

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0553	
1. Location	Monastery Road, Clondalkin, Dublin 22, at the junction of the M50 and the Naas dual carriageway.		
2. Development	New two-storey public house, incorporating associated stores on two floors, and off-license at ground floor level		
3. Date of Application	16/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/01/97 2.	1. 05/06/97 2.
4. Submitted by	Name: Paul Joyce Architects, Address: Les Buissonnets, Richmond Avenue South, Dartry,		
5. Applicant	Name: Budgotel (Ireland) Ltd., Address: 1 Earlsfort Centre, Hatch Street, Dublin 2.		
6. Decision	O.C.M. No. 1541  Date 30/07/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No.  Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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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Decision Order Number 1541	Date of Decision 30/07/97
Register Reference S96A/0553	Date 16th October 1996

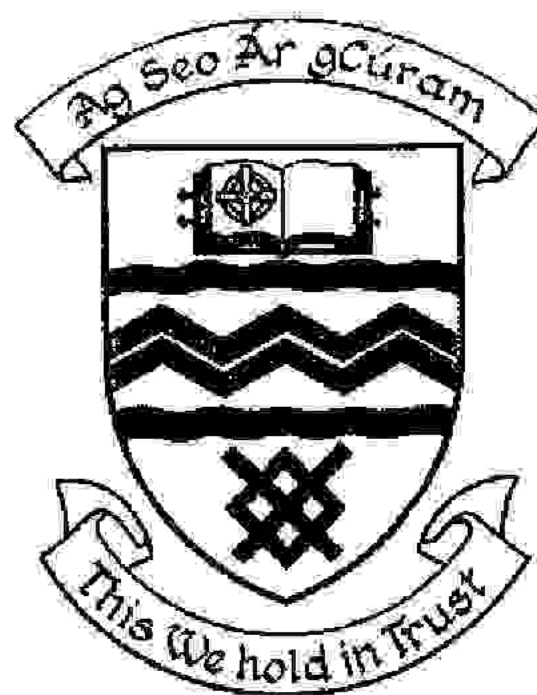
..... 31/07/97  
for SENIOR ADMINISTRATIVE OFFICER

Paul Joyce Architects,  
Les Buissonnets,  
Richmond Avenue South,  
Dartry,  
Dublin 6.

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**Conditions and Reasons**

- 1 Subject to conditions set out below the development shall be undertaken in accordance with the submitted plans and details as amended by the revised plans and details received by the Planning Authority by way of further information on the 5th June 1997.

**REASON:**

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

- 2 Prior to the commencement of development a detailed landscaping, planting and boundary treatment scheme for the site shall be submitted to and be to the satisfaction of the Planning Authority. The planting scheme shall provide for heavy duty native tree species (girth width not less than 14 cm) on the southern, eastern and northern boundaries of the site. All landscaping and planting shall be undertaken in the first planting season following the first use of any part of the premises. Boundary treatment shall provide for the retention, and repair where necessary, of the random stone wall on the southern boundary of the site.

**REASON:**

In the interest of the visual amenities of the area with particular regard to the elevated position of the site in relation to surrounding land.

- 3 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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- 4 External finishes to the proposed development, including roof materials and colours, shall reflect those on the existing hotel to the west of the site. Details, including a reduction of the extent of proposed stone on the elevations shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.  
REASON:  
In the interests of visual amenity.
- 5 Access and egress from the development shall only be by way of the access road serving the hotel to the west of the site. In this regard the roundabout at the junction between Monastery Road and the slip road from the Naas Road shall be designed and constructed in accordance with the terms and conditions of the planning permission for the hotel to the west of the application site. (Ref. S96A/0014).  
REASON:  
In the interests of the prevention of the creation of a traffic hazard.
- 6 Car parking areas shall be surfaced with a dense bituminous macadam and shall be lined with thermoplastic or such material acceptable to the Planning Authority.  
REASON:  
In the interest of a proper standard of development.
- 7 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

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Rehabilitation Board.

REASON:

In the interest of safety and amenity.

- 8 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.

- 9 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site. Existing overhead cables shall be placed underground throughout the site.

REASON:

In the interest of amenity.

