

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No.  S01A/0880	
1. Location	Lands adjacent the junction of the N4 Lucan Rd and Fonthill Road to the south-east of the new grade separated junction.		
2. Development	Alterations to previously permitted Hotel, Conference Centre etc. development (Reg. Ref. No. S99A/0731) comprising increase in number of bedrooms from 108 to 130, internal relocation of meeting rooms, bar and restaurant and associated internal and elevational changes.		
3. Date of Application	24/12/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Henry J. Lyons & Partners, Address: Architects, 47/48 Pearse Street,		
5. Applicant	Name: Tullyard Ltd., Address: Unit 10, Tracklands Business Park, Clonroadmore, Ennis, Co.Clare.		
6. Decision	O.C.M. No. 0410  Date 20/02/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0736  Date 09/04/2002	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	

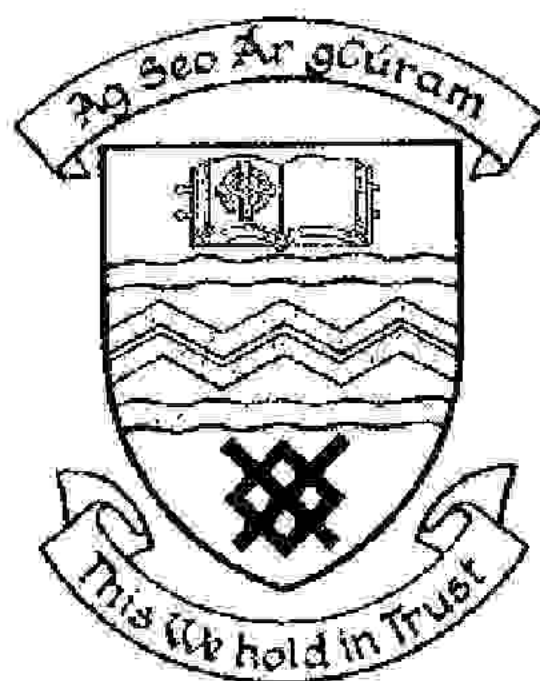
14.

Registrar

Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae, Lár an Bhaile,  
Tamlacht, Baile Átha Cliath 24,

Telefon: 01-414 9230  
Facs: 01-414 9104

PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@southdublinccoco.ie](mailto:planning.dept@southdublinccoco.ie)

Henry J. Lyons & Partners,  
Architects,  
47/48 Pearse Street,  
Dublin 2.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Final Grant Order Number 0736	Date of Final Grant 09/04/2002
Decision Order Number 0410	Date of Decision 20/02/2002
Register Reference S01A/0880	Date 24/12/01

Applicant Tullyard Ltd.,

Development Alterations to previously permitted Hotel, Conference Centre etc. development (Reg. Ref. No. S99A/0731) comprising increase in number of bedrooms from 108 to 130, internal relocation of meeting rooms, bar and restaurant and associated internal and elevational changes.

Location Lands adjacent the junction of the N4 Lucan Rd and Fonthill Road to the south-east of the new grade separated junction.

Floor Area 6602.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,  
subject to the following (8) Conditions.



# SOUTH DUBLIN COUNTY COUNCIL

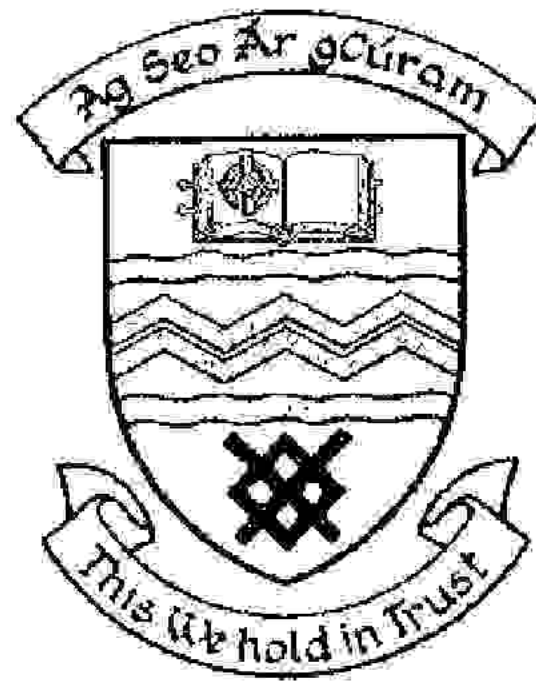
REG REF. S01A/0380

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230

Facs: 01-414 9104



PLANNING  
DEPARTMENT

County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230

Fax: 01-414 9104

E-Mail: [planning.dept@sdcoco.ie](mailto:planning.dept@sdcoco.ie)

