

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S96A/0408	
1. Location	Red Cow Inn, Naas Road, Clondalkin.			
2. Development	Modifications to already approved hotel to include additional service and conference areas, modifications to site entrance/exit and new ESB sub-station.			
3. Date of Application	18/07/96	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 08/08/96 2.	1. 14/08/96 2.	
4. Submitted by	Name: John Duffy Design Group, Address: 24, The Crescent, Monkstown,			
5. Applicant	Name: Morans Hotel Irl. Ltd., Address: Red Cow Inn, Naas Road, Clondalkin, Co. Dublin.			
6. Decision	O.C.M. No. 2128 Date 05/11/96	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 2480 Date 18/12/96	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



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John Duffy Design Group,
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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2480	Date of Final Grant 18/12/96
Decision Order Number 2128	Date of Decision 05/11/96
Register Reference S96A/0408	Date 14th August 1996

Applicant Morans Hotel Irl. Ltd.,

Development Modifications to already approved hotel to include additional service and conference areas, modifications to site entrance/exit and new ESB sub-station.

Location Red Cow Inn, Naas Road, Clondalkin.

Floor Area 8134.000 Sq Metres
Time extension(s) up to and including 08/11/96
Additional Information Requested/Received 08/08/96 /14/08/96

A Permission has been granted for the development described above,
subject to the following (14) conditions.

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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 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.

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

- (a) Applicant to submit written evidence that he has permission to connect to the existing outfall surface and foul sewers;
- (b) All details of water supply and drainage arrangements to be submitted including pipe sizes, invert levels and ground levels. Calculations of peak flow generated by the developer to be submitted;
- (c) The main surface water pipe through the site to be sized to cater for zoned lands. The details of this pipe incorporating pipe diameter and invert levels to be agreed with Engineering Services before the commencement of development;
- (d) Details of drainage for the basement area to be submitted.

All of the above to be subject to the written agreement of the Planning Authority prior to the commencement of development.

REASON:

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

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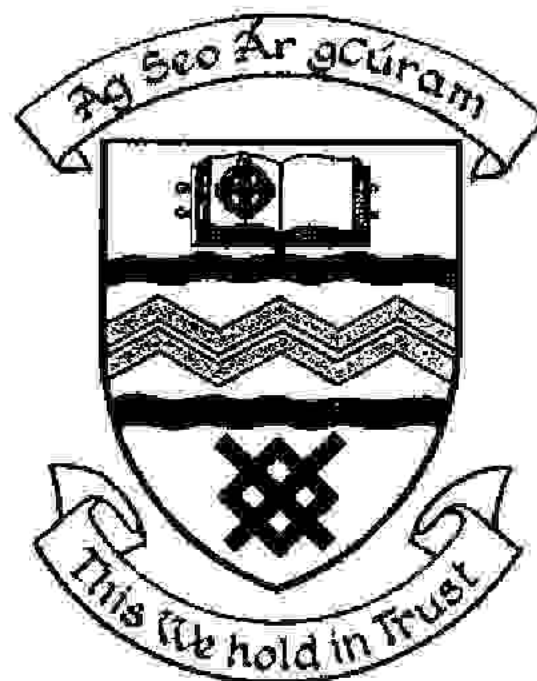
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- 4 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.
REASON:
In the interest of safety and amenity.
- 5 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.
- 6 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.
- 7 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 8 That prior to the commencement of development on foot of this permission details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of the building.
REASON:
In the interest of amenity.
- 9 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.
REASON:
In the interest of the proper planning and development of the area.

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10 With regard to the new vehicular access 'entrance only' from the Naas Road the applicant is required to:

- (a) Block up existing access and repair/replace sections of kerb along this road frontage at his own expense;
- (b) Reconstruct/resurface footpath;
- (c) Plane and resurface the hard shoulder along Naas Road frontage;
- (d) Appropriate lining and signing to be carried out.

Details to be agreed with the Planning Authority prior to the commencement of development and work completed prior to occupation of hotel.

REASON:

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

11 That prior to the commencement of development applicant to agree the location of the proposed footpath from the new access on Turnpike Road extending towards the Naas Road to the adjoining existing footpath, with the Planning Authority and work thereon to be completed prior to the occupation of the building.

