

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0037/C1	
1. Location	Springfield Hotel, Cooldrinagh, Leixlip, Co. Dublin.		
2. Development	Alterations and additions/reconstruction to existing hotel premises with entrance lobby/reception, function/conference rooms, lounges, restaurant, kitchens area, together with construction of a two storey with dormer accommodation bedroom block to the rear of the site, basement car park with boiler and plant rooms with a total of 48 guest bedrooms. Compliance re condition no.4.		
3. Date of Application	26/02/1999	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1.  2.	1.  2.
4. Submitted by	Name: Hannigan Whyte and Associates Address: The Post House, Main Street,		
5. Applicant	Name: Hannigan Holdings Address: Springfield Hotel, Cooldrinagh, Leixlip, Co. Dublin.		
6. Decision	O.C.M. No. 0786  Date 21/04/1999	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
7. Grant	O.C.M. No. Date	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
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.

REG. REF. : S98A/0037/C1

DATE : 22.04.1999

**RE: Alterations and additions/reconstruction to existing hotel premises with entrance lobby/reception, function/conference rooms, lounges, restaurant, kitchens area, together with construction of a two storey with dormer accommodation bedroom block to the rear of the site, basement car park with boiler and plant rooms with a total of 48 guest bedrooms at Springfield Hotel, Cooldrinagh, Leixlip, Co. Dublin for Hannigan Holdings. Compliance re Condition No. 4.**

Dear Sir,

I refer to your submission received on 26.02.1999 to comply with Condition No. 4, of grant of permission, Order No. 0606, dated 26.03.1999, in connection with the above.

In this regard I wish to inform you that the compliance remains outstanding. The applicant should be advised that the tree survey submitted is not acceptable as it is over four years old and would be invalid due to the time elapsed since its completion. A new tree survey is required.

The landscape plan also required by the condition remains outstanding.

The applicant is to contact the Parks and Landscape Services Department with regard to the above issues prior to their submission.

Yours faithfully,

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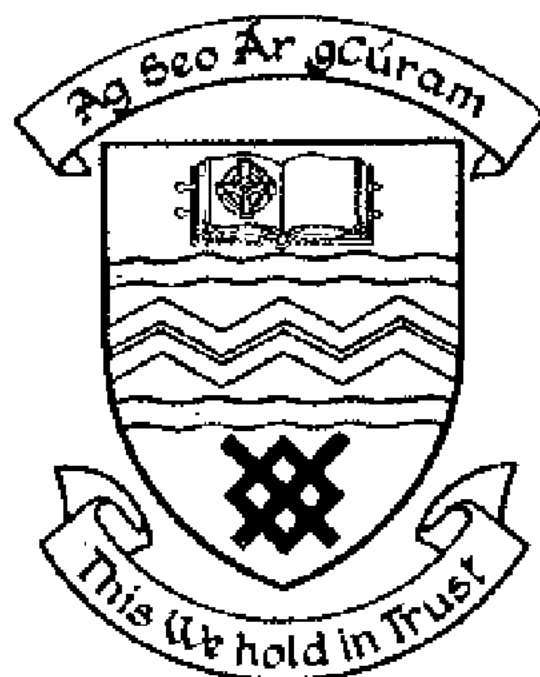
For Senior Administrative Officer.

Hannigan Whyte and Associates,  
The Post House,  
Main Street,  
Leixlip,  
Co. Kildare.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0037	
1. Location	Springfield Hotel, Cooldrinagh, Leixlip, Co. Dublin.		
2. Development	Alterations and additions/reconstruction to existing hotel premises with entrance lobby/reception, function/conference rooms, lounges, restaurant, kitchens area, together with construction of a two storey with dormer accommodation bedroom block to the rear of the site, basement car park with boiler and plant rooms with a total of 48 guest bedrooms.		
3. Date of Application	27/01/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/03/1998 2.	1. 30/10/1998 2.
4. Submitted by	Name: Hannigan Whyte and Associates Address: The Post House, Main Street,		
5. Applicant	Name: Hannigan Holdings Address: Springfield Hotel, Cooldrinagh, Leixlip, Co. Dublin.		
6. Decision	O.C.M. No. 2625  Date 22/12/1998	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0606  Date 26/03/1999	Effect AP GRANT PERMISSION	
8. Appeal Lodged	21/01/1999	Written Representations	
9. Appeal Decision	04/03/1999	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.	.....	.....	.....
	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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**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
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Hannigan Whyte and Associates  
The Post House,  
Main Street,  
Leixlip,  
Co. Kildare

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0606	Date of Final Grant 26/03/1999
Decision Order Number 2625	Date of Decision 22/12/1998
Register Reference S98A/0037	Date 30th October 1998

Applicant Hannigan Holdings

Development Alterations and additions/reconstruction to existing hotel premises with entrance lobby/reception, function/conference rooms, lounges, restaurant, kitchens area, together with construction of a two storey with dormer accommodation bedroom block to the rear of the site, basement car park with boiler and plant rooms with a total of 48 guest bedrooms.

