

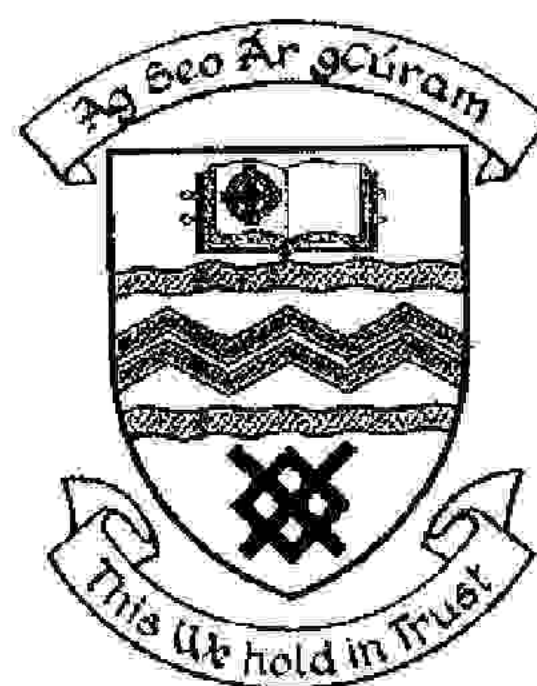
/	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)		Plan Register No. S01A/0450	
1. Location	Citywest Golf Club, Garters Lane, Saggart, Co. Dublin.			
2. Development	Construction of Apart Hotel, consisting mainly of a three-storey building with fourth floor in roof space, with one section facing into a lower courtyard of four stories with fifth floor in roof space. The proposal consists of 1 no. 1 bed studio, 24 no. 1 bed apartments, 95 no. 2 bed apartments, along with reception area, kitchen, dining room, cocktail bar, staff facilities and car parking for 59 cars on surface with 175 underground car spaces along with all necessary ancillary site development works on their land adjacent to their existing City West Hotel, Leisure and Golf Club, the land on which it is proposed to locate this development contains a protected structure within its curtilage.			
3. Date of Application	12/07/01	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 09/10/2001 2.	1. 20/12/2001 2.	
4. Submitted by	Name: McGrane & Partners Ltd. Address: Paradigm House, Dundrum Office Park,			
5. Applicant	Name: H.S.S. Ltd. Address: Citywest Hotel, Saggart, Co. Dublin			
6. Decision	O.C.M. No. 0673 Date 28/03/2002	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 0976 Date 09/05/2002	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

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 Tamhlacht, Baile Átha Cliath 24.

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McGrane & Partners Ltd.
 Paradigm House,
 Dundrum Office Park,
 Dundrum,
 Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0976	Date of Final Grant 09/05/2002
Decision Order Number 0673	Date of Decision 28/03/2002
Register Reference S01A/0450	Date 20/12/01

Applicant H.S.S. Ltd.

Development Construction of Apart Hotel, consisting mainly of a three-storey building with fourth floor in roof space, with one section facing into a lower courtyard of four stories with fifth floor in roof space. The proposal consists of 1 no. 1 bed studio, 24 no. 1 bed apartments, 95 no. 2 bed apartments, along with reception area, kitchen, dining room, cocktail bar, staff facilities and car parking for 59 cars on surface with 175 underground car spaces along with all necessary ancillary site development works on their land adjacent to their existing City West Hotel, Leisure and Golf Club, the land on which it is proposed to locate this development contains a protected structure within its curtilage.

Location Citywest Golf Club, Garters Lane, Saggart, Co. Dublin.

Floor Area 1627.00 Sq Metres
Time extension(s) up to and including 03/04/2002
Additional Information Requested/Received 09/10/2001 /20/12/2001

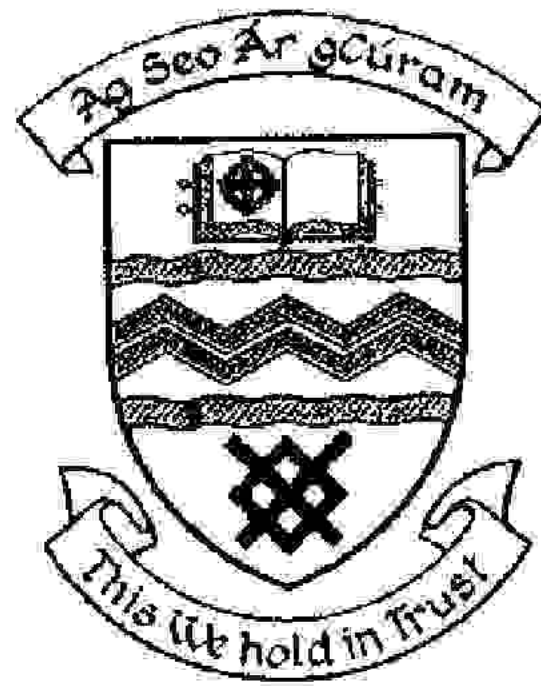
SOUTH DUBLIN COUNTY COUNCIL

REG REF. S017/01

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A Permission has been granted for the development described above,
subject to the following (20) Conditions.

