

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0596	
1. Location	Citywest Hotel, Church Road, Saggart, Co. Dublin.		
2. Development	Third floor extension to the existing bedroom block, containing 13 hotel bedrooms and retention of first floor extensions to the diningroom/lounge.		
3. Date of Application	07/11/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 16/11/96 2.	1. 20/02/97 2.
4. Submitted by	Name: Frank Kenny Associates, Address: 5 Clyde Lane, Dublin 4.		
5. Applicant	Name: H.S.S. Ltd., Address: Citywest Hotel, Church Road, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 0716 Date 17/04/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1052 Date 30/05/97	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000
Facs: 01-462 0104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Frank Kenny Associates,
5 Clyde Lane,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1052	Date of Final Grant 30/05/97
Decision Order Number 0716	Date of Decision 17/04/97
Register Reference S96A/0596	Date 20th February 1997

Applicant H.S.S. Ltd.,

Development Third floor extension to the existing bedroom block,
containing 13 hotel bedrooms and retention of first
floor extensions to the diningroom/lounge.

Location Citywest Hotel, Church Road, Saggart, Co. Dublin.

Floor Area 534.940 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 16/11/96 /20/02/97

A Permission has been granted for the development described above,
subject to the following (7) conditions.

REG REF. S96A/0596 SOUTH DUBLIN COUNTY COUNCIL
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Bosca 4122,
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Facs: 01-462 0104



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DEPARTMENT
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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 20/2/97, 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 This permission relates to third floor bedroom block and extension to lounge at first floor level measuring 55.5 sq. m. only. Subsequent extensions although indicated on unsolicited additional information drawings received by the Planning Authority on 20/2/97 are the subject of a separate planning application Ref. S97A/0095 on which no decision has been made to date.

REASON:

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

- 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 applicant shall submit written evidence of permission to connect to the foul sewer in Citywest Business Park prior to occupation of any of the bedrooms at third floor level.

REASON:

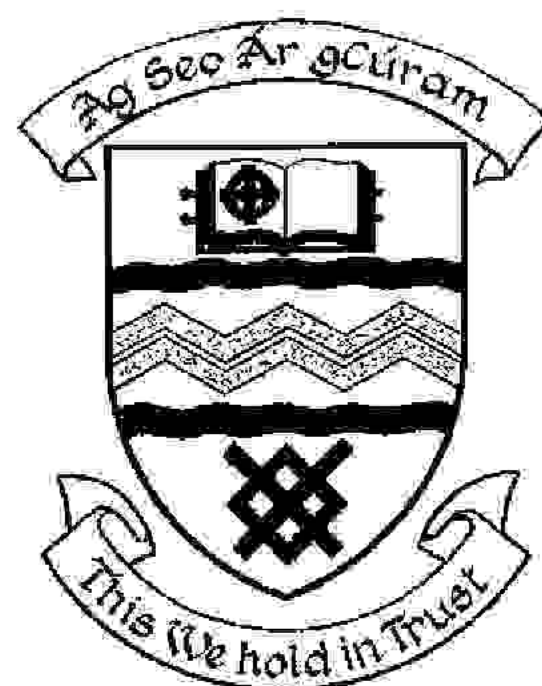
In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 4 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.

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Lár an Bhaile, Tamhlacht,
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Facs: 01-462 0104

**PLANNING
DEPARTMENT**
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- 5 The applicant shall ensure that sufficient additional car parking spaces are provided for the proposed development. Parking spaces shall be provided on a permanent surface and marked out in bays measuring not less than 2.4m X 4.8m with 6.0m wide circulation aisles using a permanent and durable material.

REASON:

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

- 6 That a financial contribution in the sum of £4,288 (four thousand two hundred and eighty eight 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 on receipt of final grant of permission.

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.

- 7 That a financial contribution in the sum of money equivalent to the value of £7,600 (seven 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 on receipt of final grant of permission.

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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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
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Facs: 01-462 0104




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- (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.

 June 1997
for SENIOR ADMINISTRATIVE OFFICER

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Bosca 4122,
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Telefon: 01-462 0000
Facs: 01-462 0111



**PLANNING
DEPARTMENT**
P.O. Box 4122,
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Telephone: 01-462 0000
Fax: 01-462 0111

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

Decision Order Number 0716	Date of Decision 17/04/97
Register Reference S96A/0596	Date 7th November 1996

Applicant H.S.S. Ltd.,

Development Third floor extension to the existing bedroom block,
containing 13 hotel bedrooms and retention of first
floor extensions to the diningroom/lounge.

Location Citywest Hotel, Church Road, Saggart, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 16/11/96 /20/02/97

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 (7) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

..... 17/04/97
for SENIOR ADMINISTRATIVE OFFICER

Frank Kenny Associates,
5 Clyde Lane,
Dublin 4.

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Bosca 4122,
Lár an Bhaile, Tamhlacht,
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Telefon: 01-462 0000
Facs: 01-462 0111
REG REF. S96A/0596

**PLANNING
DEPARTMENT**
P.O. Box 4122,
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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 20/2/97, 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 This permission relates to third floor bedroom block and extension to lounge at first floor level measuring 55.5 sq. m. only. Subsequent extensions although indicated on unsolicited additional information drawings received by the Planning Authority on 20/2/97 are the subject of a separate planning application Ref. S97A/0095 on which no decision has been made to date.