Location Springfield Hotel, Cooldrinagh, Leixlip, Co. Dublin.

Floor Area 4306.30 Sq Metres

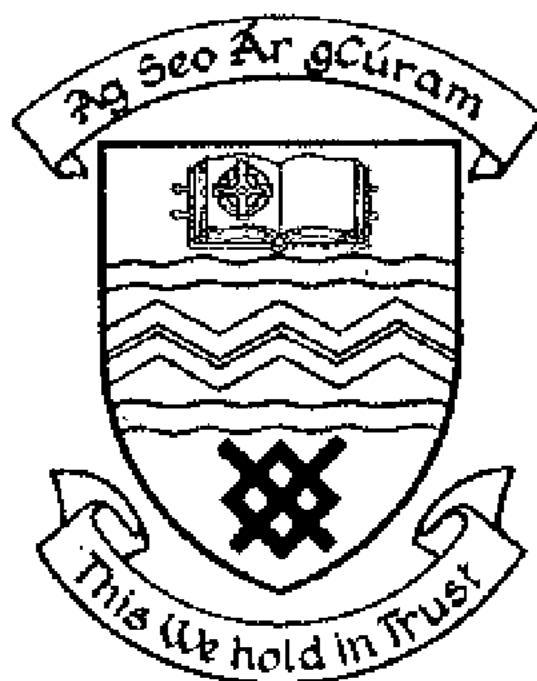
Time extension(s) up to and including

Additional Information Requested/Received 23/03/1998 /30/10/1998

A Permission has been granted for the development described above,  
subject to the following (10) 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 as amended by Additional Information received on 30/10/98, 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 prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In this regard the following matters must be addressed inter alia:-

- (a) Applicant to submit details of overflow tank or sump to hold 24 hours flow in the event of breakdown of foul pumps;
- (b) Applicant to provide surface water storage of 118 cubic metres;
- (c) Special requirements in respect of water supply to be adhered to.

REASON:

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

- 4 Prior to commencement of development the applicant to submit and agree a detailed tree survey of the existing trees on the site with particular emphasis on the line of mature trees at the Old Lucan Road boundary of the site. Applicant to agree a full landscape plan and boundary plan with the Planning Authority.

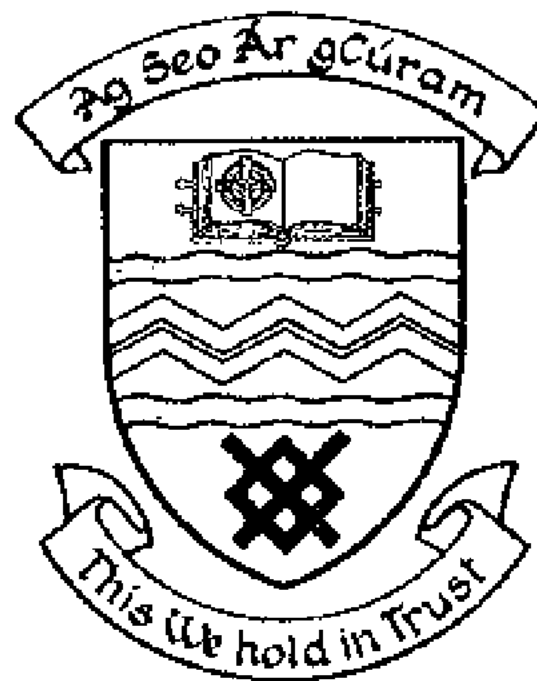
REASON:

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

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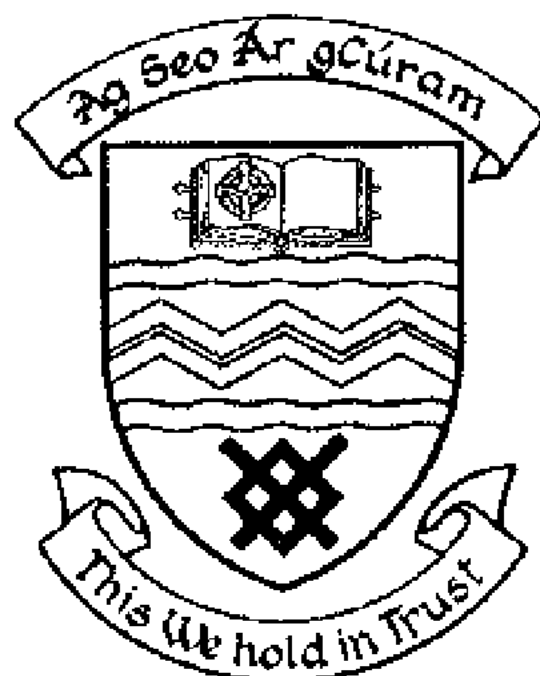
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- 5 That the applicant agree with the Roads Engineer vehicular access arrangements including provision of layby.  
REASON:  
In the interest of the proper planning and development of the area.
- 6 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal.  
REASON:  
In the interest of the proper planning and development of the area.
- 7 That a financial contribution in the sum of #34,766 (thirty four thousand seven hundred and sixty six 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.
- 8 That a financial contribution in the sum of money equivalent to the value of #11,600 (eleven thousand six hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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.



