

Coolmine

Saggart

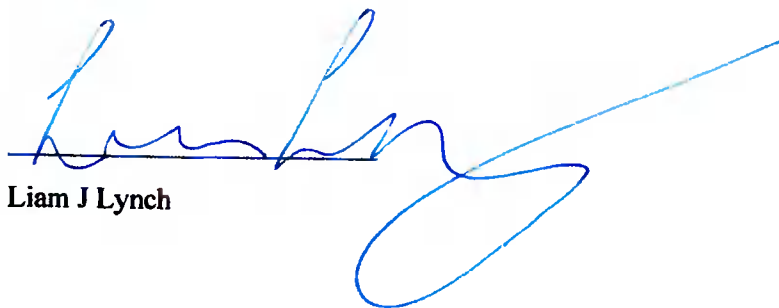
Co Dublin

To Whom It May Concern

I, Liam Lynch, give my full support to my son William John Lynch to seek planning permission for a private dwelling house with garage, proprietary effluent treatment system and percolation area, entrance onto public road and all ancillary site services at Coolmine Saggart, Co Dublin.

The area of land has been transferred into his ownership with my blessing.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'Liam J Lynch', is written over a horizontal line. The signature is stylized and extends to the right with a long, sweeping stroke.

Liam J Lynch

Appendix 3

Rathcoole Saggart Community Alert Committee

To whom it may concern

We support William Lynch in his application for planning permission for a home at his family farm in Saggart Co Dublin.

William, like his father before him, and his father before him, has been an active member of the farming community in this area for many years. He is the 3rd generation of his family to live and contribute to the farming community in this area.

William has helped neighbours in the area at times of heavy snow fall, flooding and has responded to several emergencies, burglaries, and accidents on numerous occasions. He is a valued member of the community.

Yours

Ann McLaughlin
Ann McLaughlin

Appendix 1



Comhairle Contae
Ania Clath Theas
South Dublin County Council

Connecting You to

Land Use, Economic and Transport Planning Department.
County Hall, Tallaght, Dublin 24.

Telephone: 01 4149000

Fax: 01 4149104

Email: planning.dept@sdublincoco.ie

Thomas O'Neill,
ONCE Civil & Structural Ltd.
Unit E15, South City Business Centre
Whitestown Way
Tallaght
Dublin 24

NOTIFICATION OF DECISION TO GRANT OUTLINE PERMISSION PLANNING AND DEVELOPMENT ACT 2000 & PLANNING REGULATIONS THEREUNDER

Decision Order Number:	0138	Date of Decision:	31-Jan-2012
Register Reference:	SD11A/0176	Date:	09-Jan-2012

Applicant: William John Lynch

Development: Detached dwelling, site works, waste treatment plant & well.

Location: Coolmine, Saggart, Co. Dublin.

Floor Area:

Time extension(s) up to and including:

Additional Information Requested/Received: 20-Jul-2011, , 05-Sep-2011 / , 03-Aug-2011, 09-Jan-2012

Clarification of Additional Information Requested/Received: 20-Jul-2011, , 05-Sep-2011 / , 03-Aug-2011, 09-Jan-2012

DECISION TO: Pursuant to the Planning & Development Act 2000, it is hereby decided, for the reasons set out in the First Schedule hereto, to **GRANT OUTLINE 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 decision is subject to the said conditions.



Coolmine Equestrian Centre

Coolmine House
Coolmine
Saggart
Co Dublin

02.06.2011

To whom it may concern:

My name is William John Lynch, my father William John Lynch and my grandfather, also called William John Lynch have lived at our family home, Coolmine House just outside Saggart village for well over 100 years.

My grandfather started the family business of farming at Coolmine after choosing to move here from the Wicklow Mountains to settle down and start a family, marrying Catherine Bowler who became a highly respected local school teacher over in Newcastle. He had a reputation for producing the high quality stock, mainly because he treated his livestock more as family pets than commodities, and often won awards for his cattle at all the local markets. When my grandparents passed away the entire community of Coolmine, Rathcoole, Newcastle and Saggart came to pay their respects. Even today I still get people from the area telling me stories about how Catherine was the best teacher they ever had or how my grandfather had helped them in times of need.

