

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0519	
1. Location	At rear of Joels Restaurant, Newlands Cross, Naas Road, Dublin 22.		
2. Development	3 storey, 90 bedroom hotel with ancillary car parking.		
3. Date of Application	02/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Oppermann Associates. Address: The Black Church, St. Marys Place,		
5. Applicant	Name: Queens Catering Company Ltd. Address: Joels Restaurant, Newlands Cross, Naas Road, Dublin 22.		
6. Decision	O.C.M. No. 0397 Date 26/02/97	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE 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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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

Decision Order Number 0397	Date of Decision 26/02/97
Register Reference S96A/0519	Date 2nd October 1996

Applicant Queens Catering Company Ltd.
Development 3 storey, 90 bedroom hotel with ancillary car parking.
Location At rear of Joels Restaurant, Newlands Cross, Naas Road,
Dublin 22.

Floor Area Sq Metres
Time extension(s) up to and including 06/03/97
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 **REFUSE OUTLINE PERMISSION** in respect of the above proposal.

for the (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

26/02/97

Oppermann Associates.
The Black Church,
St. Marys Place,
Dublin 7.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG. REF. S96A/0519

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Reasons

- 1 The proposed development would contravene materially a development objective indicated in the Development plan for the use solely or primarily of particular areas for particular purposes i.e. zoning objective 'E' - "to provide for industrial and related uses, in the Dublin County Development Plan 1993.
- 2 The proposed development by reason of traffic generation as a result of the proposed development and the effect of this traffic on the National Primary Route N7 (Naas Road) both in terms of turning movements and overall traffic movements, would endanger public safety by reason of traffic hazard and obstruction of road users.
- 3 The proposed development, by itself and by the precedent which the grant of outline permission for it would set for other relevant development, would adversely affect the use of a national road i.e. the National Primary Route N7 (Naas Road).
- 4 The proposed development by reason of the mass, height and bulk of the proposed building on the site and extent of associated car parking would seriously injure the amenities and depreciate the value of property in the vicinity.
- 5 The proposed development by reason of it's nature and extent would be harmful to residential amenity and would therefore be contrary to the proper planning and development of the area.

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- 6 The proposed development would conflict fundamentally with the roads policies of the County Council as set out in the Dublin County Development Plan 1993 and particularly those policies as set out in Section 2.5.2(ii) and 2.5.2(vi) of the Plan. The proposed development would therefore be contrary to the proper planning and development of the area.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0519
1. Location	At rear of Joels Restaurant, Newlands Cross, Naas Road, Dublin 22.	
2. Development	3 storey, 90 bedroom hotel with ancillary car parking.	
3. Date of Application	02/10/96	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Outline Permission	1. 1. 2. 2.
4. Submitted by	Name: Oppermann Associates. Address: The Black Church, St. Marys Place,	
5. Applicant	Name: Queens Catering Company Ltd. Address: Joels Restaurant, Newlands Cross, Naas Road, Dublin 22.	
6. Decision	O.C.M. No. 0397 Date 26/02/97	Effect RO REFUSE OUTLINE PERMISSION
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE PERMISSION
8. Appeal Lodged	25/03/97	Written Representations
9. Appeal Decision	23/09/97	Refuse Outline Permission
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.

AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S96A/0519

APPEAL by Queen's Catering Company Limited care of Frank L. Benson and Partners of Hainault House, 69-71 Saint Stephen's Green, Dublin against the decision made on the 26th day of February, 1997 by the Council of the County of South Dublin to refuse an outline permission for development comprising the erection of a three-storey, 90 bedroom hotel with ancillary car parking at rear of Joel's Restaurant, Newland's Cross, Naas Road, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, outline permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed development, by reason of the turning movements and overall traffic movements which it would generate in relation to the National Primary Route N7, would endanger public safety by reason of traffic hazard and obstruction of road users.
2. The proposed development, by itself and by the precedent which the grant of outline permission for it would set for other relevant development, would adversely affect the use of the National Primary Route N7 by traffic.
3. The proposed development would be in conflict with the policies of the planning authority in relation to "Roads" as set out in section 2.5.2 of the current development plan for the area and, in particular, those policies set out in paragraphs 2.5.2 (ii) and 2.5.2 (vi), which policies are considered to be reasonable. The proposed development would, therefore, be contrary to the proper planning and development of the area.

