

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0195
1. Location	The site is located directly south of Tallaght Garda Station at the junction of the Belgard Road and the new Blessington Road, Tallaght.	
2. Development	Mixed development comprising a basement level car park and night club. Retail, public bar, reception and night club at ground floor level. Function rooms, restaurant and conference facilities at first floor level. 62 no. hotel bedrooms at second floor level and offices at third, fourth and fifth floor levels. Total floor area of development is c. 21,745 sq.m. This application includes for 2 no. vehicular entry/exits into the site off the main access roads. The applicant also includes associated signage for the entire development. Total site area is c. 10,097 sq.m.	
3. Date of Application	18/06/96	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 30/05/96 2. 1. 18/06/96 2.
4. Submitted by	Name: Spain Courtney Doyle, Address: 68 Lower Baggot St., Dublin 2.	
5. Applicant	Name: Hainault Properties (Tallaght) Limited, Address: Law Chambers, Wellington Quay, Drogheda, Co. Louth.	
6. Decision	O.C.M. No. 1457 Date 30/07/96	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. Date	Effect

8.	Appeal Notified		
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 Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0195/C4
1. Location	The site is located directly south of Tallaght Garda Station at the junction of the Belgard Road and the new Blessington Road, Tallaght.	
2. Development	Mixed development comprising a basement level car park and night club. Retail, public bar, reception and night club at ground floor level. Function rooms, restaurant and conference facilities at first floor level. 62 no. hotel bedrooms at second floor level and offices at third, fourth and fifth floor levels. Total floor area of development is c. 21,745 sq.m. This application includes for 2 no. vehicular entry/exits into the site off the main access roads. The applicant also includes associated signage for the entire development. Total site area is c. 10,097 sq.m. Compliance re. condition No. 11.	
3. Date of Application	24/03/98	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Compliance with Conditions	1. 1. 2. 2.
4. Submitted by	Name: Spain Courtney Doyle, Address: 68 Lower Baggot St., Dublin 2.	
5. Applicant	Name: Hainault Properties (Tallaght) Limited, Address: Law Chambers, Wellington Quay, Drogheda, Co. Louth.	
6. Decision	O.C.M. No. 0774 Date 22/04/98	Effect CC APPROVE THE COMPLIANCE SUBMISSION
7. Grant	O.C.M. No. Date	Effect CC APPROVE THE COMPLIANCE SUBMISSION
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.dd

REG. REF.: S96A/0195/C4

DATE : 22.04.1998

RE: Mixed development comprising a basement level car park and night club. Retail, public bar, reception and night club at ground floor level. Function rooms, restaurant and conference facilities at first floor level. 62 no. hotel bedrooms at second floor level and offices at third, fourth and fifth floor levels. Total floor area of development is c. 21,745sq.m. This application includes for 2 no. vehicular entry/exits into the site off the main access roads. The applicant also includes associated signage for the entire development. Total site area is c. 10,097sq.m. Compliance re. Condition. No. 11.

Dear Sir,

I refer to your submission received on 24.03.1998 to comply with Condition No. 11, of grant of permission, Order No. 1995, dated 10/10/96, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,

AG

for Senior Administrative Officer

Spain Courtney Doyle,
68 Lower Baggot Street,
Dublin 2.

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 1020	Date of Decision 30/05/96
Register Reference S96A/0195	Date 4th April 1996

**Applicant
Development**

Hainault Properties (Tallaght) Limited,
Mixed development comprising a basement level car park and night club. Retail, public bar, reception and night club at ground floor level. Function rooms, restaurant and conference facilities at first floor level. 62 no. hotel bedrooms at second floor level and offices at third, fourth and fifth floor levels. Total floor area of development is c. 21,745 sq.m. This application includes for 2 no. vehicular entry/exits into the site off the main access roads. The applicant also includes associated signage for the entire development. Total site area is c. 10,097 sq.m.

Location

The site is located directly south of Tallaght Garda Station at the junction of the Belgard Road and the new Blessington Road, Tallaght.

App. Type

Permission

Dear Sir/Madam,

With reference to your planning application, received on 04/04/96 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 applicant is requested to indicate how it is proposed to satisfy development plan standards in relation to the provision of off-street car parking.
- 2 The applicant is requested to clarify proposals for the external finishes to the building including materials and colours. In this regard coloured and clearly labelled elevational drawings, to appropriate scales, should be submitted. A similarly prepared perspective or axonometric would also be desirable.

