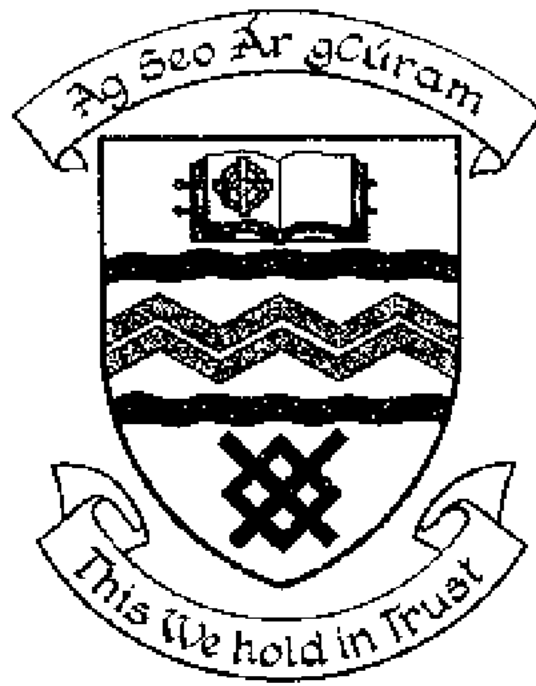


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0026	
1. Location	Rear of Joels Restaurant, Newlands Cross, Naas Road, Dublin 22.		
2. Development	3 star, 3 storey, serviced apart-hotel, with 53 self catering units and associated service functions in conjunction with Joels Restaurant and including associated new car parking, site works, revisions to existing slip-road and signage.		
3. Date of Application	19/01/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Opperman Associates, Address: The Black Church, St. Marys Place,		
5. Applicant	Name: Queens Catering Co. Ltd., Address: c/o Joels Restaurant, Newlands Cross, Naas Road, Dublin 22.		
6. Decision	O.C.M. No. 0694 Date 16/04/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect	

8.	Appeal Notified	19/05/98	Written Representations
9.	Appeal Decision	14/09/98	Grant 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.

**SOUTH DUBLIN COUNTY COUNCIL
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0694	Date of Decision 16/04/98
Register Reference S98A/0026	Date 19th January 1998

Applicant Queens Catering Co. Ltd.,

Development 3 star, 3 storey, serviced apart-hotel, with 53 self catering units and associated service functions in conjunction with Joels Restaurant and including associated new car parking, site works, revisions to existing slip-road and signage.

Location Rear of Joels Restaurant, Newlands Cross, Naas Road, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including 17/04/98

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 Health District of Dublin, did by order dated as above in respect of the above proposal.

Subject to
signed on behalf of the

Attached Numbered Pages.

S98A/0026

Clr Colm Fiehrath

16/04/98

CER

Fax 457 0093

Opperman Associates,
The Black Church,
St. Marys Place,
Dublin 7.

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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 and Unsolicited Additional Information received on 12/03/98, 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 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 items to be attended to :

Foul Sewer

- (a) The manhole that the applicant intends to connect, marked F32 on drawing 0135-01, is not taken in charge. Applicant to submit written evidence of permission to connect to private sewer and to carry out works on private property.
- (b) Applicant to check location of manhole marked F32: SDCC records indicate that the foul sewer is on the north side of Newlands Road.
- (c) Provision of 24hr. storage capacity.
- (d) Applicant to ensure full and complete separation of foul and surface water system.

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- (e) All waste water from institutional, business or commercial kitchens to be routed via an appropriate grease trap.

Surface Water Report

- (a) Applicants calculations do not take into account full area contributing within Newlands Estate.

REASON:

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

- 3 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 4 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the county council will facilitate the proposed development it is considered reasonable that the council should recoup the cost.

- 5 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.

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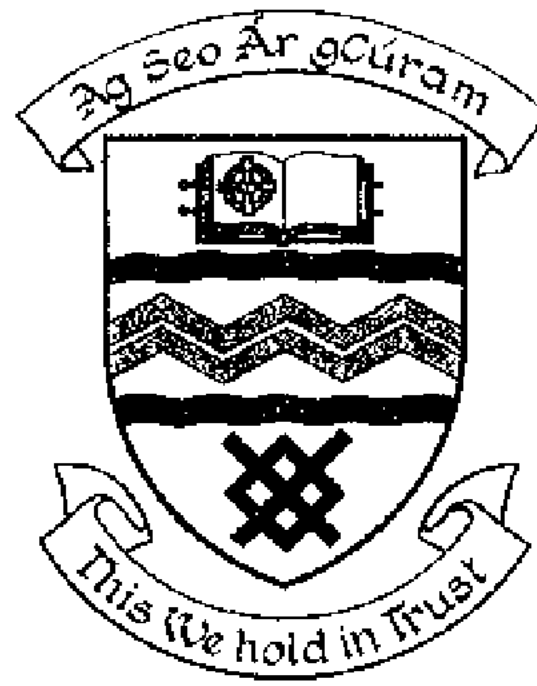
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- 6 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 7 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.
REASON:
In the interest of the proper planning and development of the area.
- 8 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.
REASON:
In the interest of amenity.
- 9 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.
- 10 Prior to development commencing on site full details shall be submitted of all proposed materials and finishes, including coloured perspective drawings and samples of materials where appropriate for the written agreement of the Planning Authority.
REASON:
In the interest of visual amenity.
- 11 That the balconies on the south facing wall of the 2nd floor of the block at the rear be omitted from the development.
REASON:
In the interest of the proper planning and development of the area.
- 12 That no development to take place on foot of this permission until such time as the funding for the necessary roadworks on the Naas Road has been provided for.