lc

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

Decision Order Number 0180	Date of Decision 30/01/97
Register Reference S96A/0519	Date 2nd October 1996

Applicant Queens Catering Company Ltd.
App. Type Outline Permission
Development 3 storey, 90 bedroom hotel with ancillary car parking.
Location At rear of Joels Restaurant, Newlands Cross, Naas Road,
Dublin 22.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of sub-section 4 (a) of section 26 , up to and including 06/03/97

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER 30/01/97

Oppermann Associates.
The Black Church,
St. Marys Place,
Dublin 7.

P/0180797

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Manager's Orders

Register Reference: S96A/0519

App. Date: 2nd October 1996

Submission:

Dated:

Correspondence

Name and Address

Oppermann Associates.
The Black Church,
St. Marys Place,
Dublin 7.

Development

3 storey, 90 bedroom hotel with ancillary car parking.

Location

At rear of Joels Restaurant, Newlands Cross, Naas Road,
Dublin 22.

Applicant

Queens Catering Company Ltd.

App. Type

Outline Permission

Zoning

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39(f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of sub-section 4(a) of Section 26, up to and including 06/03/97.

I recommend that the period be extended accordingly.

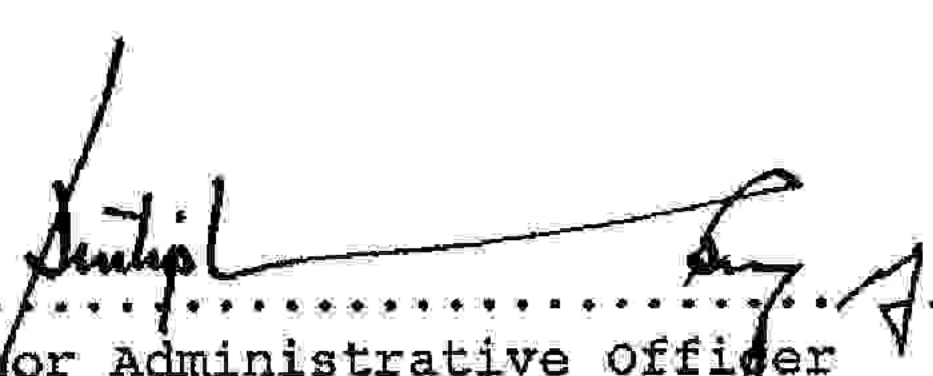
REASON: To facilitate the full consideration of the application.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Manager's Orders

REG. REF.S96A/0519

LOCATION At rear of Joels Restaurant, Newlands Cross, Naas Road,

Endorsed: 
Senior Administrative Officer

ORDER: A decision pursuant to Section 26 (4a) of the Local Government (Planning and Development) Act 1963 to extend the period for considering the application as recommended is hereby made.

Dated: 30th January 1997


Approved Officer

to whom the appropriate powers have been delegated by order of the County Manager dated 24.01.1997.

oppermann
associates

SOpt1592401~2

24th January 1997

Planning Department
South Dublin County Council
P.O. Box 4122
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Tallaght
Dublin 24

architects
interior designers

THE BLACK CHURCH
ST. MARY'S PLACE
DUBLIN 7
T: +353 1 830 0839
F: +353 1 860 1470

FAO: Mr Stephen Ward

**RE: S96A/0519
OUTLINE PERMISSION FOR 3 STOREY, 90 BEDROOM
HOTEL AT NEWLANDS CROSS, NAAS ROAD, DUBLIN 22**

Directors
STEPHEN OPPERMANN
Arch. Soc. M.R.I.A.I.
COLM HORAN
M.S.D.I.

