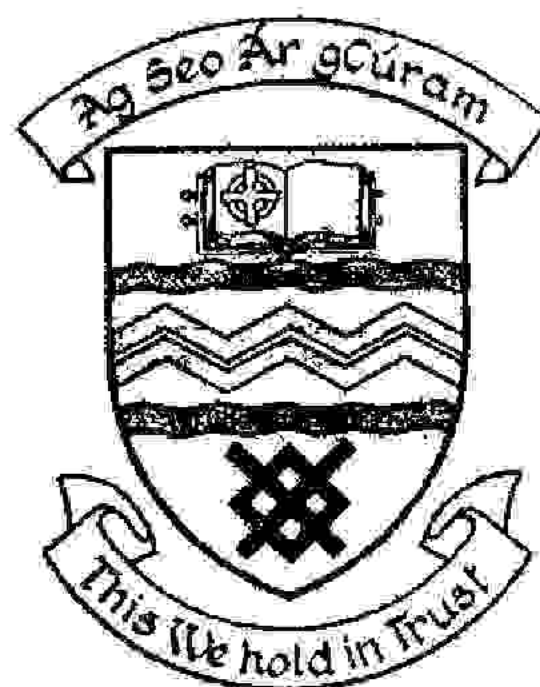


**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
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**PLANNING  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0394	Date of Decision 05/03/96
Register Reference S96B/0014	Date 22nd January 1996

**Applicant** Mr. Christopher Kessie,  
**Development** Domestic extension.  
**Location** 12 St. Ronan's Gardens, Clondalkin, Dublin 22.  
**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 by order dated as above make a decision to **GRANT PERMISSION** in respect of the above proposal.

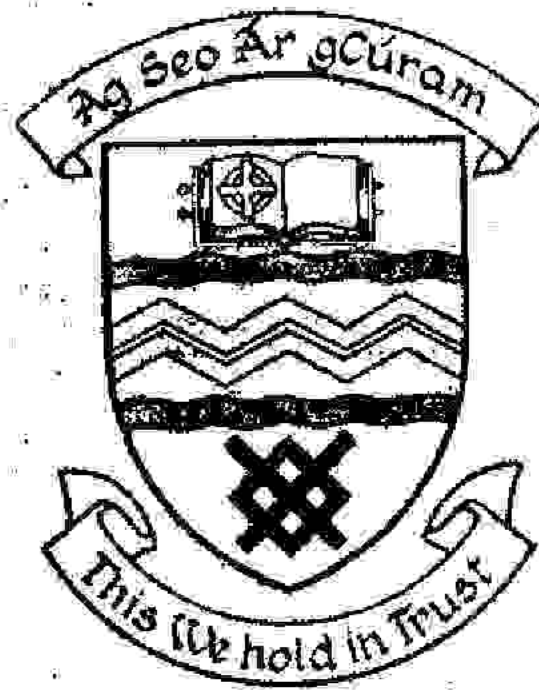
Subject to the conditions ( 3 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....  
for SENIOR ADMINISTRATIVE OFFICER

06/03/96

Mr. Christopher Kessie,  
12, St. Ronans Gardens,  
Clondalkin,  
Dublin 22.

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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, 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 entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

NOTE: Applicant is advised that the consent of adjoining owners must be obtained prior to any encroachment of adjoining property.



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

Decision Order Number 0376	Date of Decision 29/02/96
Register Reference S96A/0014	Date 5th January 1996

**Applicant**                      Whitewaves Limited.  
**Development**                150 bedroom, four storey hotel, incorporating restaurant  
   and residents lounge bar, ancillary parking, landscaping  
   and signage.

**Location**                      Monastery Road, Red Cow, Clondalkin, Dublin 22.

**App. Type**                      Permission

Dear Sir/Madam,

With reference to your planning application, received on 05/01/96 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 is requested to submit written evidence to show that he has sufficient control of adjoining lands to the west to provide access to the site by means of a roundabout located adjoining the existing slip road, as required by Condition No. 17 of the permission granted under Reg. Ref. 90A/1199.
- 2      Full details are required of the proposed foul and surface water drainage and water supply to serve the proposed development. In this regard the applicant is advised to consult with the Environmental Services Department, South Dublin County Council.
- 3      Relevant site profile details are required to show how the proposed four storey building will relate to proposed residential development on the adjoining lands to the north for which planning permission was recently granted under Reg. Ref. S95A/0032.