- 10 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 to and be to the satisfaction of the Planning Authority prior to the commencement of development:-

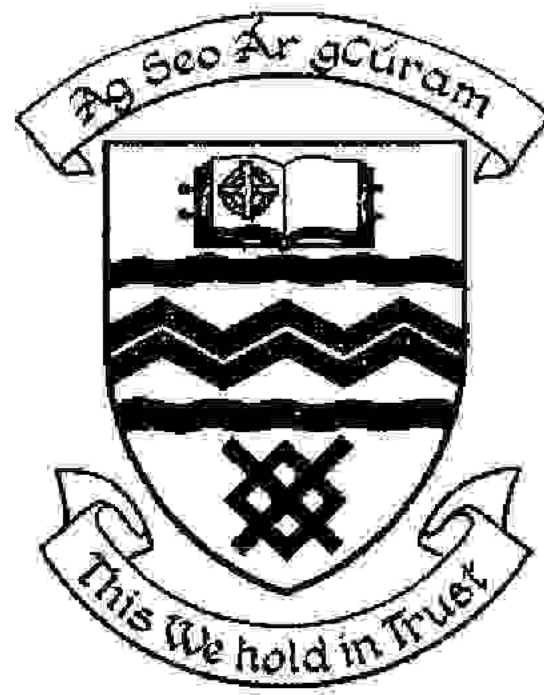
- (a) Full details of existing private foul and surface water drains into which it is proposed to connect, including necessary cleaning and repairs. All such works to be carried out at the developers expense.
- (b) Details of grease traps on all foul waste water pipes from kitchen areas.

REASON:

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



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- 11 That a financial contribution in the sum of money equivalent to the value of £28,175 (twenty eight thousand one hundred and seventy five 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 £6,600 (six thousand six 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 services.

- 13 That before any development takes place on the site, the applicant shall submit for the written agreement of the Planning Authority a revised site layout plan at a scale of at least 1:500 which shall provide for a reservation at the southern end of the site for a 'free-flow' access lane to the M50 Motorway.

REASON:

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**In the interests of the proper planning and development of  
the area.**

**NOTE: The applicant is advised to consult with the  
Councils Roads Department in advance of submitting a  
revised plan in accordance with this condition.**



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

Decision Order Number 0074	Date of Decision 15/01/97
Register Reference S96A/0553	Date 16th October 1996

**Applicant**                      Budgotel (Ireland) Ltd.,  
**Development**                New two-storey public house, incorporating associated  
   stores on two floors, and off-license at ground floor level

**Location**                    Monastery Road, Clondalkin, Dublin 22, at the junction of  
   the M50 and the Naas dual carriageway.

**App. Type**                    Permission

Dear Sir/Madam,

With reference to your planning application, received on 16/10/96 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 site of the proposed development is affected by one of the possible route options for the proposed Light Rail Transport system (LUAS) linking Dublin city centre with Tallaght including possible depot, park and ride facilities and bus interchange. It is a policy of the Dublin County Development Plan 1993 to facilitate this public transportation link and to reserve free from development such lands as are required for the development of public transport facilities. It is also policy to provide car parks close to public transport nodes.

The applicant is asked to clarify whether or not he is in a position to submit alternative proposals which would ensure that the proposed development would not interfere with the route of the LRT line or possible associated facilities at or in the vicinity of the application site. The applicant

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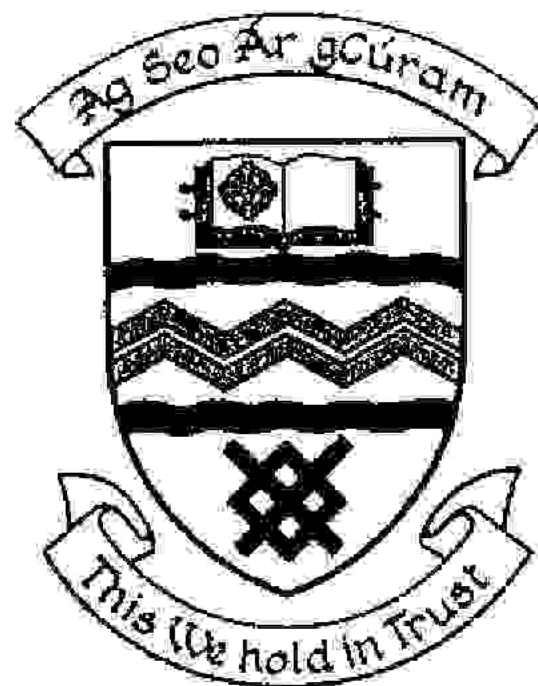
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is advised to contact the Dublin Transportation Office to discuss the matter before replying to this element of this request for further information.

- 2 It is proposed to dispose of foul sewerage by way of a sewer the construction of which is dependent on the undertaking of a development to the west of the application site. Written confirmation from the owners of the proposed sewer that the sewer will be constructed and available to accommodate the proposed development prior to the commencement of trade at the site and giving the applicant all necessary rights to connect into the said sewer is required.
- 3 The applicant is asked to submit the following details:-
- (a) Indicate whether the proposed sewer length downstream of where the applicant proposes to make connection is existing or proposed.
  - (b) Submit surface water run-off calculations.
  - (c) Demonstrate that existing surface water pipework downstream of the proposed connection has capacity to cater for increased flows.
  - (d) Obtain written permission from the Roads Department of the Council to connect to the roads drainage system.
  - (e) Submit full drainage details for the site and the proposed car park including pipe sizes, invert sewer levels and gradients.
  - (f) Submit details to ensure that the proposed water supply to the site is adequate to cater for the proposed development.
- 4 Access to the site is shown via the approved slip road off Monastery Road servicing the hotel site. Written agreement from the owner of the hotel site allowing access over this

