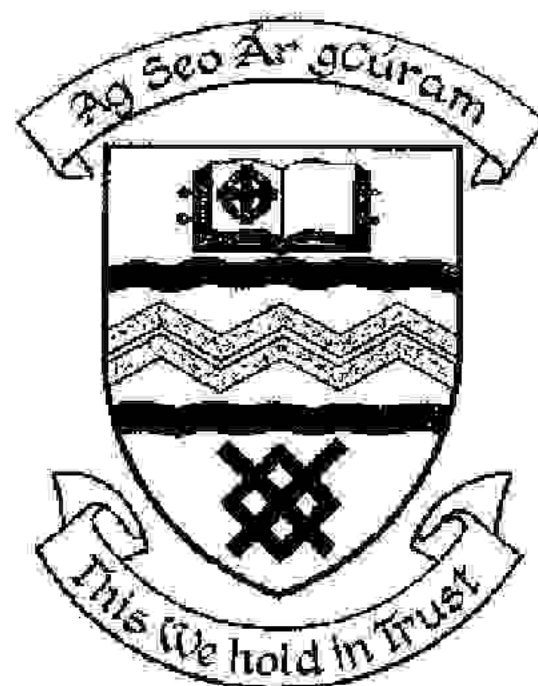


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0293	
1. Location	On the existing site bounded by the Naas dual carriageway, Saggart Road and Citywest Golf Club, Co. Dublin.		
2. Development	Amendments to previously approved planning permission Plan. No. S95A/0477, Decision Order No. 0598. For the change of use at ground floor level of Block 1 from Hotel suites to Hotel reception, diningroom, kitchen and associated facilities and a revised site layout.		
3. Date of Application	13/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 28/05/97 2.	1. 03/06/97 2.
4. Submitted by	Name: Project Architects, Address: Fleming Court, Fleming's Place, Dublin 4.		
5. Applicant	Name: H.S.S. Ltd., Address: Keatings Park, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1553 Date 31/07/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1839 Date 12/09/97	Effect AP GRANT PERMISSION	
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.	

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Bosca 4122,
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P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
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Project Architects,
Fleming Court,
Fleming's Place,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant order Number 1839	Date of Final Grant 12/09/97
Decision order Number 1553	Date of Decision 31/07/97
Register Reference S97A/0293	Date 3rd June 1997

Applicant H.S.S. Ltd.,

Development Amendments to previously approved planning permission Plan. No. S95A/0477, Decision Order No. 0598. For the change of use at ground floor level of Block 1 from Hotel suites to Hotel reception, diningroom, kitchen and associated facilities and a revised site layout.

Location On the existing site bounded by the Naas dual carriageway, Saggart Road and Citywest Golf Club, Co. Dublin.

Floor Area 322.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 28/05/97 /03/06/97

A Permission has been granted for the development described above,
subject to the following (16) 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 unsolicited additional information received by the Planning Authority on 26.05.1997, 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 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.

- 3 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

In the interest of amenity.

- 4 That no unit be occupied until all the services have been connected thereto and are operational.

REASON:

In the interest of public health.

- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. These requirements include, inter alia, the following:

- (i) the proposed lake shall be maintained stagnant - free;
- (ii) details of the culvert at the proposed entrance shall be submitted for the written agreement of the Planning Authority prior to the commencement of any development on site;
- (iii) full and proper separation of foul and surface water shall be achieved;

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- (iv) a connection being available to the foul sewer network in Citywest Business Park;
- (v) applicant to upsize proposed spine main from 100mm to 150mm diameter from point of connection to existing 200 AC main to Block 4. Spur mains with only 1 hydrant may be 100mm diameter;
- (vi) applicant to install a Kent Helix 3000 watermeter adjacent to proposed branch connection. Applicant to submit and agree details of proposed meter chamber with the Area Engineer, Deansrath Depot, South Dublin County Council prior to commencement of the works;
- (vii) applicant to install balancing tank and pumps, at own expense, on rising mains to blocks greater than or equal to 3 storey to ensure an adequate service pressure to 3 & 4 storey units and prevent sudden drawoffs from public mains. Applicant to submit and agree proposal with the Area Engineer, Deansrath Depot, South Dublin County Council prior to commencement of the works;
- (viii) applicant to submit and agreed a revised watermain layout drawing indicating sizes of existing & proposed mains, valve & hydrant layout & meter location with the Area Engineer, Deansrath Depot, South Dublin County Council (Tel. 4570784/5/6) prior to commencement of the works;
- (ix) that all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.

REASON:

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

6

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. All unauthorised signs to be removed from the site.