REASON:

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

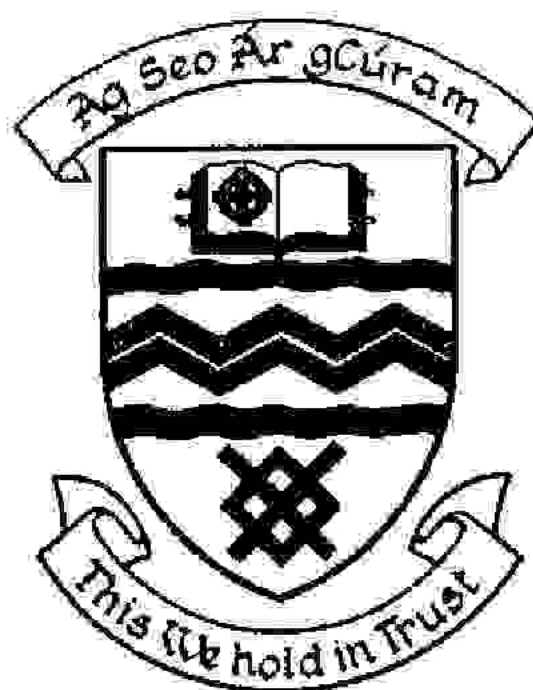
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.

In this regard the applicant shall submit written evidence of permission to connect to the foul sewer in Citywest Business Park prior to occupation of any of the bedrooms at third floor level.

REASON:

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

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Bosca 4122,
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Telefon: 01-462 0000
Facs: 01-462 0111
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DEPARTMENT**
P.O. Box 4122,
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- 4 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.

- 5 The applicant shall ensure that sufficient additional car parking spaces are provided for the proposed development. Parking spaces shall be provided on a permanent surface and marked out in bays measuring not less than 2.4m X 4.8m with 6.0m wide circulation aisles using a permanent and durable material.

REASON:

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

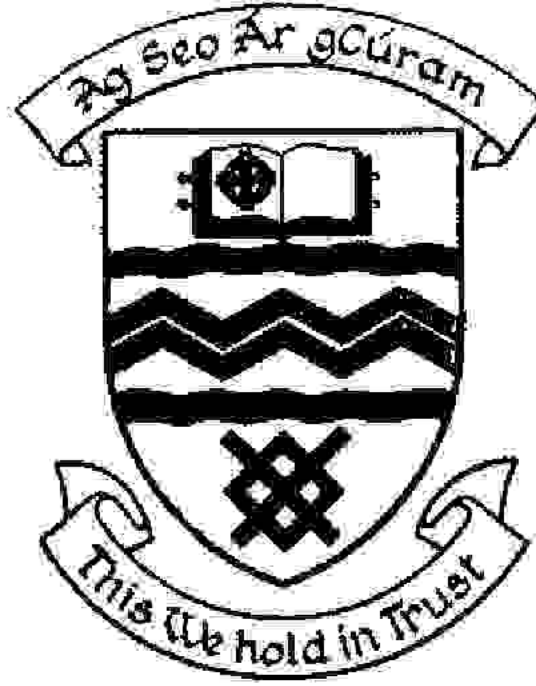
- 6 That a financial contribution in the sum of £4,288 (four thousand two hundred and eighty eight pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid on receipt of final grant of permission.

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.

- 7 That a financial contribution in the sum of money equivalent to the value of £7,600 (seven 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

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REASON:

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improvement works and traffic management schemes
facilitating the proposed development.

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Facs: 01-462 0104

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DEPARTMENT**
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Dublin 24.

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Fax: 01-462 0104

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

Order Number 2278	Date of order 26/11/96
Register Reference S96A/0596	Date 7th November 1996

Applicant H.S.S. Ltd.,

Development Third floor extension to the existing bedroom block,
 containing 13 hotel bedrooms and retention of first
 floor extensions to the diningroom/lounge.

Location Citywest Hotel, Church Road, Saggart, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 15/11/96 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 the Department:

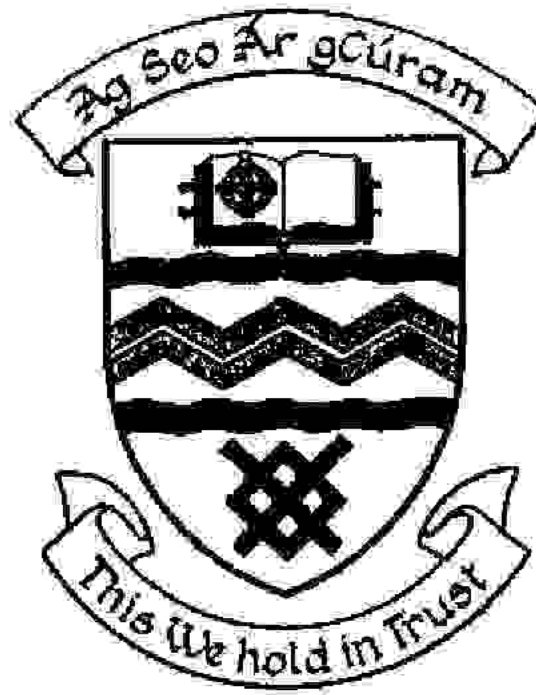
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil 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:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.

Frank Kenny Associates,
5 Clyde Lane,
Dublin 4.

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- (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.

27/11/96