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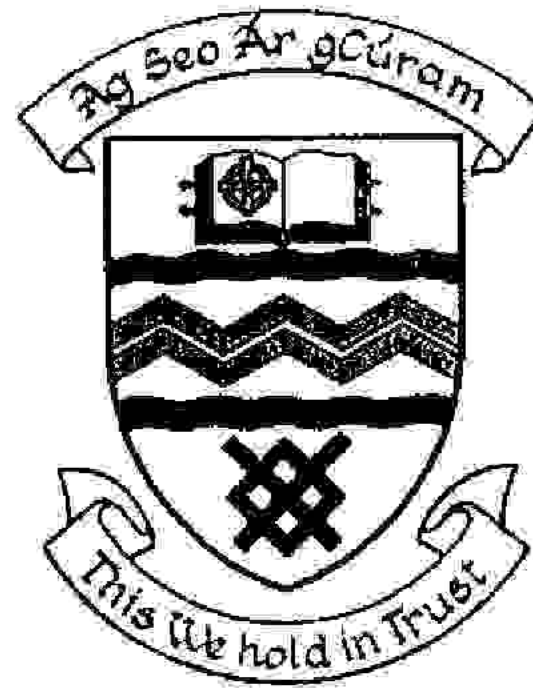
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road and through the hotel site to service the application site is required.

- 5 Clarification is required as to who will construct the round-about on Monastery Road and the access road to the site and confirmation that these road works, which are necessary to provide access to the site, shall be completed prior to any development on the application site.
- 6 The applicant is requested to submit landscaping and boundary treatment plan for the site with particular reference to the retention of the stone wall at the southern boundary.
- 7 The applicant is requested to submit proposed finished floor levels for the proposed building and the proposed car parking areas and relate these to the hotel development to the west of the application site.
- 8 The applicant is requested to submit 1:500 plan showing edged blue any other land in the ownership or control of the applicant in the vicinity of the application site and showing existing fence lines, hedgerows or other features on the site.
- 9 The site notice and the newspaper notices submitted with the planning application do not make reference to the proposed car parking areas associated with the development. Revised

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newspaper and site notices are required making reference to these parts of the proposed development.

- 10 Confirmation of ownership of lands on which advertising hoardings are located adjacent to the southern boundaries of the site is required.
- 11 A considerable number of the car parking spaces are inadequate and/or inaccessible. In addition there is no landscaping provided within the car parking areas or no provision for pedestrian paths or islands, setting down or serving facilities. The applicant is asked to clarify whether or not he is in a position to provide an adequate car parking layout for the proposed development.

signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

15/01/97



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

<b>Order Number</b> 2150	<b>Date of Order</b> 06/11/96
<b>Register Reference</b> S96A/0553	<b>Date</b> 16th October 1996

**Applicant** Budgotel (Ireland) Ltd.,

**Development** New two-storey public house, incorporating associated stores on two floors, and off-license at ground floor level

**Location** Monastery Road, Clondalkin, Dublin 22, at the junction of the M50 and the Naas dual carriageway.

Dear Sir/Madam,

An inspection carried out on 1/11/96 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the description of the development is not legible by persons using the public footpath. Before this application can be considered, you must erect a new 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 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

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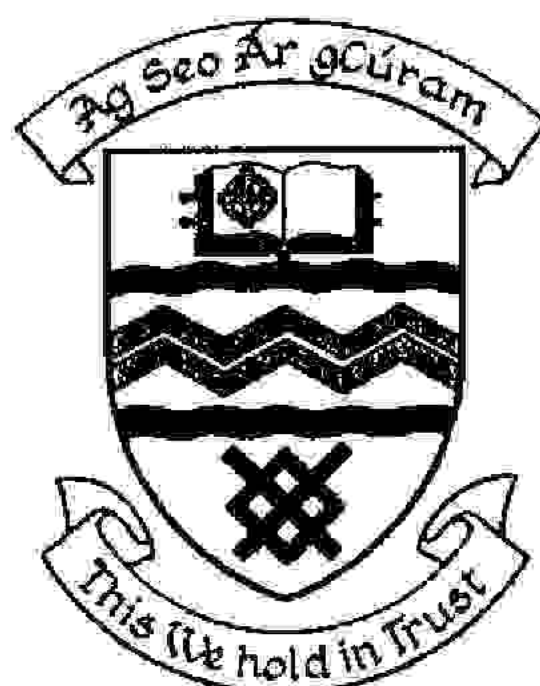
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- (b) whether application is for **Permission, Outline Permission, or Approval.**
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County 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.

06/11/96