Spain Courtney Doyle,
68 Lower Baggot St.,
Dublin 2.

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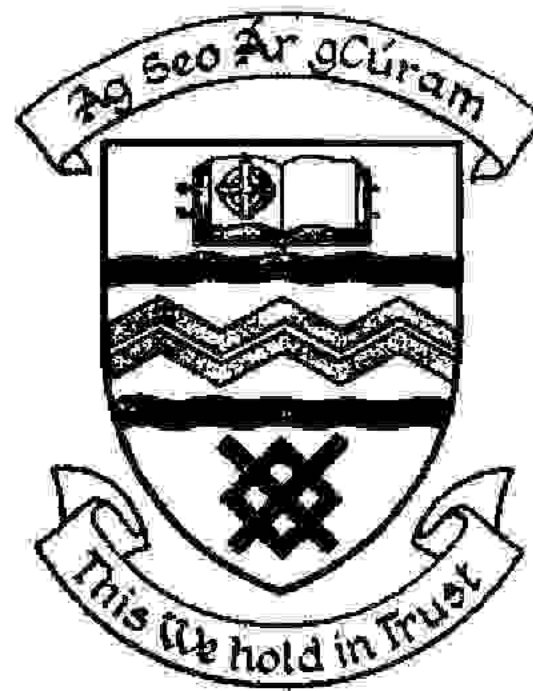
- 3 Given the scale and height of the proposed building the applicant is requested to submit elevational/section drawings north/south and east/west through the site illustrating the relationship between the finished building and adjacent buildings such as the Garda Station to the north and the Premier Banking buildings to the west. These drawings should also accurately indicate the relationship between proposed finished floor levels and the existing road levels around the site.
- 4 The applicant is requested to submit the following details in relation to foul and surface water sewerage:
 - (a) Full detailed drainage layouts, including basement and car parking areas, indicating pipe sizes, gradients, invert and cover levels up to and including the connection to the public sewers.
 - (b) Design calculation details.
 - (c) Details of proposed grease traps on all waste from all kitchens.
 - (d) Details of measures to protect the existing foul sewer.
 - (e) Details to indicate no building within 5m of a public sewer.
- 5 the applicant is requested to submit details of proposed surface landscaping and boundary treatment.
- 6 the applicant is requested to comment on the mix of uses in the proposed development with particular reference to the hotel element. Details of the type and nature of hotel envisaged, budget, luxury etc., and the proposed operator should be submitted. In this context the Planning Authority would welcome proposals for a larger hotel with a consequent reduction in the proposed office area or other uses proposed.

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-
- 7 The applicant is requested to submit details, including relevant drawings and specifications, of proposed signage.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

30/05/96

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

Decision Order Number 1457	Date of Decision 30/07/96
Register Reference S96A/0195	Date 4th April 1996

Applicant Hainault Properties (Tallaght) Limited,

Development Mixed development comprising a basement level car park and night club. Retail, public bar, reception and night club at ground floor level. Function rooms, restaurant and conference facilities at first floor level. 62 no. hotel bedrooms at second floor level and offices at third, fourth and fifth floor levels. Total floor area of development is c. 21,745 sq.m. This application includes for 2 no. vehicular entry/exits into the site off the main access roads. The applicant also includes associated signage for the entire development. Total site area is c. 10,097 sq.m.

Location The site is located directly south of Tallaght Garda Station at the junction of the Belgard Road and the new Blessington Road, Tallaght.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 30/05/96 /18/06/96

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 (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

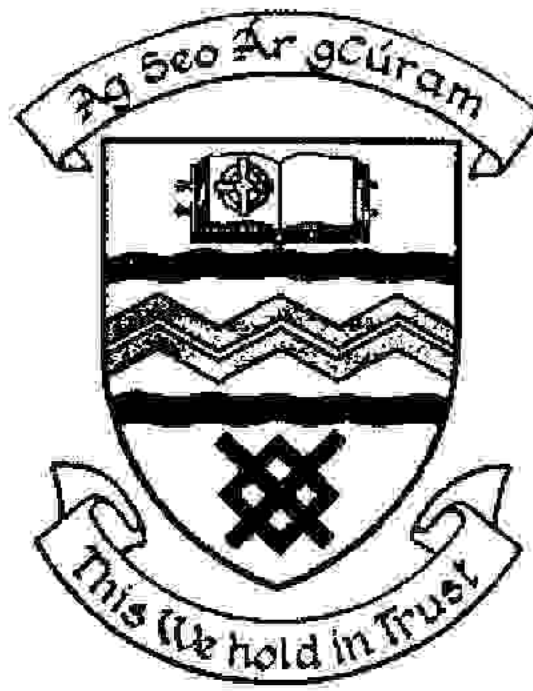
.....*LB*..... 30/07/96
for SENIOR ADMINISTRATIVE OFFICER

