

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0564	
1. Location	Cooldrinagh, Leixlip, Co. Dublin		
2. Development	Hotel comprising Cooldrinagh House and a ground floor extension, incorporating 10 bedrooms, bar, restaurant and ancillary accommodation.		
3. Date of Application	22/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 2.	1. 2.
4. Submitted by	Name: Coll & McCarthy Architects, Address: 137 Lower Rathmines Road, Dublin 6.		
5. Applicant	Name: Cooldrinagh Golf Ltd., Address: Cooldrinagh House, Leixlip, Co. Kildare.		
6. Decision	O.C.M. No. 2455 Date 19/12/96	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 0201 Date 30/01/97	Effect AA GRANT APPROVAL	
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

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Coll & McCarthy Architects,
137 Lower Rathmines Road,
Dublin 6.

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 0201	Date of Final Grant 30/01/97
Decision Order Number 2455	Date of Decision 19/12/96
Register Reference S96A/0564	Date 22nd October 1996

Applicant Cooldrinagh Golf Ltd.,

Development Hotel comprising Cooldrinagh House and a ground floor extension, incorporating 10 bedrooms, bar, restaruant and ancillary accomodation.

Location Cooldrinagh, Leixlip, Co. Dublin

Floor Area 790.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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

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Conditions and Reasons

- 1 subject to the conditions set out below the development shall be undertaken strictly in accordance with the submitted plans and details and shall otherwise be in accordance with the terms and conditions of outline planning permission Ref. S94A/0218.

REASON:

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

- 2 Prior to the commencement of development a detailed landscaping and planting scheme for the site shall be submitted to and be to the satisfaction of the Planning Authority. In this regard trees within, on the boundaries or in the vicinity of the site shall not be adversely interfered with other than as part of the landscaping and planting scheme. In this regard all existing trees adjacent to the eastern, northern and north-western boundaries of the site shall be adequately protected during the course of the development and shall be retained thereafter. In addition, the shrub planting abutting the northern elevation of Cooldrinagh House shall be retained. Affected car parking spaces shall be relocated to the satisfaction of the Planning Authority.

REASON:

In the interests of the visual amenities of the area, the protection of mature trees on the site and the protection of the setting of Cooldrinagh House.

- 3 Prior to the commencement of development details of all proposed advertising signs or devices shall be submitted to and be to the satisfaction of the Planning Authority. No advertising sign or device shall be internally illuminated.

REASON:

In the interests of all control of advertising with respect to the visual amenities of the area and taking account of the nature of Cooldrinagh House and the location of the proposed development within a green belt area.

- 4 Notwithstanding Condition no. 3 above, no advertising sign or device shall be painted or erected on the site without first receiving a separate planning permission from South

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Dublin County Council, whether or not such advertising signs or devices might otherwise constitute exempted development.

REASON:

In the interests of the control of advertising with respect to the visual amenities of the area and taking account of the nature of Cooldrinagh House and the location of the proposed development within a green belt area.

- 5 Proposed car parking spaces nos. 14 to 19 (inclusive) shall be omitted and this area shall be retained as an open area and separated from the circulation and other car parking areas.

REASON:

In the interest of the retention of the visual appearance of this entrance to Cooldrinagh House.

- 6 Prior to the commencement of development, details of the proposed surface finishes to the car parking areas shall be submitted to and be to the satisfaction of the Planning Authority. The car parking areas shall not be surfaced in bitumen material, concrete or other such materials.

REASON:

In the interests of the protection of the setting of Cooldrinagh House.

- 7 The existing random stone walls at the northern site boundary and adjacent to proposed car parking spaces nos. 20 to 23 shall be retained at their existing heights.

REASON:

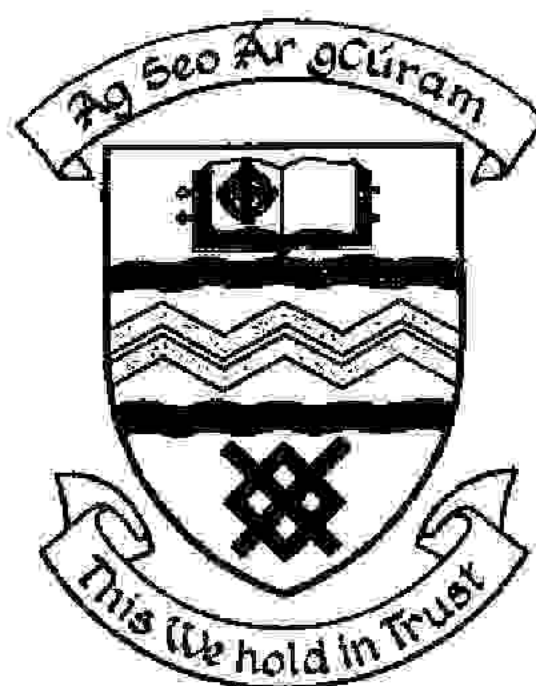
In the interests of the protection of the setting of Cooldrinagh House.

- 8 Prior to the commencement of development the following details shall be submitted to and be to the satisfaction of the Planning Authority.

- (a) The source of the data relating to the average sewage volumes quoted by Environmental Engineering shall be identified.
- (b) The design of the sewage treatment plant to be certified to BS6297.

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- (c) The design of the percolation area and reserve percolation area to be certified to BS6297. Percolation tests and results to be certified to BS6297. No pipe length in percolation area to be greater than 20m. Percolation area as shown on drawing 96096A2 is not acceptable, and shall be amended.
- (d) Site location of completed percolation tests to be identified on drawing.
- (e) Details of the design and siting of both percolation area and reserve percolation area must be submitted.
- (f) The depth of effluent discharge point must be specified.
- (g) Water table level (and rock levels, if applicable) to be indicated on drawings.
- (h) Suitable grease trap/traps to be provided at appropriate points on foul drainage system to prevent build up of grease and fats in treatment works and pipework.
- (i) Suitable alarm system to be provided.
- (j) Maintenance agreement to be entered into with supplier and reports to be sent to South Dublin County Council.
- (k) Details of standby equipment to be submitted.
- (l) Design of soakaways and soakage tests to be certified to be in accordance with BRE digest 365 guidelines and results to be submitted.

REASON:

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

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

REASON:

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

- 10 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.

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- 11 That a financial contribution in the sum of money equivalent to the value of £2,600 (two 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.

- 12 That a financial contribution in the sum of £3,190 (three thousand, one hundred and ninety pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public water supply 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 service 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.

- 13 In the event of a connection to the public sewerage system a further financial contribution in the sum of £3,190 (three thousand one hundred and ninety pounds) shall be paid by the proposer to South Dublin County Council towards the cost of the provision of the public foul sewerage system in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service in the area by the Council will facilitate the proposed development. It is considered

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reasonable that the developer should contribute towards the
cost of providing the service.

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.

.....*[Signature]*.....*3* January 1997
for SENIOR ADMINISTRATIVE OFFICER