

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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PLANNING
DEPARTMENT
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Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

| | |
|------------------------------|-----------------------------|
| Decision Order Number 1078 | Date of Decision 24/05/1999 |
| Register Reference S98A/0781 | Date 16th November 1998 |

Applicant
App. Type
Development

Cooldrinagh Properties,
Permission
(a) Hotel comprising 123 bedrooms on ground, first and second floors, restaurant, lounge/bar and office services at ground floor with plant rooms at roof level.
(b) Leisure complex comprising of 3,000 sq.m. approx of gymnasia, squash courts, handball court, creche, 3 associated retails units, 2 restaurants, and ancillary accommodation.
(c) Ancillary and external works including E.S.B. sub-station, car parking for 360 cars, landscaping, playground, service yards and water tanks. The development involves the demolition of the existing building on the site of 18.5 acres approximately, with access from Leixlip Road.

Location

Site bounded by Leixlip Road, Cooldrinagh Lane and the M4 Motorway (the former Tara Co-Op site), Cooldrinagh, Lucan, Co. Dublin.

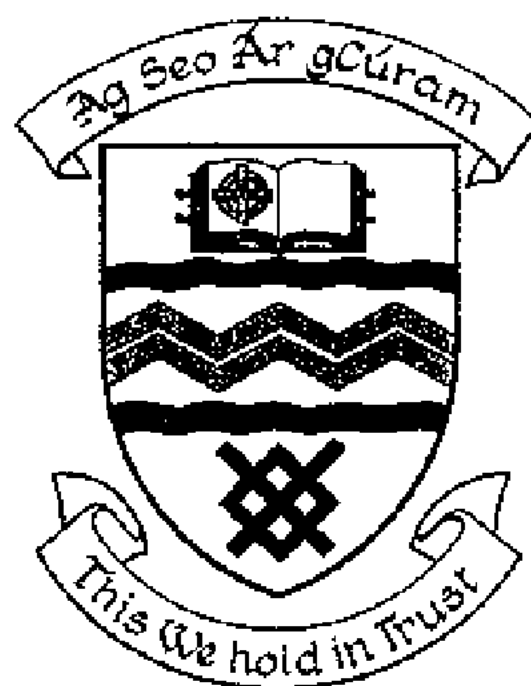
Dear Sir / Madam,

With reference to your planning application, additional information received on 26th March 1999 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 The applicant is advised that clarification of additional information is required in relation to the proposed foul

Burke-Kennedy Doyle Architects,
6/7 Harcourt Terrace,
Dublin 2.

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sewerage arrangements as the Environmental Services Engineer is not satisfied that any potential capacity within the existing system can be satisfactorily realised by means of the proposed arrangements. The applicant is advised to consult further with the Environmental Services Engineer prior to submitting the clarification requested.

In this regard the applicant is requested to submit firm proposals as to where and how it is intended to take the infiltration out of the existing system to allow for the proposed development. Details are required of the holding tank and pump sump and provisions to avoid septicity. Also details are required to show that the bridge structure is structurally fit for the proposed installation and that no existing utilities are obstructing the laying of the rising main through the bridge structure.

- 2 Written evidence is required of the permission of the owners to connect to:-
- (a) private foul sewer not yet taken in charge;
 - (b) existing surface water road sewer.