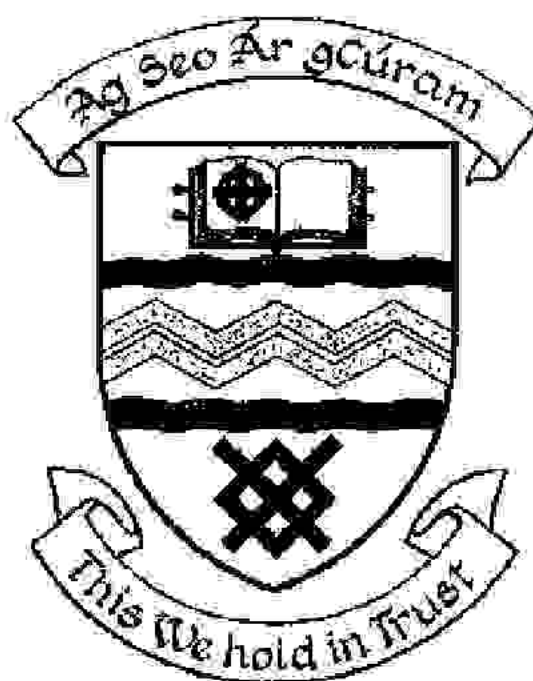
REASON:

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

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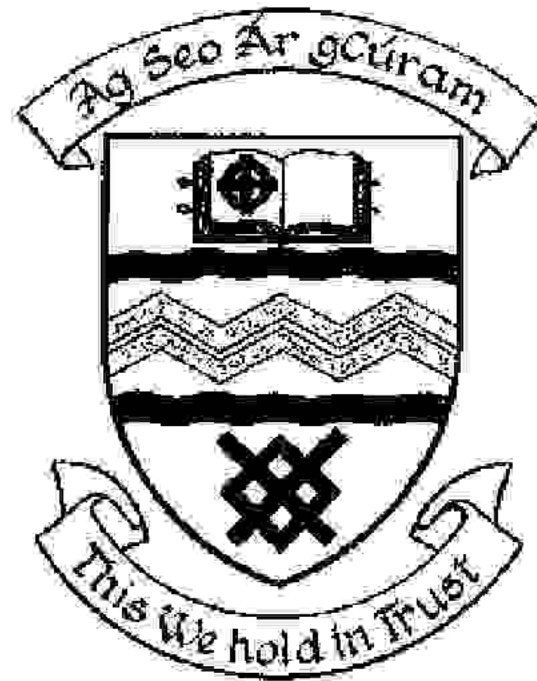
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- 7 All roadside boundary hedgerows shall be retained in full except at the proposed access.
REASON:
In the interest of visual amenity.
- 8 Pedestrian and vehicular access between the proposed development and the existing hotel and golf course shall be provided within the curtilage of the site.
REASON:
In the interest of traffic safety and proper planning and development of the area.
- 9 Prior to the commencement of development on site, a detailed landscape plan with full works specification (including timescale for implementation) and bill of quantities for the landscaping of the site shall be submitted for the written agreement of the Planning Authority. This plan should provide, inter alia, for variation to the height and layout of the proposed raised earthen bank along the northern boundary of the site.
REASON:
In the interest of visual amenity and proper planning and development of the area.
- 10 That details of external colour finishes including windows be agreed in writing by the Planning Authority prior to the commencement of the development.
REASON:
In the interest of visual amenity.
- 11 That details of the proposed vehicular access, including vision splays and piping of roadside drains (to be carried out at the developers expense) to be agreed in writing with the Planning Authority prior to the commencement of the development.
REASON:
In the interest of traffic safety and proper planning and development of the area.
- 12 That a financial contribution in the sum of £46,510 (forty six thousand five hundred and ten 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:

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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.

- 13 That a financial contribution in the sum of money equivalent to the value of £21,000 (twenty one thousand 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.

- 14 That the proposed development shall be occupied and used only as part of an integrated hotel complex on the site outlined in blue on Drawing No. G058 - PA2-005 received by the Planning Authority on 26.05.1997. Individual units within the complex shall be used for short term tourist accommodation lettings only. Any change of use will require a grant of planning permission from the Planning Authority or An Bord Pleanála on appeal.

REASON:

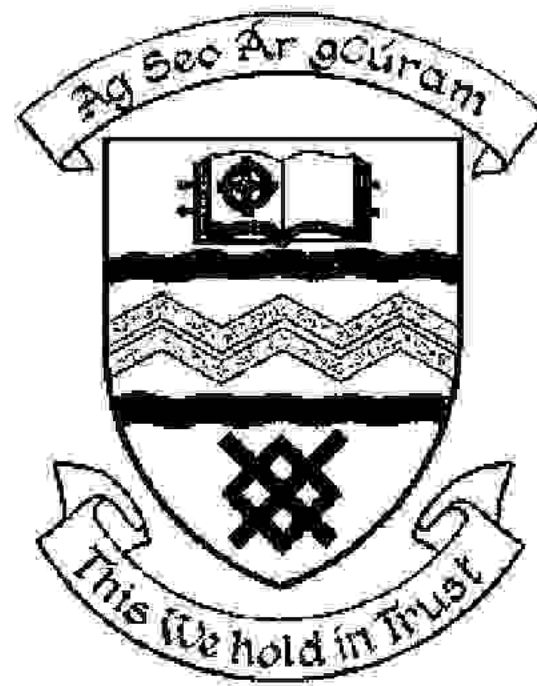
To meet the specific tourism requirements of the development as set out in this application and to ensure that residential units are used for tourist accommodation and not sold or occupied as residential units independent of the hotel complex.