Spain Courtney Doyle,
68 Lower Baggot St.,
Dublin 2.

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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 Additional Information received 18.06.1996, 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 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.

- 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.

These requirements include, inter alia, the following:
 - (i) Detailed design calculations in relation to foul and surface water drainage to be agreed.
 - (ii) Details of the proposed grease trap to be agreed.

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(iii) Details of protection to the existing foul sewer to be agreed.

REASON:

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

- 4 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.

- 5 That a comprehensive hard and soft landscaping plan, with full works specification and bill of quantities, be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

REASON:

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

- 6 That details of the external finishes to the building, including specifications and colour of materials to be used, be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

REASON:

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

- 7 That details of a signage scheme for the proposed development be submitted for the written agreement of the Planning Authority prior to the erection of any signs.

REASON:

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

- 8 In relation to car parking the following shall apply:

- (i) A second underground deck of car parking providing approximately 200 no. spaces shall be constructed.

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Total off-street car parking provided to serve the development shall, therefore, be 532 no. spaces. Detailed drawings of the second underground deck shall be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

- (ii) In lieu of the additional 85 no. car parking spaces that the proposed development gives rise to a demand for, in accordance with development plan requirements, and which are not being provided, the developer shall make a financial contribution of £85,000 (eighty five thousand pounds) towards the cost of provision of car parking in the area of the proposed development and which will facilitate it; this contribution to be paid before the commencement of the development.

REASON:

In the interest of the proper planning and development of the area and of ensuring a proper standard of parking provision. In relation to (ii) above the provision of such car parking 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 same. This part of this condition is subject to the provisions of S26(2)(h) of the Local Government (Planning and Development) Act, 1963 and the specified period for the purpose of the said section shall be 10 years.

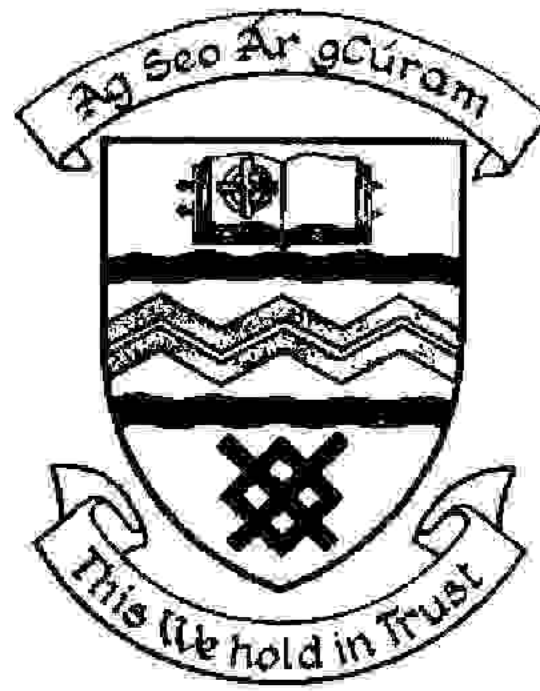
- 9 That details of the proposed vehicular entrances to the site shall be agreed by the Planning Authority in writing prior to the commencement of the development.

REASON:

In the interest of the proper planning and development of the area and traffic safety and management.

ADVISORY NOTE: The developer is advised that adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons.

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The level of provision for disabled persons described in Part M of the Building Regulations 1991 Technical Guidance Document is the minimum which should be provided.

- 10 That a financial contribution in the sum of £15,000 (fifteen thousand 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.