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- 9 That a financial contribution in the sum of #4,345 (four thousand three hundred and forty five pounds) PER HECTARE be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which 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.

- 10 That a financial contribution in the sum of #2,500 (two thousand five hundred pounds) PER HECTARE 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.

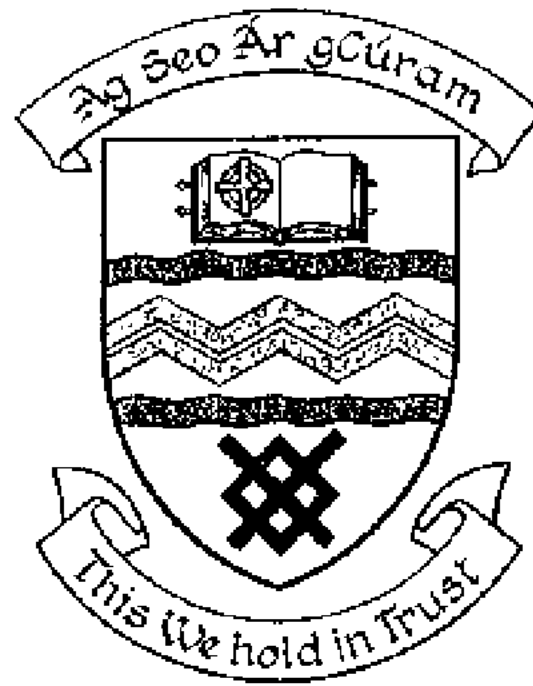
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control 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.

*P. O'Leary* 28<sup>th</sup>  
.....  
for SENIOR ADMINISTRATIVE OFFICER

March 1999

**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 0492	Date of Decision 23/03/98
Register Reference S98A/0037	Date 27th January 1998

**Applicant** Hannigan Holdings  
**Development** Alterations and additions/reconstruction to existing hotel premises with entrance lobby/reception, function/conference rooms, lounges, restaurant, kitchens area, together with construction of a two storey with dormer accommodation bedroom block to the rear of the site, basement car park with boiler and plant rooms with a total of 48 guest bedrooms.

**Location** Springfield Hotel, Cooldrinagh, Leixlip, Co. Dublin.

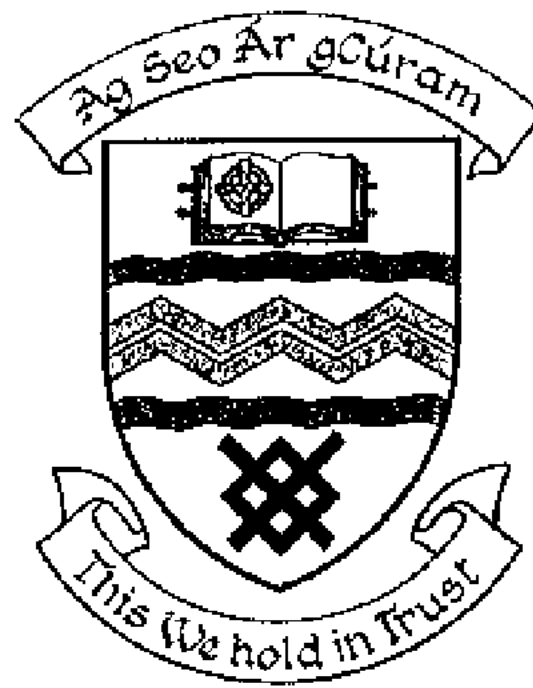
**App. Type** Permission

Dear Sir/Madam,  
With reference to your planning application, received on 27/01/98 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 proposed development will give rise to traffic hazard due to the deficiency in on site car space provision to serve the proposed development (155 spaces are proposed whereas the development would generate a requirement of 247 spaces according to the current development plan standards). The applicant is requested to indicate his proposals as to how this deficiency and the problem of traffic hazard which would result from the proposal can be overcome.
- 2 The applicant is requested to submit full details of the proposed foul and surface water drainage arrangements to include:-

(a) pipe sizes, ground, cover and invert levels up to Hannigan Whyte and Associates  
The Post House,  
Main Street,  
Leixlip,  
Co. Kildare

SOUTH DUBLIN COUNTY COUNCIL  
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- (b) and including connection to the public sewer.  
full details of water storage for a twenty four  
hours flow in case of breakdown.
- (c) to demonstrate that there is sufficient capacity  
within the system to take the increased surface  
water run off the proposed development.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

24/03/98