After my grandparents passed away my father continued the family business by starting up Coolmine Equestrian Centre in 1986. Both my parents are respected local doctors practising in Clondalkin village but I grew up working on the farm and Equestrian Centre. My father passed on the Lynch farming tradition to me and I am solely responsible for managing the farm at Coolmine. I'm responsible for all grassland management, maintenance, security, fencing and repair as well as the daily maintenance of all equestrian surfaces. Our main livestock is now horses but I still love working with animals and managing the land as my grandfather did before me.

I represent the third generation of William John Lynchs to work the family land. Coolmine Equestrian Centre is still famous for the "Poitin Stil Hunter Trials" and while many of the old maps show Coolmine as being on "Lynch Hill" now Coolmine Equestrian Centre is literally on the map as it is now sited as a landmark on the Dublin AA Roadmaps. I am currently in the process of rebuilding the cross country course which we were once famous for and last year managed to run our first event in over 5 years. I am determined to continue the family legacy and regain the fame for equestrian sports activities that we've enjoyed in the past.

At the moment I have just completed a Masters in Sports and Recreation Business Management and plan to spend yet another action packed summer running sports activities pony camps and managing the farm before gearing up for all the unpredictable eventualities of the long Irish winter. The stables will be making a significant contribution to the promotion of tourism in Ireland in accordance with government agenda and our business is constantly growing. I have worked at Coolmine for all my life and I hope to continue working the land for the rest of my life. My Fiancé and I plan to settle down soon and start our own family. I am resuming our sports horse breeding activities which means that I need to be on hand 24hrs a day for foaling, checking and birthing animals throughout the night. Also we have encountered increasing security problems at the equestrian centre due to the current economic climate and over the years we have suffered larceny, vandalism, animal and machinery theft. This house will be positioned overlooking the yard, machinery sheds, road entrance and hay stores which unfortunately need to be closely watched.

Apart from the practicalities I honestly cannot imagine living anywhere else.

Yours sincerely,



William John Lynch, HDip, BSc, MSc

Coolmine Equestrian Centre, Coolmine, Saggart, Co Dublin, Ireland

Website: www.coolmineequestrian.com Email: info@coolmineequestrian.com Yard Ph: 01 4588447

DKA Declan Kearns & Associates

- CIVIL, ENVIRONMENTAL, GEOTECHNICAL & STRUCTURAL ENGINEERS
- ARCHITECTURAL SERVICES & PLANNING CONSULTANTS
- LAND SURVEYORS
- BUILDING ENERGY RATING
- PROJECT MANAGEMENT

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Visit: www.dkassociates.ie

Planning Dept.
South Dublin County Council
County Hall
Town Centre
Tallaght
Dublin24

25/02/22

Re: Planning Application for Will Lynch at Coolmine, Saggart, Co. Dublin

Dear Sir/Madam,

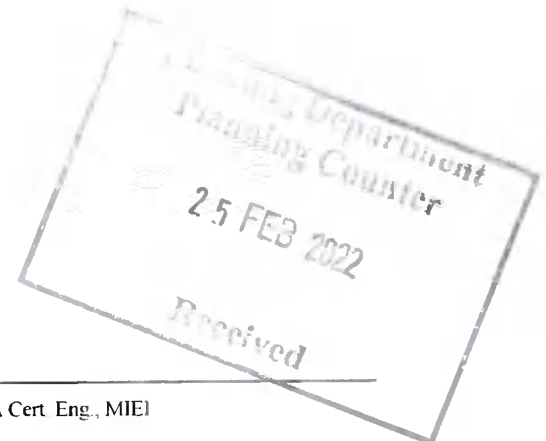
Please find attached the following documents :

- Planning Application Fee - Please contact 086 211 1590 for payment
- Planning Application Form
- Newspaper notice and 5 copies
- 6 copies of site notice
- 6 copies of site location map
- 6 copies of site layout plan
- 6 copies of House Drawings
- 6 copies of Garage Drawings
- 6 copies of the Site Characterisation Report & Site Suitability Report
- 6 copies of Documents from the applicant which shows his linkage to this rural area.
- Letter of permission from the landowner and associated land registry map.
- 6 copies of landscape plan
- 6 copies of Appropriate Assessment

Yours faithfully,



Declan Kearns
Consulting Engineer
For and on behalf of
Declan Kearns & Associates Ltd.