Spain Courtney Doyle,  
68 Lower Baggot Street, Dublin 2.

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REG REF. S96A/0014

- 4 Details are required of all lands in the vicinity of the site in the applicants ownership or control. In this regard the applicant is advised that the site and adjoining lands may be affected by the proposed Light Rail Transit development project, and clarification should be sought from Coras Iompair Éireann in relation to that project.
- 5 The proposed development requires the provision of 203 car parking spaces in accordance with Development Plan standards. Details of additional car parking area are required accordingly.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

29/02/96

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

Decision Order Number 1179	Date of Decision 27/06/96
Register Reference S96A/0014	Date 5th January 1996

Applicant

Development

150 bedroom, four storey hotel, incorporating restaurant  
and residents lounge bar, ancillary parking, landscaping  
and signage.

Location

Monastery Road, Red Cow, Clondalkin, Dublin 22.

Floor Area

Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received

29/02/96 /29/04/96

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

.....  
for SENIOR ADMINISTRATIVE OFFICER

27/06/96

Spain Courtney Doyle,  
68 Lower Baggot Street, Dublin 2.



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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 in accordance with additional information received 29/4/96, 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 a financial contribution in the sum of money equivalent to the value of £101,500.00 (one hundred and one thousand five 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.

- 3 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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- 4 That prior to development commencing on site the applicant shall submit for the agreement of the Planning Authority a detailed landscape plan with full works specification for all areas to be planted on site, and a timescale for implementation.

REASON:

In the interest of visual amenity.

- 5 That prior to development commencing on site the applicant shall submit for the agreement of the Planning Authority full details of the proposed treatment to all boundaries of the site. This shall provide for the retention and repair where necessary of the existing stone wall along the Monastery Road frontage of the site.

REASON:

In the interest of amenity.

- 6 That prior to commencement of development the detailed design of the proposed roundabout and feeder road in accordance with the requirements of the Roads Department, South Dublin County Council, shall be submitted and agreed with the Planning Authority. This shall provide for access to the proposed site and the adjoining site to the west off one leg of the roundabout only. In the event of the adjoining site to the west being developed a revised joint access from the proposed roundabout shall be provided in accordance with the requirements of the Roads Department, South Dublin County Council.

REASON:

In order to ensure a satisfactory standard of development.

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the



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REG REF. S96A/0014

requirements of the County Council. In this regard the following details shall be submitted and agreed with the Planning Authority prior to development commencing:-

- a. Full detail of the existing private foul and surface water drains which it is proposed to access, and of necessary cleaning and repairs. The works to be carried out at the applicants expense.
- b. Details of grease traps on all foul waste water from kitchen areas.

REASON:

In the interest of public health.

- 8 Details of all external materials and finishes to be agreed in writing with the planning authority prior to development commencing.

REASON:

In the interest of visual amenity.

- 9 That a financial contribution in the sum of £16,200.00 (sixteen thousand two hundred 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.

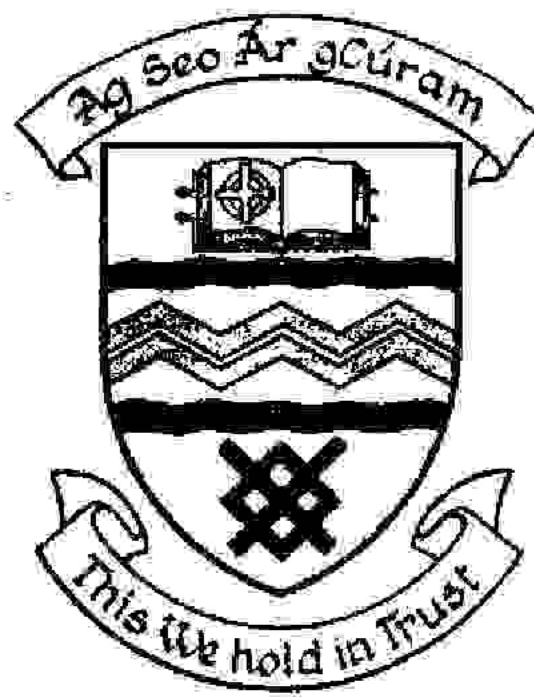
REASON:

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 service.