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REASON:

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

- 13 That a financial contribution in the sum of £17,160 (seventeen thousand one hundred and sixty 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.

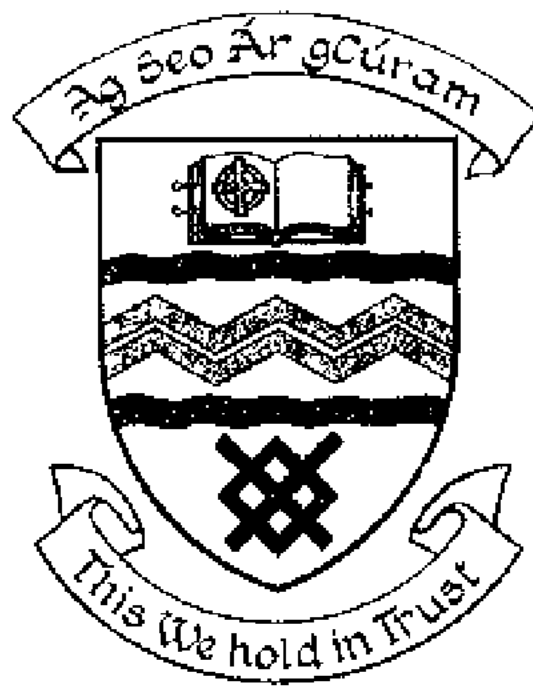
- 14 That a financial contribution in the sum of money equivalent to the value of £370,000 (three hundred and seventy thousand pounds) as from today's date, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of a scheme of road works which will involve the provision of deceleration/acceleration lanes and a one way service road. 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.

- 15 That a financial contribution in the sum of £31,900 (thirty one thousand nine hundred pounds) be paid by the proposer towards the cost of upgrading surface water network in the area of the proposed development and which will facilitate

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this development. This contribution to be paid before 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.

- 16 Before the development is commenced, the developer shall lodge with South Dublin County Council an approved Insurance Company Bond or cash in the sum of £15,000 (fifteen thousand pounds) to secure the provision and satisfactory completion of services, kerbs, grass margins and footpaths fronting the site.

REASON:

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

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

Planning Register Reference Number: S98A/0026

APPEAL by Newlands Residents' Associations care of Peter Keenahan Architect of 3 High Road, Kilmainham, Dublin against the decision made on the 16th day of April, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission to Queens Catering Company Limited care of Opperman Associates of The Black Church, Saint Mary's Place, Dublin for development comprising the erection of a three star, three-storey, serviced apart-hotel, with 53 self-catering units and associated service functions in conjunction with Joel's Restaurant and including associated new car parking, site works, revisions to existing slip road and signage at rear of Joel's Restaurant, Newlands Cross, Naas Road, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, it is hereby decided, for the reason set out in the First Schedule hereto, to grant 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 permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the nature and extent of the proposed apart-hotel, its relationship to the established and approved restaurant use on the site, the distance of the development from adjoining residences to the west, and the measures proposed by the roads authority to provide an adequate access, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the residential amenities of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would otherwise be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars lodged with the application as supplemented and amended by the plans and particulars received by the planning authority on the 12th day of March, 1998, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

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9. The proposed development shall not be used for purposes other than the provision of overnight paying guest accommodation and meal or refreshment services for residents only, as indicated in the submitted plans and particulars, and shall not be otherwise subdivided, let or disposed of so as to provide individual residential units without a prior grant of planning permission.

Reason: In the interest of clarity and development control.

10. Prior to the commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the planning authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: To ensure the satisfactory completion of the development.

11. Prior to the commencement of development, the developer shall pay the sum of £370,000 (three hundred and seventy thousand pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to the planning authority as a contribution towards the expenditure that is proposed to be incurred by the planning authority in respect of road improvement works facilitating the proposed development.

Payment of this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

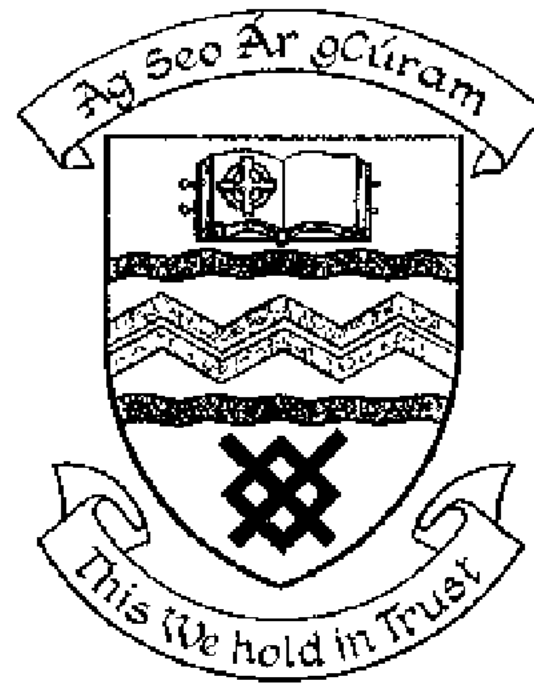
12. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of the provision of a public water supply and sewerage facilities facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

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

Decision Order Number 0451	Date of Decision 13/03/98
Register Reference S98A/0026	Date 19th January 1998

Applicant Queens Catering Co. Ltd.,
App. Type Permission
Development 3 star, 3 storey, serviced apart-hotel, with 53 self catering units and associated service functions in conjunction with Joels Restaurant and including associated new car parking, site works, revisions to existing slip-road and signage.

Location Rear of Joels Restaurant, Newlands Cross, Naas Road, Dublin 22.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 17/04/98

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER 13/03/98

Opperman Associates,
The Black Church,
St. Marys Place,
Dublin 7.