- 15 That details of a Management Agreement for the entire development covered under this permission, to include upkeep

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and maintenance of all roadways, parking areas, open space/landscaped areas, public lighting, waste disposal, drainage and water services shall be submitted for written agreement of the Planning Authority prior to commencement of development. Should portions of the development be sold, let or otherwise transferred or conveyed it shall be a condition of such that the subsequent owners/lessees be bound by the terms of this condition.

REASON:

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

- 16 That the requirements of the Chief Environmental Health Officer be ascertained and fully complied with in relation to the proposal.

REASON:

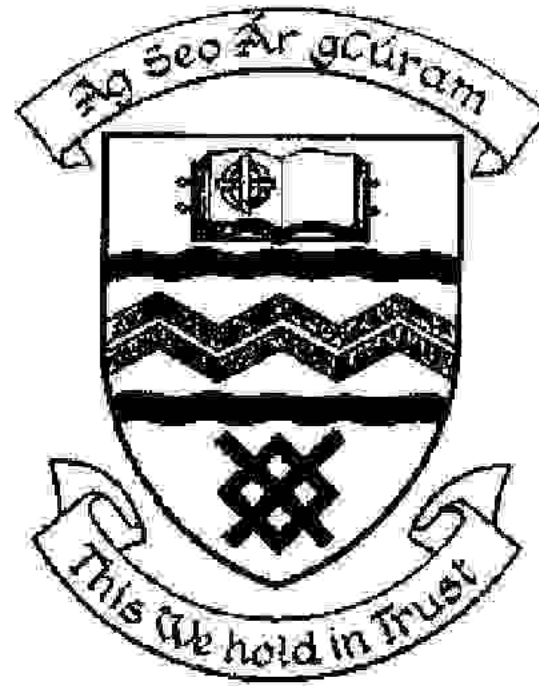
In the interest of public health.

- (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.


..... 15 September 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Order Number 1025	Date of Order 28/05/97
Register Reference S97A/0293	Date 13th May 1997

Applicant H.S.S. Ltd.,

Development Amendments to previously approved planning permission Plan. No. S95A/0477, Decision Order No. 0598. For the change of use at ground floor level of Block 1 from Hotel suites to Hotel reception, diningroom, kitchen and associated facilities and a revised site layout.

Location On the existing site bounded by the Naas dual carriageway, Saggart Road and Citywest Golf Club, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 20.05.1997 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

- 1. Must be durable material
- 2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
- 3. Must be headed "Application to Planning Authority".
- 4. Must state:

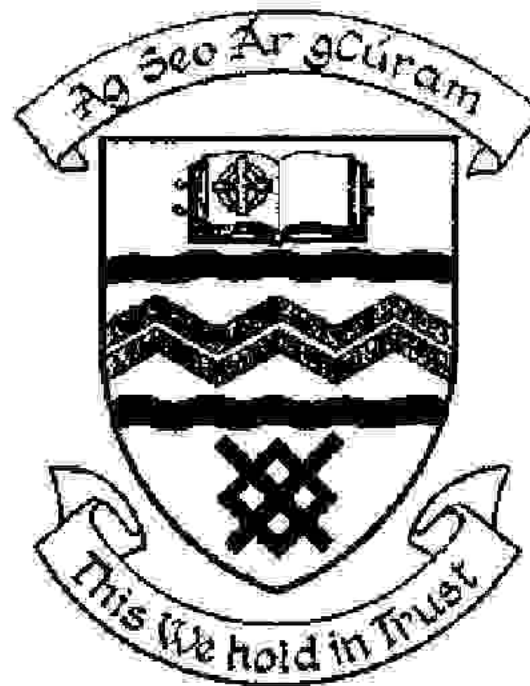
Project Architects,
Fleming Court,
Fleming's Place,
Dublin 4.

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- (a) Applicant's name
- (b) whether application is for Permission, Outline Permissin, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer. 29/05/97

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0293	
1. Location	On the existing site bounded by the Naas dual carriageway, Saggart Road and Citywest Golf Club, Co. Dublin.		
2. Development	Amendments to previously approved planning permission Plan. No. S95A/0477, Decision Order No. 0598. For the change of use at ground floor level of Block 1 from Hotel suites to Hotel reception, diningroom, kitchen and associated facilities and a revised site layout.		
3. Date of Application	13/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Project Architects, Address: Fleming Court, Fleming's Place, Dublin 4.		
5. Applicant	Name: H.S.S. Ltd., Address: Keatings Park, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. Date	Effect	
7. Grant	O.C.M. No. Date	Effect	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
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12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	