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

Yours faithfully

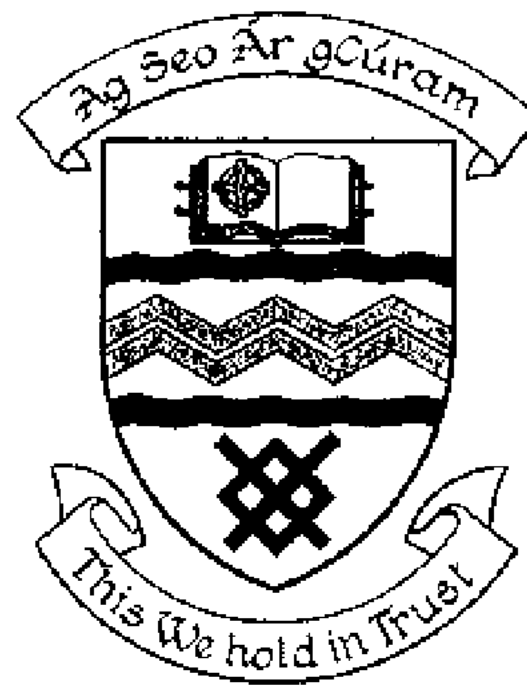
.....
for SENIOR ADMINISTRATIVE OFFICER

24/05/1999

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

| | |
|------------------------------|---------------------------|
| Decision Order Number 0072 | Date of Decision 14/01/99 |
| Register Reference S98A/0781 | Date 16th November 1998 |

**Applicant
Development**

Cooldrinagh Properties,
(a) Hotel comprising 123 bedrooms on ground, first and second floors, restaurant, lounge/bar and office services at ground floor with plant rooms at roof level.
(b) Leisure complex comprising of 3,000 sq.m. approx of gymnasia, squash courts, handball court, creche, 3 associated retails units, 2 restaurants, and ancillary accommodation.
(c) Ancillary and external works including E.S.B. sub-station, car parking for 360 cars, landscaping, playground, service yards and water tanks. The development involves the demolition of the existing building on the site of 18.5 acres approximately, with access from Leixlip Road.

Location

Site bounded by Leixlip Road, Cooldrinagh Lane and the M4 Motorway (the former Tara Co-Op site), Cooldrinagh, Lucan, Co. Dublin.

App. Type

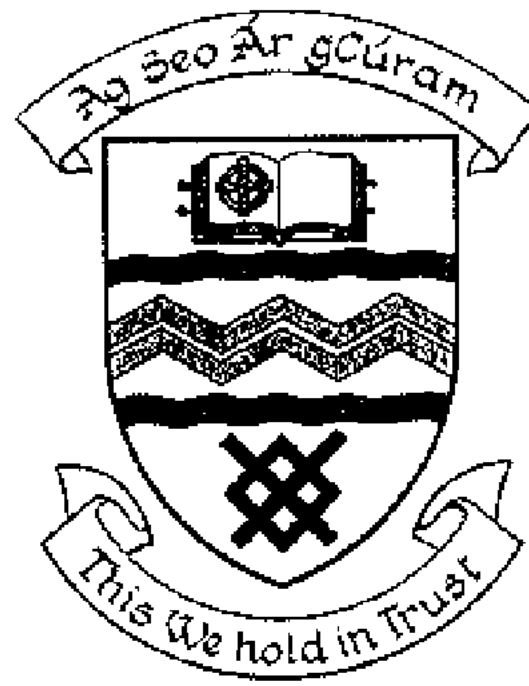
Permission

Dear Sir/Madam,

With reference to your planning application, received on 16/11/98 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 has indicated that the land to the east of the proposed vehicular entrance is in the ownership of Cafferkey Building Facilities Ltd. and has submitted a letter with the application from Cafferkey Building Facilities Ltd. granting their permission to include the "Cafferkey" lands in this
- Burke-Kennedy Doyle Architects,
6/7 Harcourt Terrace,
Dublin 2.

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planning application. In this regard clarification of the following matters is required:-

- a) Is the applicant in a position to comply with conditions which may be imposed by the Planning Authority relative to these lands owned by Cafferkey Building Facilities Ltd. to the east and to the west.
- b) Clarification of the extent of existing buildings proposed to be demolished together with a timescale for their demolition. In this regard the lodged plans do not reflect the extent of existing buildings on site.
- c) Is the applicant proposing the demolition of existing buildings as part of the current application.
- d) Are the "Cafferkey" lands which are described as parkland to be developed by the applicant as such and be available as an amenity to the proposed development.