Coolmine Equestrian Centre

Coolmine Equestrian Centre
Coolmine
Saggart
Co Dublin

27th November 2011

For attention of the planning Department South Dublin Co Co:

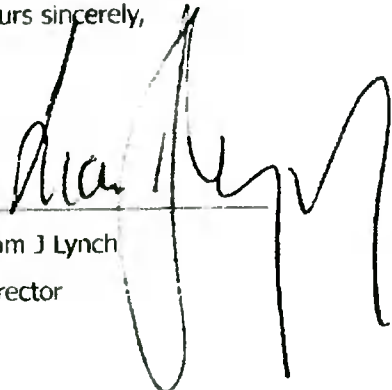
Dear Sir / Madam

I wish to write in support of the application by my son William Lynch MSc for planning permission (outline) for a house on our family farm at Coolmine, Saggart. William was born and has lived on the farm all of his life and is the third generation to do so. He has contributed to the family farm and equestrian centre from an early age and has been employed continuously on a full time basis since 2004 (copy of p60 enclosed). He is currently employed in a managerial role with significant input into the management, development and marketing of the equestrian centre. He is also involved in the development and progression of our sports horse breeding program.

His knowledge, experience and commitment are integral to the on-going development of our family farm and equestrian centre and we fully support his application.

Should you require any further information please do not hesitate to contact me.

Yours sincerely,



Liam J Lynch
Director

Will Lynch
Crookshane
Rathcoole
Co Dublin
November 27, 2011

Appendix 2

To whom it may concern:

I have applied for planning permission for a residence at the site in Coolmine for several reasons:

The first and foremost reason is that I rely on Coolmine Equestrian Centre, which is located on the same land that I am seeking permission to build my own home, to provide my primary source of income both now and in the future. I am the third generation of my family to work the land and seek permission to build my own home on our property. I am presently living in Crookshane, Rathcoole with my older sister Kate. I am in a long term relationship and will perceive the need for my own family home in the future in close proximity to my workplace, Coolmine Equestrian.

It is also of huge importance to me that the farm can remain and continue to prosper within our family name. It is of utmost importance to the continued success of the stables that we can provide our animals with top notch care as per our reputation. When working with animals and the very nature of this business necessitates my availability onsite within short notice at all times. As part of my job I am on call 24hrs a day to oversee animal welfare and breeding programmes. It is vital that young animals and brood mares be checked several times during the night and day when breeding and the industry now allows for breeding all year round. The breeding process is lengthy and expensive so it is essential to the health and security of these animals that there is constant supervision for the duration of their pregnancy. We have also handpicked and trained animals to be used in our horse riding school which are of infinite value and we hold a duty of care over our livery clients and their own animals.

The second most important factor is the security of our lands, facilities and machinery. The proposed site was chosen primarily because it has a view of all access points to our farm buildings, animals and equipment storage. Our business is responsible for providing a secure environment for our client's property including equipment, horses and horse trailers. The site has an uninterrupted view of farm buildings, all access routes from the fields and the main roadside gate to our property. Our experience shows that exposure to any destructive circumstances, to both our animals or amenities decreases whenever we have staff onsite for example flood or snow damage can be significantly reduced upon a rapid response. Unfortunately we have only been able to do this periodically and we require permanent staff onsite. Having a member of staff onsite also provides our clients with an out of hours service is extremely beneficial. As part of the tourist industry we ensure that there is a warm Irish welcome as a key part of our business practice.