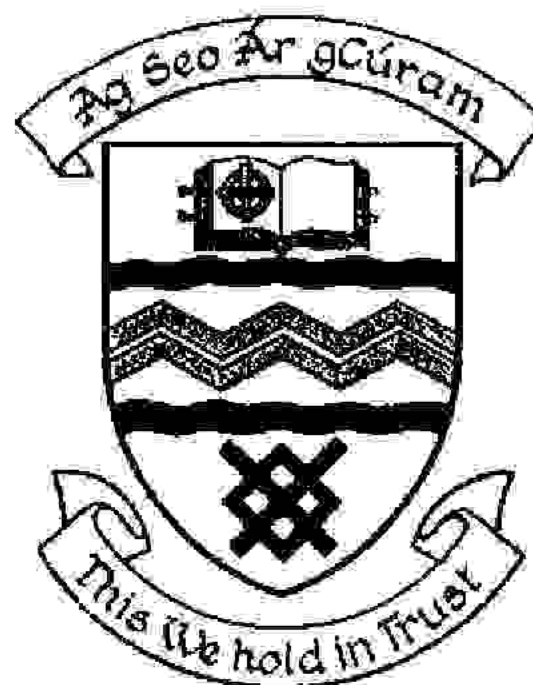
- 11 The third floor of the proposed building shall not be occupied until after the fourth and fifth floors are fully occupied unless otherwise agreed in writing by the Planning Authority.

REASON:

to effect a phased completion of the development in order to enable the Planning Authority to achieve an appropriate mix including in particular, hotel uses on this landmark town centre site.

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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1995	Date of Final Grant 10/10/96
Decision Order Number 1457	Date of Decision 30/07/96
Register Reference S96A/0195	Date 18th June 1996

Applicant Hainault Properties (Tallaght) Limited,

Development Mixed development comprising a basement level car park and night club. Retail, public bar, reception and night club at ground floor level. Function rooms, restaurant and conference facilities at first floor level. 62 no. hotel bedrooms at second floor level and offices at third, fourth and fifth floor levels. Total floor area of development is c. 21,745 sq.m. This application includes for 2 no. vehicular entry/exits into the site off the main access roads. The applicant also includes associated signage for the entire development. Total site area is c. 10,097 sq.m.

Location The site is located directly south of Tallaght Garda Station at the junction of the Belgard Road and the new Blessington Road, Tallaght.

Floor Area 10097.000 Sq Metres

Time extension(s) up to and including

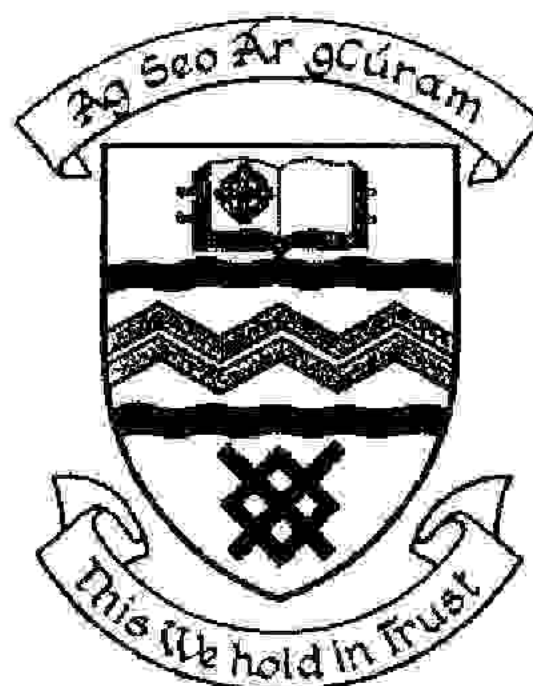
Additional Information Requested/Received 30/05/96 /18/06/96

A Permission has been granted for the development described above,
subject to the following (11) 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, as amended by Additional Information received 18.06.1996, 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 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.

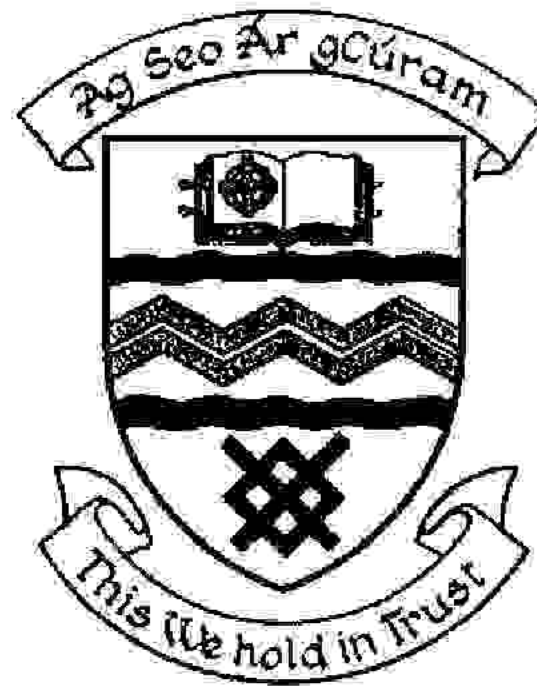
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.