- 10 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled"



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REG. REF. S96A/0014

- Minimum Design Criteria" published by the National  
Rehabilitation Board.

REASON:

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

- 11 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.

- 12 Off-street car parking facilities and parking for coaches  
shall be provided in accordance with Development Plan  
standards.

REASON:

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

- 13 That no development under any permission granted pursuant to  
this decision be commenced until security for the provision  
and satisfactory completion of services, has been given by  
lodgement with the Council of an approved insurance Company  
Bond in the sum of £5,000.00 (five thousand pounds) or  
lodgement with the Council of a cash sum of £5,000.00 (five  
thousand pounds).

REASON:

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

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Spain Courtney Doyle,  
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**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number 1996</b>	<b>Date of Final Grant 10/10/96</b>
<b>Decision Order Number 1179</b>	<b>Date of Decision 27/06/96</b>
<b>Register Reference S96A/0014</b>	<b>Date 29th April 1996</b>

**Applicant** Whitewaves Limited.

**Development** 150 bedroom, four storey hotel, incorporating restaurant and residents lounge bar, ancillary parking, landscaping and signage.

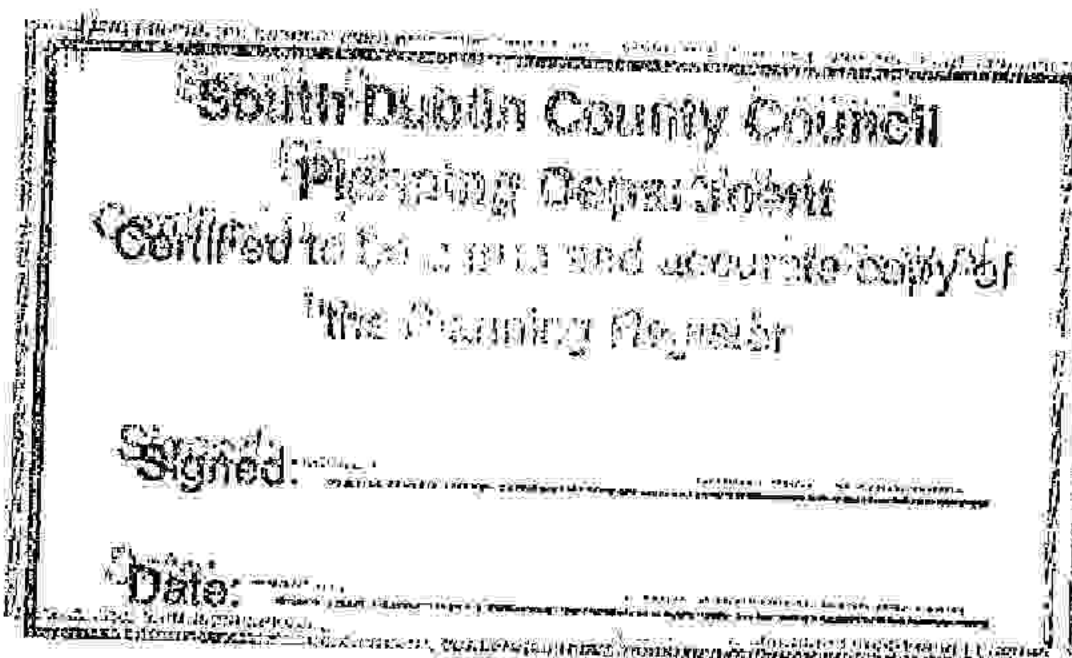
**Location** Monastery Road, Red Cow, Clondalkin, Dublin 22.