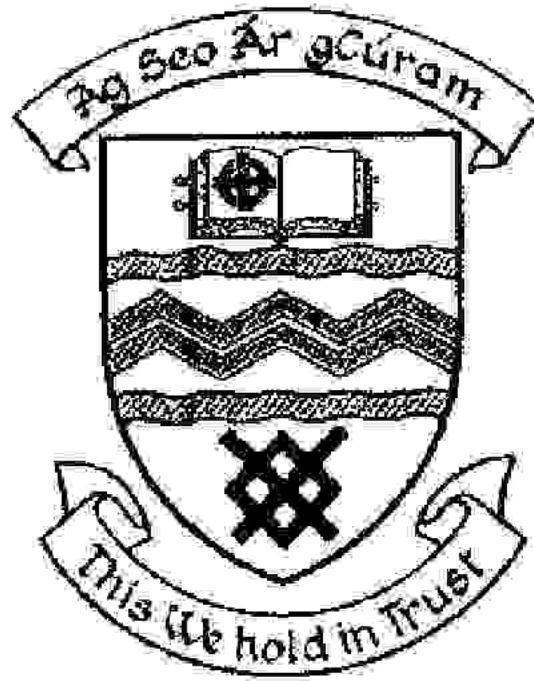
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REG. REF. S017

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Conditions and Reasons

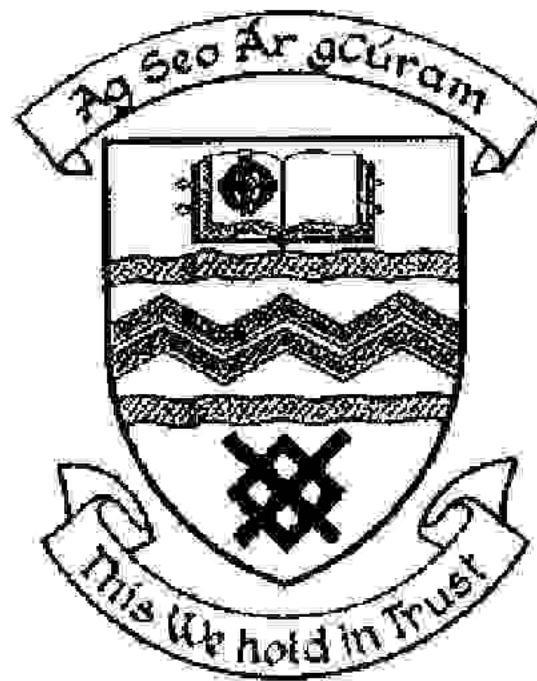
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 12/07/01, 20/12/01 and Unsolicited Additional Information received on 22/02/02, 12/03/02 and 22/03/02, 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 Prior to the commencement of development the applicant shall submit for the written agreement of the Planning Authority, full details and samples of the proposed exterior finishes to the development.
REASON:
In the interest of architectural harmony and visual amenity.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:-
 - i) All wastewater from restaurants / kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
 - ii) 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.
 - iii) The basement foul pumping system shall be configured so that effluent remains in the system for a maximum of 3 hours to avoid the risk of septicity. A minimum of 24 hours overflow storage shall be provided in the event of pump failure.
 - iv) Full details of the sewer crossing under the Camac River shall be agreed in writing with the Drainage Area Engineer (Deansrath Depot: Phone 457 0784) prior to the commencement of development.
 - v) Full details of the proposed pipe jacking under the N7 shall be agreed in writing with the NRA and the Roads Department of South Dublin County Council prior to the commencement of development.
 - vi) No other developments including elements of the Citywest Hotel and Golf Club complex, other than the Aparthotel, shall be connected to the new sewer without prior approval of the Environmental Services