These requirements include, inter alia, the following:
 - (i) Detailed design calculations in relation to foul and surface water drainage to be agreed.
 - (ii) Details of the proposed grease trap to be agreed.
 - (iii) Details of protection to the existing foul sewer to be agreed.
 REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 4 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.

- 5 That a comprehensive hard and soft landscaping plan, with full works specification and bill of quantities, be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

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REASON:

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

- 6 That details of the external finishes to the building, including specifications and colour of materials to be used, be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

REASON:

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

- 7 That details of a signage scheme for the proposed development be submitted for the written agreement of the Planning Authority prior to the erection of any signs.

REASON:

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

- 8 In relation to car parking the following shall apply:

- (i) A second underground deck of car parking providing approximately 200 no. spaces shall be constructed. Total off-street car parking provided to serve the development shall, therefore, be 532 no. spaces. Detailed drawings of the second underground deck shall be submitted for the written agreement of the Planning Authority prior to the commencement of the development.
- (ii) In lieu of the additional 85 no. car parking spaces that the proposed development gives rise to a demand for, in accordance with development plan requirements; and which are not being provided, the developer shall make a financial contribution of £85,000 (eighty five thousand pounds) towards the cost of provision of car parking in the area of the proposed development and which will facilitate it; this contribution to be paid before the commencement of the development.

REASON:

In the interest of the proper planning and development of the area and of ensuring a proper standard of parking provision. In relation to (ii) above the provision of such car parking 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 same. This part of this condition is subject

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to the provisions of S26(2)(h) of the Local Government (Planning and Development) Act, 1963 and the specified period for the purpose of the said section shall be 10 years.

- 9 That details of the proposed vehicular entrances to the site shall be agreed by the Planning Authority in writing prior to the commencement of the development.

REASON:

In the interest of the proper planning and development of the area and traffic safety and management.

ADVISORY NOTE: The developer is advised that adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons.

The level of provision for disabled persons described in Part M of the Building Regulations 1991 Technical Guidance Document is the minimum which should be provided.

- 10 That a financial contribution in the sum of £15,000 (fifteen thousand 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:

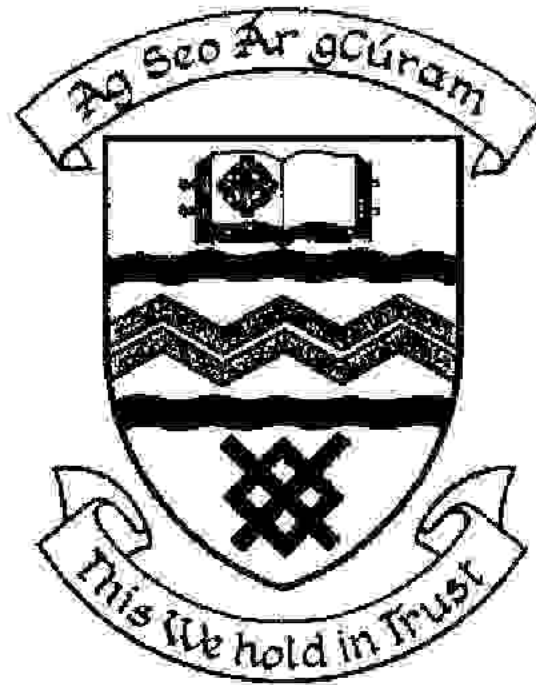
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 11 The third floor of the proposed building shall not be occupied until after the fourth and fifth floors are fully occupied unless otherwise agreed in writing by the Planning Authority.

REASON:

to effect a phases completion of the development in order to enable the Planning Authority to achieve an appropriate mix including in particular, hotel uses on this landmark town centre site.

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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.

Brailonnally 11th
for SENIOR ADMINISTRATIVE OFFICER