as far as Garter Lane. Applicant should provide a continuation of this footpath/kerb along his road frontage on Garter Lane. This will involve piping the existing ditch.
- 10 That the applicant gives confirmation that the golf course is to be a public course as required in local objective No. 65 of the South Dublin County Development Plan 1998.
- 11 Clarification is required as to how the provisions of specific local objective No. 67 of the South Dublin County

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Development Plan 1998 - "provide 8 units of affordable housing for residents of Saggart Village on lands adjacent to Pairc Mhuire to the south of Saggart Village in conjunction with the development of the proposed public golf course" - in relation to the 'affordable' element of the objective can be achieved.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

14/06/99