

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0342	
1. Location	site bounded by Leixlip Road, Cooldrinagh Lane and the M4 Motorway, Leixlip Road, Cooldrinagh, Lucan, Co. Dublin. (The former Tara Co-Op site).		
2. Development	(a) A hotel, comprising of 123 bedrooms on ground, first and second floors, restaurant/lounge bar, office services at ground floor with plant rooms at roof level. (b) A Leisure Complex, comprising of 3,528 sq. metres approximately of sports hall, gymnasium, squash courts, handball court, creche, 3 associated retail units, restaurant and ancillary accommodation in a two storey building. (c) ancillary and external works including ESB sub-station, car parking for 360 cars, landscaping, play ground, service yards; on site of 8 acres approximately, with access from Leixlip Road.		
3. Date of Application	28/05/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Burke-Kennedy Doyle Architects, Address: 6/7 Harcourt Terrace, Dublin2.		
5. Applicant	Name: Cooldrinagh Properties, Address: 18 Castletown Estate, Leixlip, Co. Kildare.		
6. Decision	O.C.M. No. 1492 Date 27/07/1998	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	26/08/1998	Written Representations	
9. Appeal Decision	11/02/1999	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 1998

County South Dublin

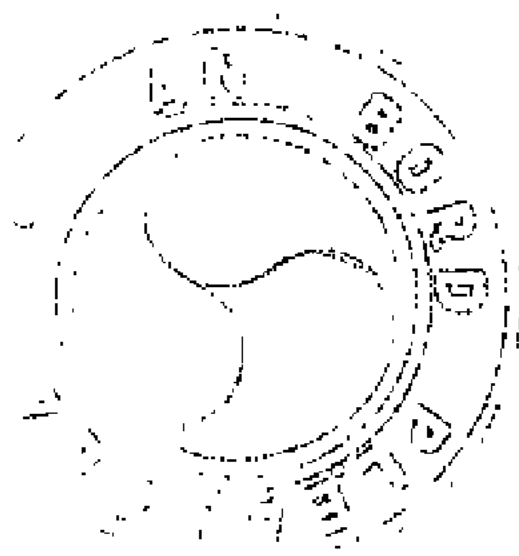
Planning Register Reference Number: S98A/0342

APPEAL by Cooldrinagh Properties Limited care of Brian Meehan and Associates of 13 Fitzwilliam Square, Dublin against the decision made on the 27th day of July, 1998 by the Council of the County of South Dublin to refuse permission for development comprising the construction of (a) a hotel comprising of 123 bedrooms on ground, first and second floors, restaurant/lounge bar, office services at ground floor with plant rooms at roof level, (b) 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 and (c) ancillary and external works including ESB sub-station, car parking for 360 cars, landscaping, playground and service yards on site of eight 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 1998, 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 protect and enhance the open nature of lands between urban areas" in the current Development Plan for the area (which objective is considered to be 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.



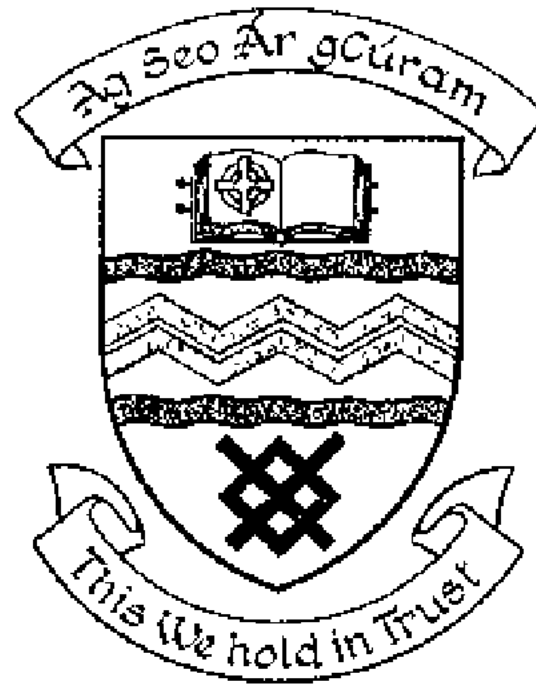
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 11th day of February 1999.

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

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

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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Dublin 24.