We must evolve to meet expected international standards to provide a quality service.

Sincerely,



Will Lynch

**Dr Liam J Lynch
Dr Lynda Hamilton-Lynch
Coolmine House
Saggart
Co Dublin**

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

22 June 2011

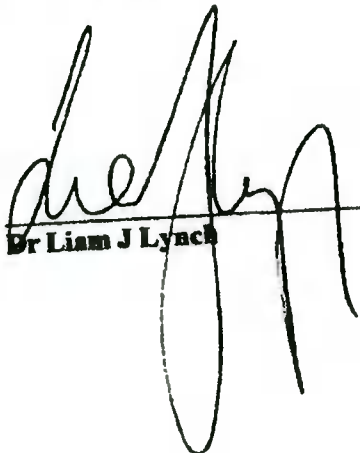
Re: Planning Application - Coolmine, Saggart, Co Dublin

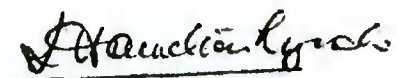
Dear Sirs

We wish to confirm that we are fully supportive of our son's (William Lynch) application for planning permission.

We consider his contribution to the family farm and equestrian centre as essential, and we are transferring the site the subject of this application to his ownership.

Yours sincerely


Dr Liam J Lynch


Dr Lynda Hamilton-Lynch

South Dublin County Council Planning Department - Registry	
15. JUL 2011 SD 11 A 0176	
Date Received	Register Reference

To Whom It May Concern

I William Lynch and my wife Maeve Bambury Lynch hereby apply to build a family dwelling in Saggart, Co. Dublin. Further to the previous approved outline application (Appendix 1 SD11A/0176), we are now in a position to submit a finalised plan including detailed house and landscape plans, supported by an ecological appropriate assessment and landscape design.

Further to my history outlined in Appendix 2, which was submitted with the previous successful application, that of a 3rd generation Lynch to live and work on our farm in the Saggart area. Since the last application I have since grown my ties to the area both personally and professionally as outlined below.

The family business has grown both domestically and internationally in the Agri-tourism industry. In such we regularly have groups of unaccompanied teenagers and adults on holiday and as such need an onsite presence and in immediate proximity to ensure both the individual and agricultural necessity and safety of all. Coolmine Equestrian Centre worked closely with South Dublin County Council to help promote the DublinOutdoors tourism project providing footage of riders in the Dublin Mountains for promotional purposes and by attending several steering committee meetings. My intention is to continue this work into the future. This level of commitment, responsibility, and employment comes with the need to be in direct proximity 24 hours to satisfy all requirements.

Living and working in the area has allowed us to grow and maintain ties to the local community for example co-founding and hosting meetings between councillors and gardai in the form of community security group. Please see supporting letter from this group Appendix 3. Additionally, I have facilitated and held numerous local meetings between the council and the community to discuss and resolve issues all supported by not only my connection to the issues but mainly my familiarity and proximity to the area. This is reiterated by the support to this application from my local Councillors which you will see in supporting emails. I am an avid member of the local neighbourhood watch and act as 24-hour support given my proposed location and accessibility therein to anyone who should need it.

In addition to this, my family all reside in this area within 1 km of the intended site. As time goes on, I intend to raise my family on the farm where I grew up and help to care for older generations living here. My proximity to the workplace and Maeve's hybrid style of work in fact reduce our use of the local roads.

Since my previous successful application, I have furthered not only my business but also my personal need to live on my farm. I have since gotten married and have started a family with my first child being fourth generation living in this area and has already grown ties to the community as seen in Appendix 4 with her local baptismal Cert. Ideally, we would have liked to submit a formal application as a follow on to the approved outline in a shorter timeframe but for numerous reasons including Covid 19 we are only now able to proceed. As we continue to grow our family with another baby on the way, our current accommodation is no longer a viable option due to space constraints. This coupled with our desire to retain and develop the family farming business and keeping the land in the family, please consider our formal housing application plan.

Best Regards


William Lynch


Maeve Bambury Lynch