

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0149
1. Location	Access at Lisheen Road, Brittas Big, Brittas, Co. Dublin.	
2. Development	To develop 11 hectares of golf course, being the smaller part of a proposed 18 hole golf course (including tees, fairways, greens, bunkers, water and land features, tree planting, landscaping and ancillary works) and for 160 metres of an access road to service the course and the proposed club house, off street parking and other facilities to be built in Co. Wicklow (and for which a separate application will be made)..	
3. Date of Application	10/03/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Kiaran O'Malley & Co. Ltd., Address: St. Heliers, Stillorgan Park,	
5. Applicant	Name: BHC Partnership, Address: 29 Kildare Street, Dublin 2.	
6. Decision	O.C.M. No. 0938 Date 06/05/1999	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 401 Date 21/02/2000	Effect AP GRANT PERMISSION
8. Appeal Lodged	08/06/1999	Written Representations
9. Appeal Decision	31/01/2000	Appeal Withdrawn
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		

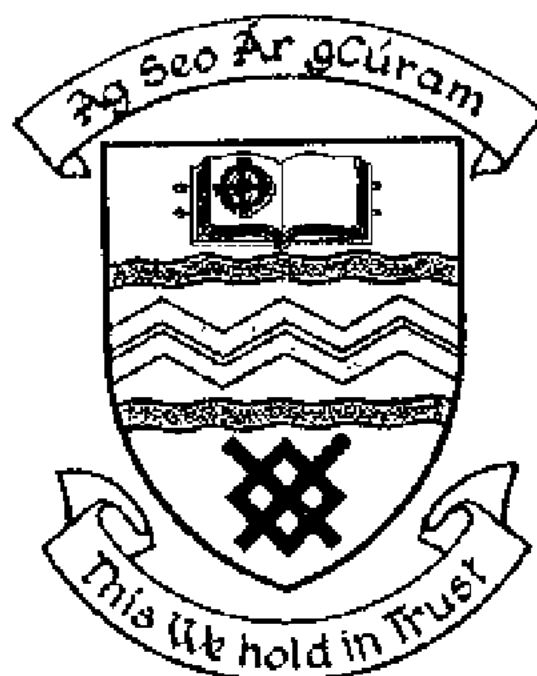
14.

Registrär

Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Baile Átha Cliath 24

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Kiaran O'Malley & Co. Ltd.,
St. Heliers,
Stillorgan Park,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 401	Date of Final Grant 21/02/2000
Decision Order Number 0938	Date of Decision 06/05/1999
Register Reference S99A/0149	Date 10/03/99

Applicant BHC Partnership,

Development To develop 11 hectares of golf course, being the smaller part of a proposed 18 hole golf course (including tees, fairways, greens, bunkers, water and land features, tree planting, landscaping and ancillary works) and for 160 metres of an access road to service the course and the proposed club house, off street parking and other facilities to be built in Co. Wicklow (and for which a separate application will be made).

Location Access at Lisheen Road, Brittas Big, Brittas, Co. Dublin.

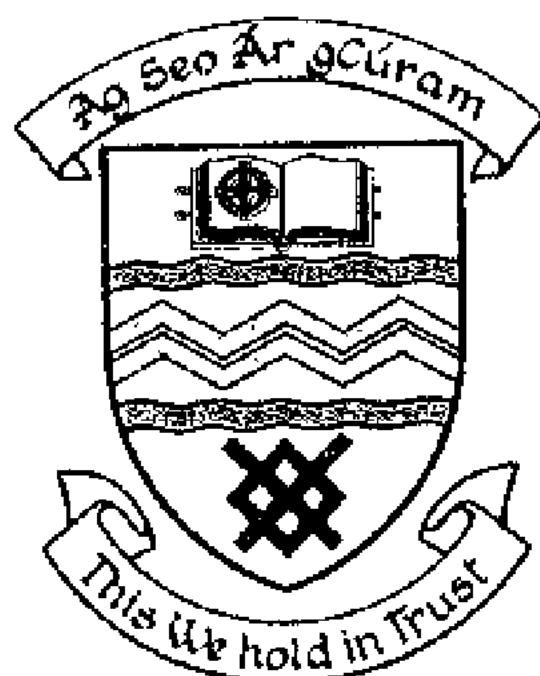
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (6) Conditions.