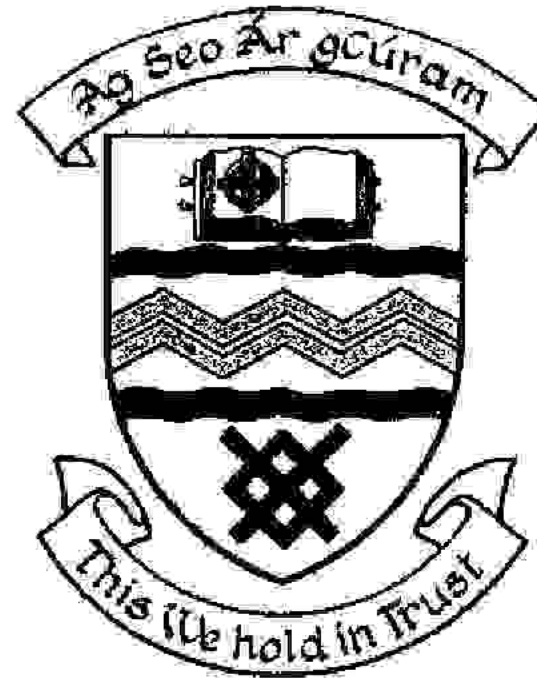
REASON:

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

12 The agreed cost of Condition No. 10 (b) & (c) and Condition No. 11 shall be offsettable against the financial contribution required by Condition No. 14 in the event of the applicant carrying out the works required at his own expense. The cost of the specific works to be carried out by the developer shall be agreed in writing between the developer and the planning authority prior to commencement of development. In default of agreement, the matter shall be determined by An Bord Pleanála.

REASON:

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

- 13 That the development approved under Register Reference 92A/0570 be not proceeded with and the applicant to make a further application for the development of this property.

REASON:

To ensure satisfactory off-street car parking arrangements.

- 14 That arrangements be made with regard to the payment of the financial contribution in the sum of £111,000 (one hundred and eleven thousand pounds) (Index-Linked to January, 1991) as required by Condition No. 13 of planning permission granted under Register Reference S95A/0526; arrangements to be made prior to the commencement of this proposal.

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.

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.

.....December 1996
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1989	Date of Decision 10/10/96
Register Reference S96A/0408	Date 18th July 1996

Applicant Morans Hotel Irl. Ltd.,
App. Type Permission
Development Modifications to already approved hotel to include additional service and conference areas, modifications to site entrance/exit and new ESB sub-station.

Location Red Cow Inn, Naas Road, Clondalkin.

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 08/11/96

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER 10/10/96

John Duffy Design Group,
24, The Crescent,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 1532	Date of Order 08/08/96
Register Reference S96A/0408	Date 18th July 1996

Applicant Morans Hotel Irl. Ltd.,
Development Modifications to already approved hotel to include additional service and conference areas, modifications to site entrance/exit and new ESB sub-station.
Location Red Cow Inn, Naas Road, Clondalkin.

Dear Sir/Madam,

An inspection carried out on 31/7/96 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 site notice is attached to a hoarding over ground level and is not legible.

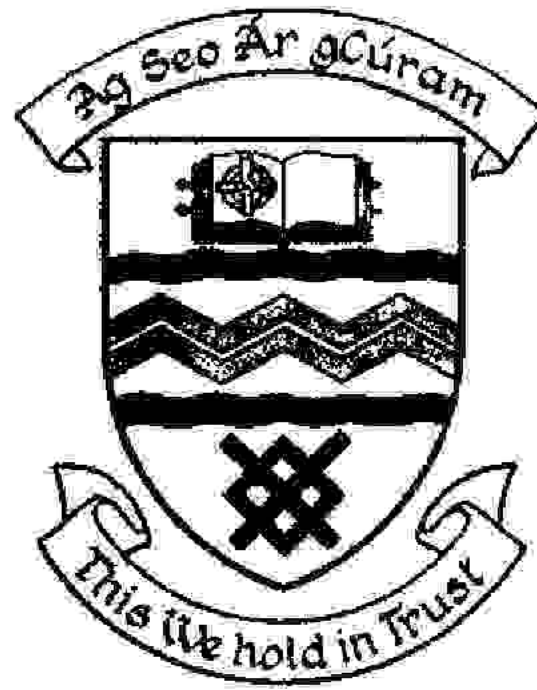
- (a) a copy of the text of the notice
- (b) a plan showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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.

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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.

08/08/96