2 It would appear to the Planning Authority that the proposed development is located at the one end of this overall site rather than in a centrally located position. The applicant is asked to comment on the feasibility of relocating the vehicular entrance further east and running through what is described as Parkland and also moving the proposed structures in an easterly direction. This is considered to be important in the context of the zoning for these lands in the 1998 Development Plan. This zoning is B/G "To preserve a Green Belt" between Development Areas.

3 In relation to the disposal of foul drainage the pumps in the Lucan Spawell Pumping Station are operating at maximum capacity and there does not appear to be any room available on site to enlarge the Pumping Station to facilitate the proposed development. The applicant is asked to clarify if

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he is in a position to propose any amendment to the proposed development which will overcome the lack of facilities in this Pumping Station, or provide alternative facilities.

Signed on behalf of South Dublin County Council

1.6
.....
for Senior Administrative Officer

14/01/99

| | | | | |
|----------------------------|---|--|------------------------------------|--|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | | Plan Register No. S98A/0781 | |
| 1. Location | Site bounded by Leixlip Road, Cooldrinagh Lane and the M4 Motorway (the former Tara Co-Op site), Cooldrinagh, Lucan, Co. Dublin. | | | |
| 2. Development | (a) Hotel comprising 123 bedrooms on ground, first and second floors, restaurant, lounge/bar and office services at ground floor with plant rooms at roof level. (b) Leisure complex comprising of 3,000 sq.m. approx of gymnasia, squash courts, handball court, creche, 3 associated retails units, 2 restaurants, and ancillary accommodation. (c) Ancillary and external works including E.S.B. sub-station, car parking for 360 cars, landscaping, playground, service yards and water tanks. The development involves the demolition of the existing building on the site of 18.5 acres approximately, with access from Leixlip Road. | | | |
| 3. Date of Application | 16/11/98 | Date Further Particulars (a) Requested (b) Received | | |
| 3a. Type of Application | Permission | 1. 14/01/1999 2. 24/05/19 | 1. 26/03/1999 2. 25/06/19 | |
| 4. Submitted by | Name: Burke-Kennedy Doyle Architects, Address: 6/7 Harcourt Terrace, Dublin 2. | | | |
| 5. Applicant | Name: Cooldrinagh Properties, Address: 18 Castletown Estate, Leixlip, Co. Kildare. | | | |
| 6. Decision | O.C.M. No. 1828 Date 24/08/1999 | Effect AP GRANT PERMISSION | | |
| 7. Grant | O.C.M. No. Date | Effect AP GRANT PERMISSION | | |
| 8. Appeal Lodged | 23/09/1999 | Written Representations | | |
| 9. Appeal Decision | 21/01/2000 | Refuse 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

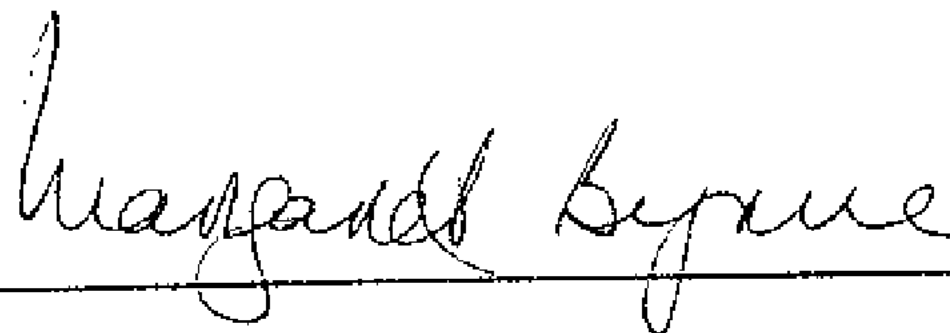
Planning Register Reference Number: S98A/0781