## Conditions and Reasons

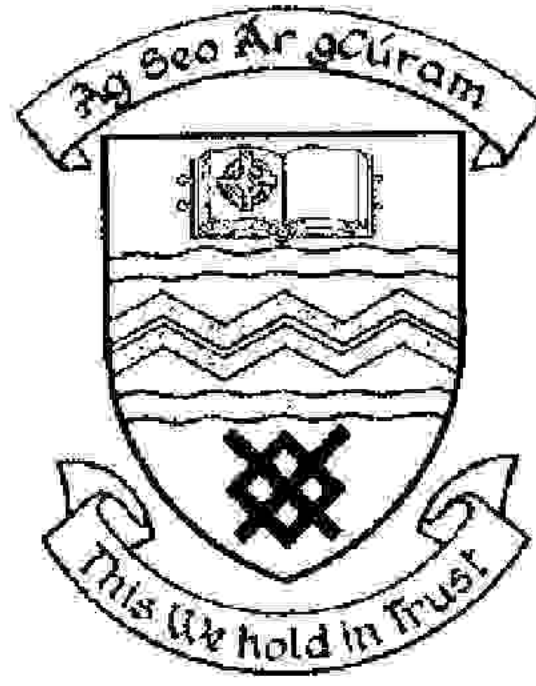
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The development shall be carried out in conformity with the terms and conditions of the decision to grant planning permission under Reg. Ref. No. S99A/0731, save as amended to conform with the revisions indicated in the plans lodged in connection with this application.  
REASON:  
In the interests of the proper planning and development of the area.
- 3 The windows located on the north elevation shall be revised to provide for a more vertical emphasis or alternatively to punctuate the facade with vertical variations in the render finish in order to break the horizontal monotonous façade. Full details of this revision shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.  
REASON:  
In the interests of visual amenity and in order to protect the amenities of the adjacent Liffey Valley Special Amenity Area.
- 4 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 proposed development shall conform to the following:
  - (a) All conditions of the previous permissions, S99A/0731 & S98A/0711, relating to foul water, surface water drainage and to water supply shall still apply.
  - (b) All surface water runoff from vehicle parking / marshallng areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the surface water sewer.
  - (c) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - (d) The watermains serving the site shall be commercially metered to the satisfaction of the

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. 93A/9880 CHAIRMAN CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230  
Fax: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@sdcublineoco.ie](mailto:planning.dept@sdcublineoco.ie)

Water Management Section of South Dublin County  
Council.

- (e) The development shall have full 24hour water storage.
- (f) All wastewater from restaurants / kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
- (g) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under section 16 of the Water Pollution Acts 1977-1990.
- (h) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

REASON:

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

- 5 That the requirements of the Roads Department are ascertained, and strictly adhered to in the development.

REASON:

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

- 6 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 6, 7, 8, 9, 10, 11 and 16 of Register Reference 93A/1161 (An Bord Pleanála PL.068.093483) be strictly adhered to in respect of this development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 7 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of public safety.

- 8 That the requirements of the Environmental Health Officer be ascertained and strictly adhered to in the development.

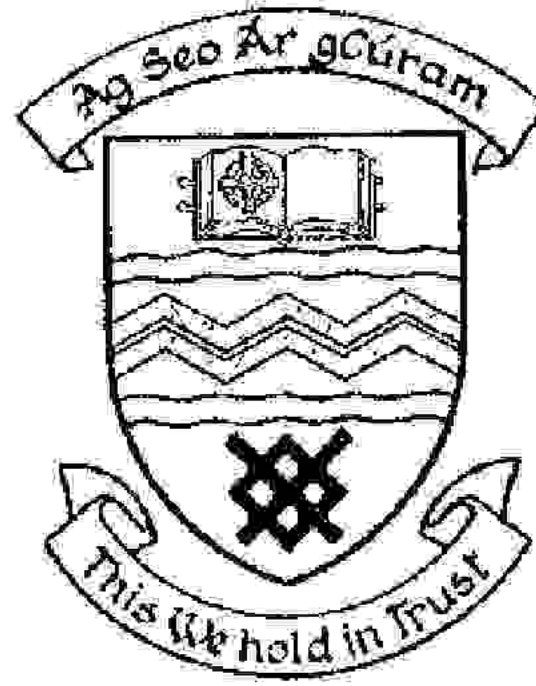


SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0880 AIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24

Telefon: 01-414 9230  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@sdcubincoco.ie](mailto:planning.dept@sdcubincoco.ie)

REASON:

In the interest of public health.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

.....09/04/02  
for SENIOR ADMINISTRATIVE OFFICER