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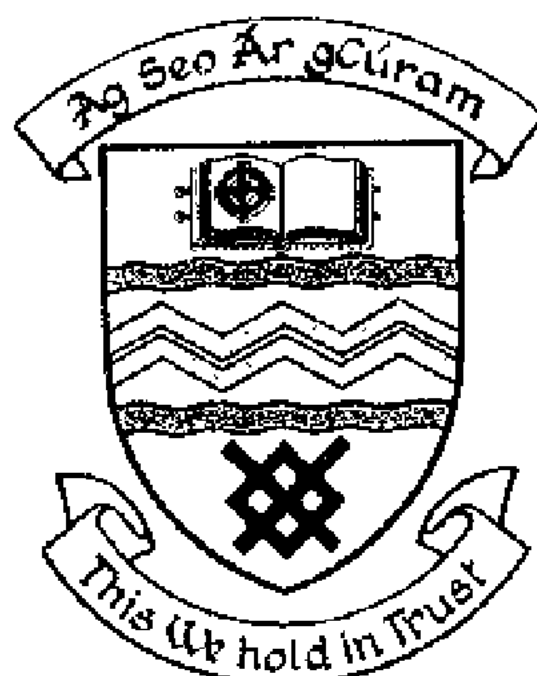
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 Lisheen Road shall be improved and widened for a distance of 150m to provide a 7m carriageway complete with kerbs on both sides, drainage, strengthening and bituminous overlay. Details of this work shall be agreed with Planning Authority (Roads Department) prior to commencement of development. All works to be carried out at the applicant's expense.
REASON:
In the interest of public safety and the proper planning and development of the area.
- 3 Vision splays of 90m from a 3m setback shall be provided at the access. This will involve a setting back of a section of the existing hedge. The area between the new line of hedge and road kerb shall be levelled and grassed.
REASON:
In the interest of public safety and the proper planning and development of the area.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the Planning Authority. In this regard, the applicant shall comply with the following requirements of the Planning Authority (Environmental Services Department):-
 - (a) All redundant ditches or streams shall be piped with suitable sized spigot and socket pipes laid open jointed with granular bed and surround and connected into the proposed drainage system;
 - (b) The applicant shall submit a Nutrient Management Plan in order to determine and minimise nutrient run off from the site into adjacent watercourses;
 - (c) The applicant shall ensure that there is no increase in the rate of water run off from the site into adjacent watercourses in order to minimise the risk of flooding in receiving waters downstream;
 - (d) The applicant shall ensure that there are no adverse effects on water supply wells in the vicinity of the golf course.

REASON:

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

- 5 Prior to commencement of development the applicant shall submit a detailed tree and hedgerow survey identifying the number, location, species and condition of existing trees and hedgerows on the site and including proposals for retention /protection, where appropriate for the written agreement of the Planning Authority.

REASON:

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

- 6 Prior to commencement of development a satisfactory scheme of landscaping, including the proposed programme for such works, shall be submitted for the written agreement of the Planning Authority. This scheme shall include a second report on the site by a consultant botanist, as proposed in the application documentation, in relation to plants of botanical interest and proposals for their retention/protection where appropriate.

REASON:

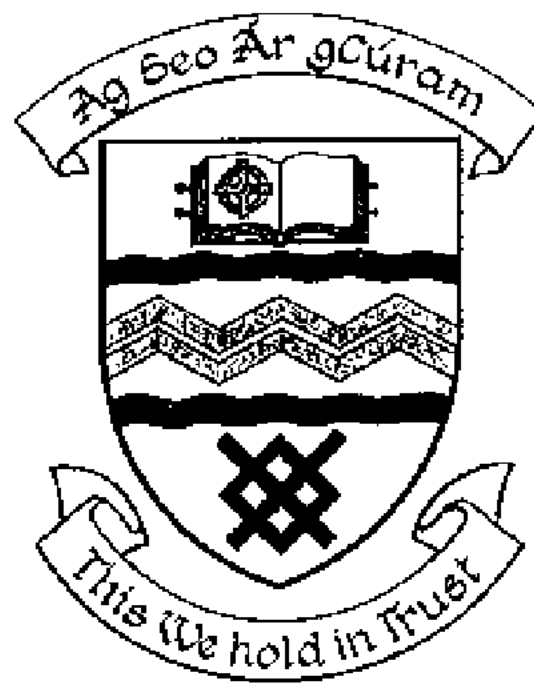
In the interest of the proper planning and development of the area.