APPEAL by The Lucan Planning Council care of Glascott J. Symes of The King's Hospital, Palmerstown, Dublin and by Cooldrinagh Properties care of Brian Meehan and Associates of 13 Fitzwilliam Square, Dublin against the decision made on the 24th day of August, 1999 by the Council of the County of South Dublin to grant subject to conditions a permission to the said Cooldrinagh Properties for development described in the public notice as the erection of a hotel consisting of 123 bedrooms on ground, first and second floors, restaurant/lounge bar, office services at ground floor with plant rooms at roof level; a leisure complex comprising of 3,528 square metres approximately of sports hall, gymnasium, squash courts, handball court, creche, three associated retail units, restaurant and ancillary accommodation in a two-storey building; ancillary and external works including ESB sub-station, car parking for 360 cars, landscaping, playground, service yards on a site of 18.5 acres approximately with access from Leixlip Road and bounded by Leixlip Road, Cooldrinagh Lane, and the M4 motorway (the former Tara Co-op site), Cooldrinagh, Lucan, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

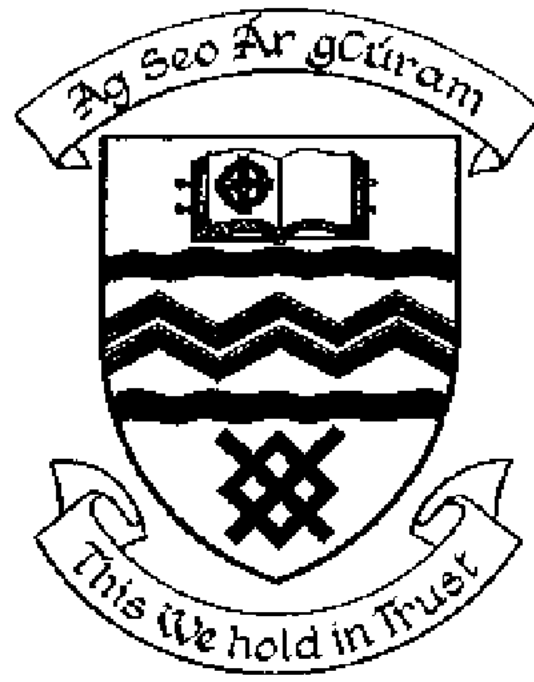
Having regard to the location of the proposed development on a site which is subject to the land use zoning objective GB, "to preserve a Green Belt between Development Areas" in the current Development Plan for the area (which objective is considered reasonable), it is considered that the proposed development would contravene materially this objective by failing to preserve the open nature of the lands and would, by reason of its height, scale and proximity to road boundaries, seriously injure the amenities of this Green Belt area and of the high amenity area north of the Leixlip Road. The proposed development would, therefore, be contrary to the proper planning and development of the area.



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

Dated this 21st day of January 2000.

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

| | |
|------------------------------|-----------------------------|
| Decision Order Number 1828 | Date of Decision 24/08/1999 |
| Register Reference S98A/0781 | Date: 16/11/98 |

Applicant Cooldrinagh Properties,

Development (a) Hotel comprising 123 bedrooms on ground, first and second floors, restaurant, lounge/bar and office services at ground floor with plant rooms at roof level.
(b) Leisure complex comprising of 3,000 sq.m. approx of gymnasium, squash courts, handball court, creche, 3 associated retail units, 2 restaurants, and ancillary accommodation.
(c) Ancillary and external works including E.S.B. sub-station, car parking for 360 cars, landscaping, playground, service yards and water tanks. The development involves the demolition of the existing building on the site of 18.5 acres approximately, with access from Leixlip Road.