**Floor Area** 4415.000 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 29/02/96 /29/04/96

A Permission has been granted for the development described above,  
subject to the following (13) Conditions.





**SOUTH DUBLIN COUNTY COUNCIL**  
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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 in accordance with additional information received 29/4/96, 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 a financial contribution in the sum of money equivalent to the value of £101,500.00 (one hundred and one thousand five 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.
  
- 3 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.
  
- 4 That prior to development commencing on site the applicant shall submit for the agreement of the Planning Authority a detailed landscape plan with full works specification for all areas to be planted on site, and a timescale for implementation.  
**REASON:**  
 In the interest of visual amenity.

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- 5 That prior to development commencing on site the applicant shall submit for the agreement of the Planning Authority full details of the proposed treatment to all boundaries of the site. This shall provide for the retention and repair where necessary of the existing stone wall along the Monastery Road frontage of the site.

**REASON:**

In the interest of amenity.

- 6 That prior to commencement of development the detailed design of the proposed roundabout and feeder road in accordance with the requirements of the Roads Department, South Dublin County Council, shall be submitted and agreed with the Planning Authority. This shall provide for access to the proposed site and the adjoining site to the west off one leg of the roundabout only. In the event of the adjoining site to the west being developed a revised joint access from the proposed roundabout shall be provided in accordance with the requirements of the Roads Department, South Dublin County Council.

**REASON:**

In order to ensure a satisfactory standard of development.

- 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 details shall be submitted and agreed with the Planning Authority prior to development commencing:-

- a. Full detail of the existing private foul and surface water drains which it is proposed to access, and of necessary cleaning and repairs. The works to be carried out at the applicants expense.
- b. Details of grease traps on all foul waste water from kitchen areas.

**REASON:**

In the interest of public health.



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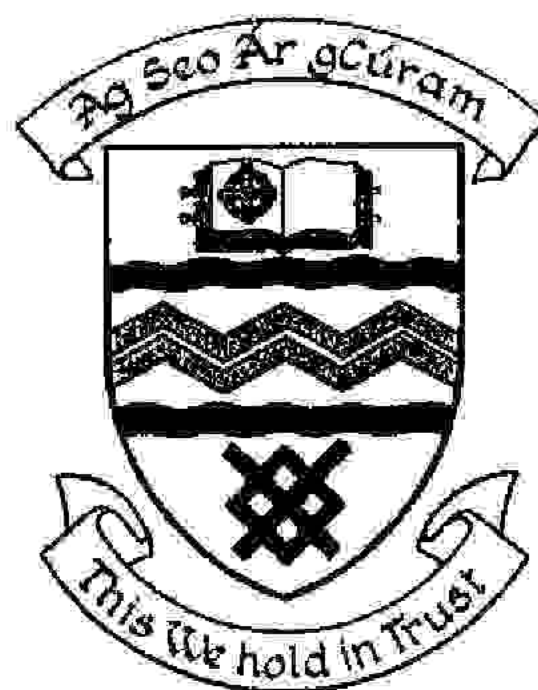
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- 8 Details of all external materials and finishes to be agreed in writing with the planning authority prior to development commencing.  
REASON:  
In the interest of visual amenity.
- 9 That a financial contribution in the sum of £16,200.00 (sixteen thousand two hundred 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 service.
- 10 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.  
REASON:  
In the interest of proper planning and development of the area.
- 11 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.
- 12 Off-street car parking facilities and parking for coaches shall be provided in accordance with Development Plan Standards.  
REASON:

SOUTH DUBLIN COUNTY COUNCIL  
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In the interest of the proper planning and development of  
the area.

- 13 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, has been given by lodgement with the Council of an approved insurance Company Bond in the sum of £5,000.00 (five thousand pounds) or lodgement with the Council of a cash sum of £5,000.00 (five thousand pounds).

REASON:

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

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

*Barry Connolly* ..... 11<sup>th</sup> October 1996  
for SENIOR ADMINISTRATIVE OFFICER