- (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.
- (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.

Edward Bowler24/02/00
 for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0938	Date of Decision 06/05/1999
Register Reference S99A/0149	Date: 10/03/1999

Applicant BHC Partnership,

Development To develop 11 hectares of golf course, being the smaller part of a proposed 18 hole golf course (including tees, fairways, greens, bunkers, water and land features, tree planting, landscaping and ancillary works) and for 160 metres of an access road to service the course and the proposed club house, off street parking and other facilities to be built in Co. Wicklow (and for which a separate application will be made).

Location Access at Lisheen Road, Brittas Big, Brittas, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

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

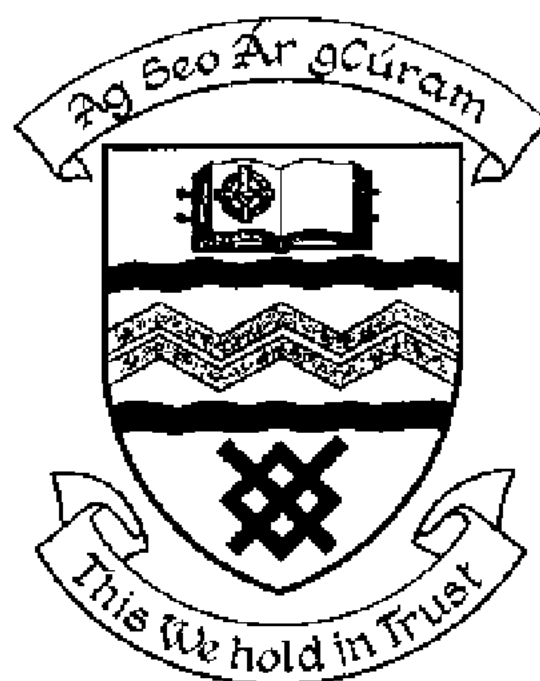
..... 06/05/1999
for SENIOR ADMINISTRATIVE OFFICER

Kiaran O'Malley & Co. Ltd.,
St. Heliers,
Stillorgan Park,
Blackrock,
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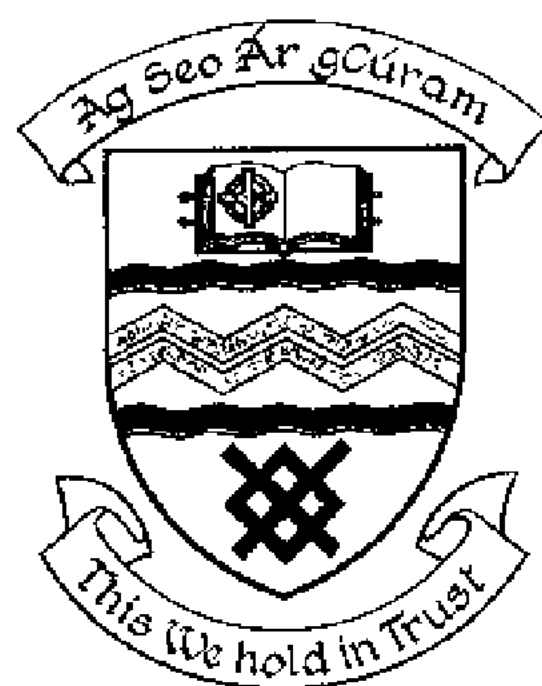
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REG REF. S99A/0149

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 - (c) The applicant shall ensure that there is no increase

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REG. REF. S99A/0149

- in the rate of water run off from the site into adjacent watercourses in order to minimise the risk of flooding in receiving waters downstream;
- (d) The applicant shall ensure that there are no adverse effects on water supply wells in the vicinity of the golf course.

REASON:

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

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