Location Site bounded by Leixlip Road, Cooldrinagh Lane and the M4 Motorway (the former Tara Co-Op site), Cooldrinagh, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

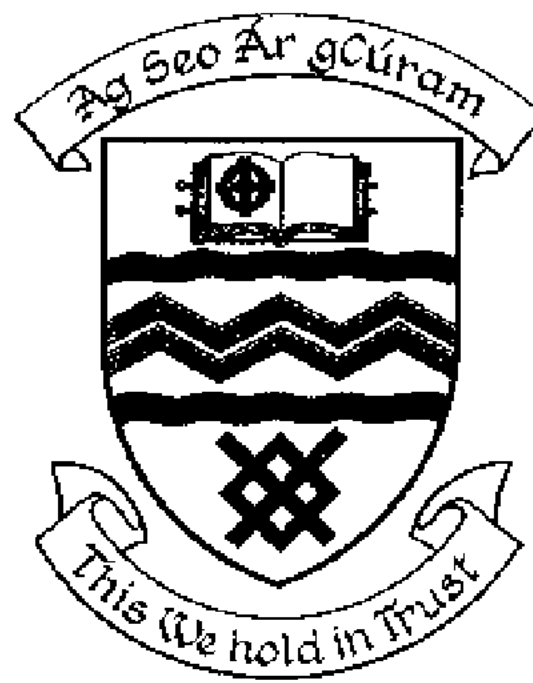
Additional Information Requested/Received 14/01/1999 /26/03/1999

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

Burke-Kennedy Doyle Architects,
6/7 Harcourt Terrace,
Dublin 2.

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..... *S MC* 24/08/99
for SENIOR ADMINISTRATIVE OFFICER

Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information received 26/03/99 and 25/06/99, 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 proposed development shall be carried out as shown on the site layout plan drawing No. 4854 BP 401 received 26/03/99.
REASON:
In the interest of clarity.
- 3 That the following areas of the application site shall be reserved free from any future development and shall be retained as open parkland and suitably landscaped in accordance with a landscaping plan to be submitted for the agreement of the Planning Authority.
 - (a) the area to the west of the proposed hotel lying between the proposed car parking area and Cooldrinagh Lane;
 - (b) the area lying between the proposed leisure complex and Leixlip Road;
 - (c) the area to the east of the proposed access road.

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REASON:

To protect the open nature of the lands in the interest of the proper planning and development of the area.

- 4 That prior to development commencing the applicant shall submit a detailed landscaping plan for the written agreement of the Planning Authority. This shall include proposals for grading, topsoiling, seeding, planting, paths, drainage and boundary treatment in accordance with South Dublin County Council Guidelines for Open Space Development and Taking in Charge. The plan shall include proposals for:-
- (a) suitable treatment to minimise the visual intrusion of the proposed car parking areas as viewed from adjoining public roads and adjacent amenity lands, and;
 - (b) proposed open treatment to site boundaries adjoining public roads.

REASON:

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

- 5 That prior to development commencing the developer shall submit a detailed survey report in respect of the existing hedgerow adjoining Cooldrinagh Lane, including full details of the location, age, species, condition, crown spread and height of existing trees and other vegetation. Detailed proposals shall also be submitted for retention, felling and surgery works in respect of the trees and vegetation, and of measures to protect them during the course of development by means of the erection of suitable fencing by the developer to the requirements of the Parks and Landscaping Services Department, South Dublin County Council.

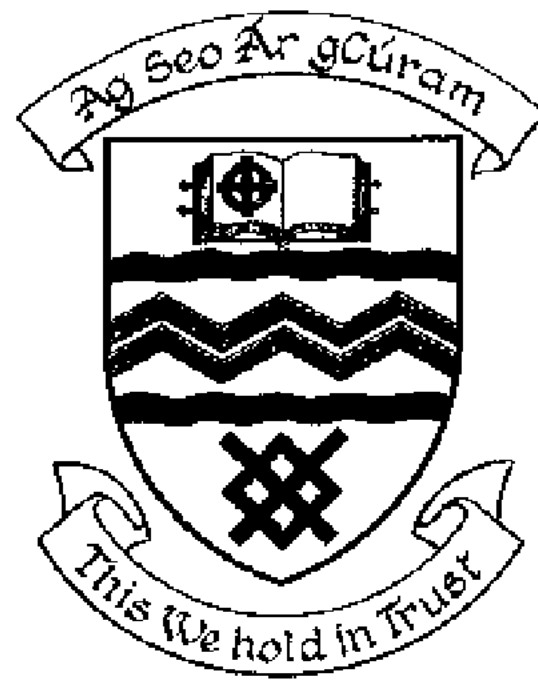
REASON:

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

- 6 That the developer shall construct a 2 metre wide concrete pathway from the M4 interchange to the proposed site entrance at his own expense. Details of this work, including any necessary alterations to the road drainage, shall be submitted for the written agreement of the planning authority prior to development commencing.