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

Decision Order Number 1492	Date of Decision 27/07/98
Register Reference S98A/0342	Date 28th May 1998

Applicant Cooldrinagh Properties,

Development (a) A hotel, comprising of 123 bedrooms on ground, first and second floors, restaurant/lounge bar, office services at ground floor with plant rooms at roof level.
(b) A Leisure Complex, comprising of 3,528 sq. metres approximately of sports hall, gymnasium, squash courts, handball court, creche, 3 associated retail units, restaurant and ancillary accommodation in a two storey building.
(c) ancillary and external works including ESB sub-station, car parking for 360 cars, landscaping, play ground, service yards; on site of 8 acres approximately, with access from Leixlip Road.

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

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

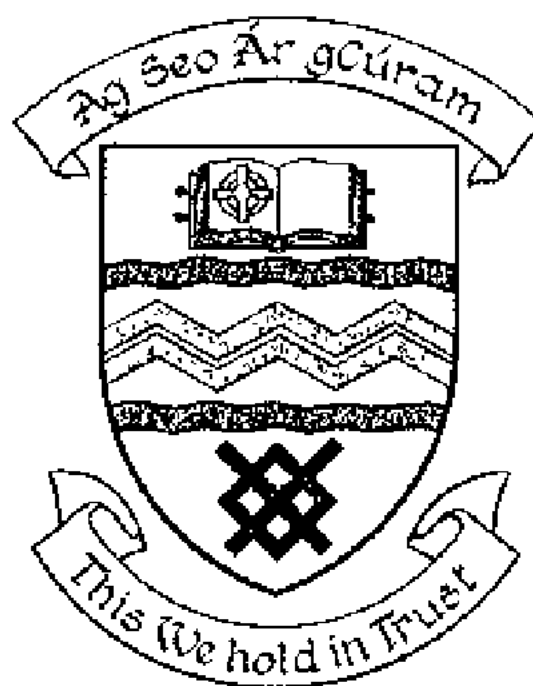
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did

Burke-Kennedy Doyle Architects,
6/7 Harcourt Terrace,
Dublin2.

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by Order dated as above make a decision to **REFUSE PERMISSION** in respect of the above proposal.

for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

May Kelly
.....
for SENIOR ADMINISTRATIVE OFFICER

27/07/98

Reasons

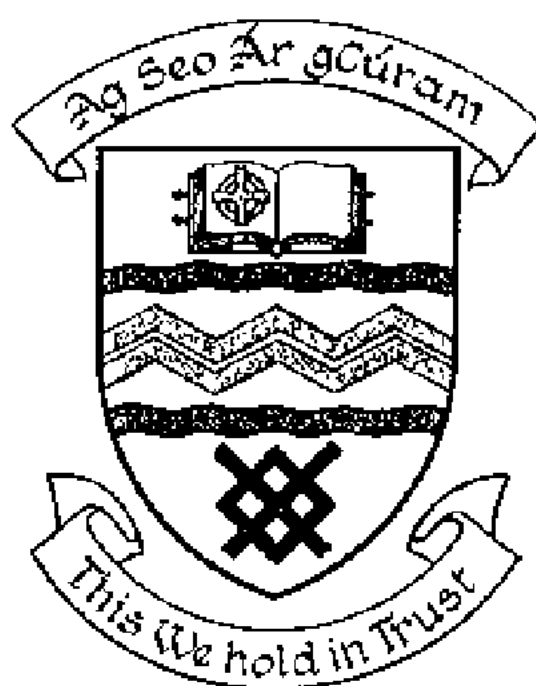
- 1 The proposed development would materially contravene the zoning objective for the area in which the site is located, 'B and G': 'to preserve the open nature of land between urban areas' and the Council's policy of stringency governing height, scale and density of development proposals in Green Belt areas as set out in Paragraph 3.3.19(i) of the Dublin County Development Plan, 1993 due to reasons of excessive site coverage, excessive scale, excessive height and excessive intensity of use.

- 2 The proposed development materially contravenes the Council's policy as set out in paragraph 3.3.19(ii) of the Dublin County Development Plan 1993 in which there is a requirement that buildings be set back at least seventy metres from the road frontages in green belt areas. Although there are buildings on adjoining sites within twenty metres of the road frontage the proposed leisure centre by reason of its height and visual prominence would seriously impact

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REG. REF. S98A/0342

negatively on the amenities of the high amenity area on the north side of the Leixlip Road. (These lands are included within the area for which it is an objective of the Dublin County Development Plan 1993 to consider as an extension to the Liffey Valley Special Area Order). The hotel is proposed within 35 metres of Cooldrinagh Lane.

- 3 Part of the surface water drainage is dependent on development taking place on adjoining lands for which there are no current proposals for development and there is no evidence that applicant has permission to cross the Motorway to connect to the existing foul sewer.