Company Reg No. 241564
Members of The Royal Institute
of Architects of Ireland

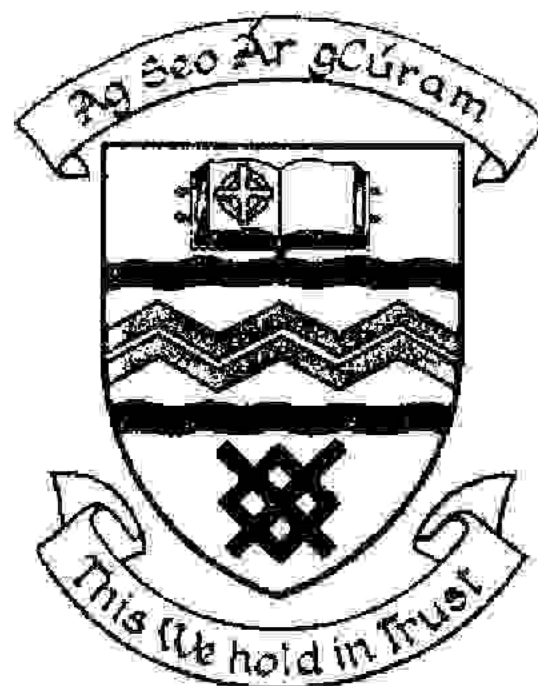
We hereby grant South Dublin County Council a further extension of time
of one month up to and including 06.03.97 to consider the above
application.

Yours sincerely


Stephen Oppermann
OPPERMANN ASSOCIATES

SOUTH DUBLIN
COUNTY COUNCIL
27 JAN 1997
RECEIVED
PLANNING DEPT.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 2470	Date of Decision 19/12/96
Register Reference S96A/0519	Date 2nd October 1996

Applicant Queens Catering Company Ltd.
App. Type Outline Permission
Development 3 storey, 90 bedroom hotel with ancillary car parking.
Location At rear of Joels Restaurant, Newlands Cross, Naas Road,
Dublin 22.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of Sub-section 4 (a) of section 26 , up to and including 06/02/97

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

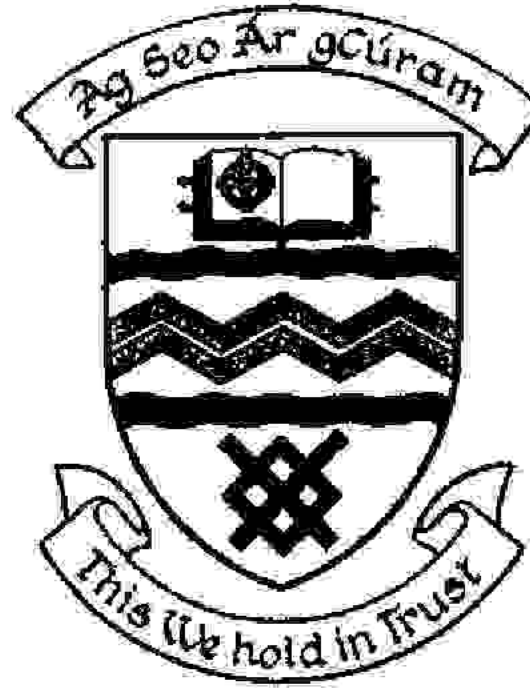
19/12/96

Oppermann Associates.
The Black Church,
St. Marys Place,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2271	Date of Decision 26/11/96
Register Reference S96A/0519	Date 2nd October 1996

Applicant Queens Catering Company Ltd.
App. Type Outline Permission
Development 3 storey, 90 bedroom hotel with ancillary car parking.
Location At rear of Joels Restaurant, Newlands Cross, Naas Road,
Dublin 22.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of sub-section 4 (a) of section 26 , up to and including 06/01/97

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

27/11/96

Oppermann Associates.
The Black Church,
St. Marys Place,
Dublin 7.