REASON:

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

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following requirements of the Environmental Services Department, South Dublin County Council shall be complied with:-

Foul Drainage:-

- (a) Applicant to ensure full and complete separation of foul and surface water systems;
- (b) All waste water from commercial, business or institutional kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. The applicant to ensure that the oils, fats and grease content of the discharges to the pumping station is less than 100mg/l;
- (c) Applicant proposes to connect to sewer not yet taken in charge. Applicant to submit written evidence of permission to connect to private sewer;
- (d) Applicant to submit details that the bridge structure is structurally fit for this installation and no existing utilities are obstructing the layout of the rising main through bridge structure, before commencement of the development;
- (e) Applicant to install flow monitoring apparatus to the pumping station, and maintain records of flows and total volumes discharged.

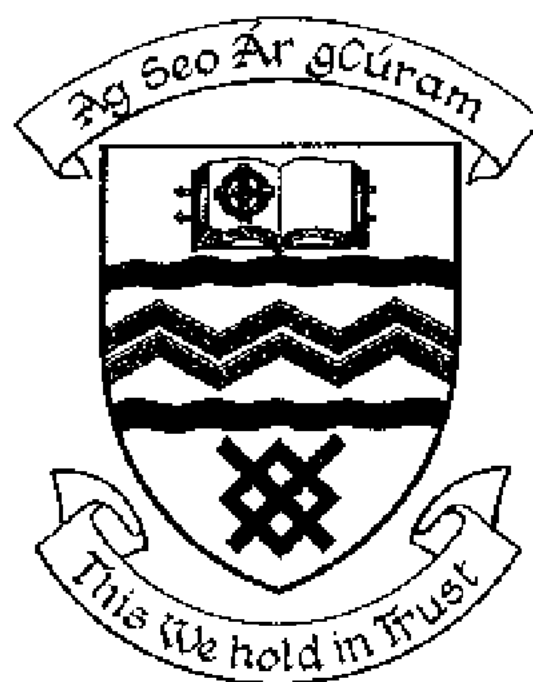
Surface Water

- (a) All redundant ditches or streams to be piped with spigot and socket pipes laid open jointed with granular bed and surround and connected into the proposed drainage system;
- (b) All surface water runoff from truck parking/ marshalling areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the public sewer;

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- (c) Applicant to submit written evidence of permission to connect to Roads sewer before commencement of development.

Water Supply

- (a) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense;
- (b) Prior to the commencement of the works, applicant shall submit for the approval of the Area Engineer, Deansrath Depot (tel. (01) 4570584) a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations.

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

- 8 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 9 That within three months of the date of this decision to grant planning permission and before any other development takes place on site the existing structures on the site shall be demolished and all resulting debris and rubble shall be removed from the site. All such work shall be carried out in accordance with relevant statutory regulations in respect of any hazardous materials incorporated in the structures.

REASON:

In order to achieve the elimination of derelict structures, generally in accordance with the undertaking given by the applicant and in the interest of public health and the proper planning and development of the area.

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- 10 That prior to development commencing full details of all proposed external lighting shall be submitted for the written agreement of the Planning Authority. Such lighting shall incorporate appropriate measures to minimise light spillage and glare visible from adjoining public areas.

REASON:

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

- 11 That prior to development commencing full details of all external materials and finishes, including colour samples, shall be submitted for the written agreement of the Planning Authority.

REASON:

In the interest of visual amenity.

- 12 Car parking shall be provided in accordance with development plan standards.

REASON:

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

- 13 That a financial contribution in the sum of £86,754 (eighty six thousand seven hundred and fifty four pounds) 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.

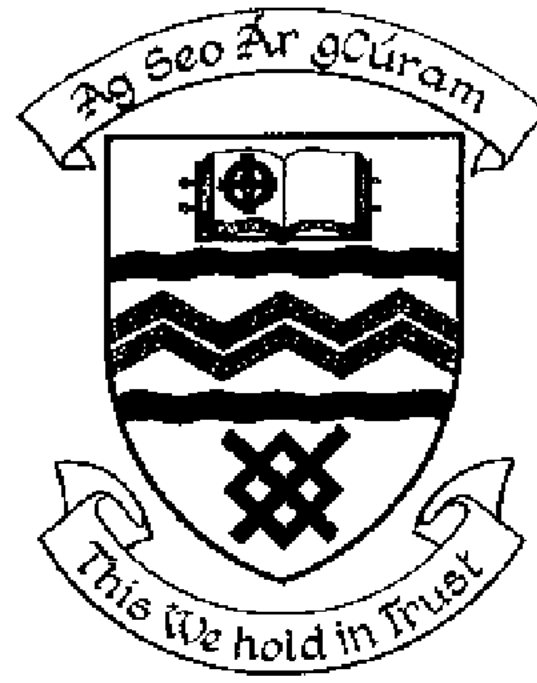
- 14 That a financial contribution in the sum of £225,666 (two hundred and twenty five thousand six hundred and sixty six pounds) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

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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.

- 15 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £142,000 (one hundred and forty two thousand pounds) or lodgement with the Council of a cash sum of £142,000 (one hundred and forty two thousand pounds).

REASON:

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

- 16 That a Bond or Cash Lodgement of £30,000 (thirty thousand pounds) shall be lodged with the Planning Authority before development commences to ensure the protection of trees/hedgerows on the site and to repair any damage caused during the construction period.

REASON:

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

- 17 That a financial contribution in the sum of £17,900 (seventeen thousand nine hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; this contribution to be paid before the commencement of development on the site.

REASON:

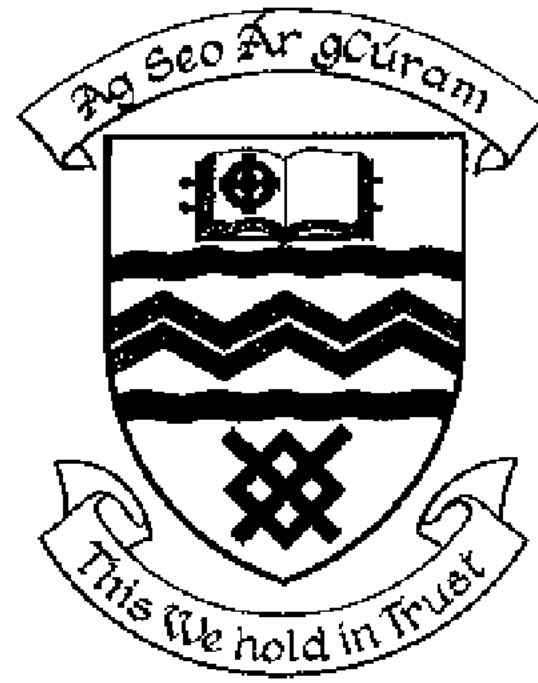
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 18 That a financial contribution in the sum of £31,096 (thirty one thousand and ninety six pounds) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which

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serves this development; this contribution to be paid before the commencement of development on site.

REASON:

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

- 19 That a financial contribution in the sum of £22,950 (twenty two thousand nine hundred and fifty pounds) be paid by the proposer to South Dublin County Council towards the cost of the Lucan Spa Pumping Station Rising Main Upgrade; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of such service 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 service.

- 20 That a financial contribution in the sum of £6,500 (six thousand five hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of the Removal of Infiltration in the receiving sewer in order to release sufficient capacity for this development; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of such service 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 service.