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REG REF. S017001 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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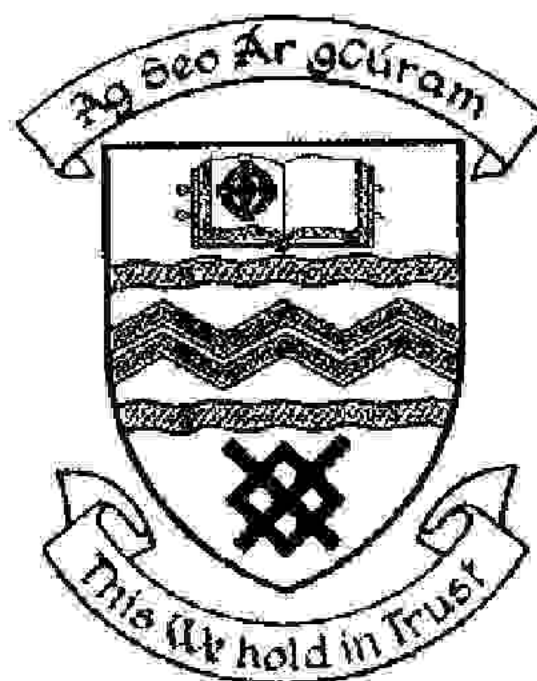
- Department of South Dublin County Council.
- vii) Applicant to ensure full and complete separation of foul and surface water systems.
 - viii) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - ix) As per the applicant's proposal the surface water discharges from the site shall be attenuated by way of oversized surface water pipes (300mm or 900mm diameter) and fitted with a hydrobrake flow control or similar such that the maximum surface water discharge from the site shall not exceed 5 l/s. The system will be maintained and cleaned regularly and kept free from siltation.
 - x) Full details of the surface water outfalls to the stream shall be submitted for approval prior to the commencement of development. The following points shall be noted:
 - 1. The invert level of the outfall should be 200mm above the normal water levels.
 - 2. If backflooding is likely a non-return valve should be fitted.
 - 3. The outfalls should be so formed as to avoid, or provide against, local erosion and should be so angled as to discharge in the direction of flow of the watercourse.
 - 4. Outfall details must include headwall, wing walls and apron.
 - xi) No surface water outfall from the site shall be constructed until written agreement has been reached between the applicant and the South Dublin County Council Drainage Area Engineer (Deansrath Depot: Telephone: 4570784) in relation to his requirements. These may include cleaning, jetting, CCTV surveying, culverting or piping sections of the streams, ditches and culverts draining the site, to ensure adequate capacity exists for the surface water run-off for the development.
 - xii) All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol / oil / diesel interceptor before discharging to the surface water sewer.
 - xiii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - xiv) The watermains serving the site shall be commercially metered to the satisfaction of the

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REG. REF. SOLA 01/04/01 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Water Management Section of South Dublin County
Council.

- xv) The development shall have full 24hour water storage.
- xvi) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

- 4 In view of the fact that the site is a Recorded Monument (021:032) protected under the National Monuments Acts the applicant shall have an archaeological assessment of the entire site undertaken by a qualified archaeologist. The results of the assessment shall be submitted to the Planning Authority and Duchas and their requirements ascertained and complied with prior to commencement of development on the site.

REASON:

In the interest of the protection of archaeological heritage in the interest of the proper planning and development of the area.

- 5 That the proposed development shall be occupied and used only as part of the existing hotel complex on the extended site. Individual units within the proposed development shall be used for short-term tourist accommodation lettings only. Any change will require a prior grant of planning permission from the Planning Authority or An Bord Pleanála on appeal.

REASON:

To meet the specific tourism requirements of the development as set out in this application and to ensure that the hotel suites are used solely for tourist accommodation and not sold or occupied as residential units independent of the hotel complex and in the interest of amenity and the proper planning and development of the area.

- 6 That no part of the structure be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 7 The requirements of the Parks and Landscape Services Department shall be strictly adhered to. In that respect:

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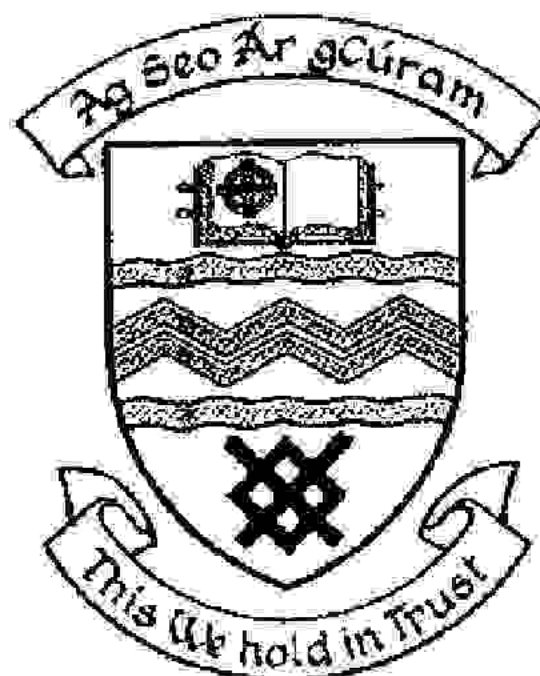
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Prior to the commencement of works on site, the developer shall submit to the Planning Authority for written agreement a landscape plan with full works specification. This plan should show details in relation to the areas to be landscaped and to include grading, topsoiling, seeding, paths, drainage, boundary treatment and planting.

REASON:

In the interest of the proper planning and development of the area and the provision of residential amenity.

- 8 Prior to the commencement of development, the applicant shall reconfigure the layout of the 8th hole of the golf course adjacent to the proposed development in accordance with Drg. No. 01 lodged with the Planning Authority on 22/03/02. No further reconfiguration of holes on either side of the access road across the golf course shall be carried out without a prior agreement of the Planning Authority.

REASON:

In the interest of vehicular and pedestrian traffic safety.

- 9 Off-street car-parking facilities shall be provided in accordance with the South Dublin County Development Plan, 1998 standards.

REASON:

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

- 10 The height of the aerial and satellite structures shall not exceed 131.6 OD level.

REASON:

In the interest of air traffic safety.

- 11 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.

- 12 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.

- 13 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and

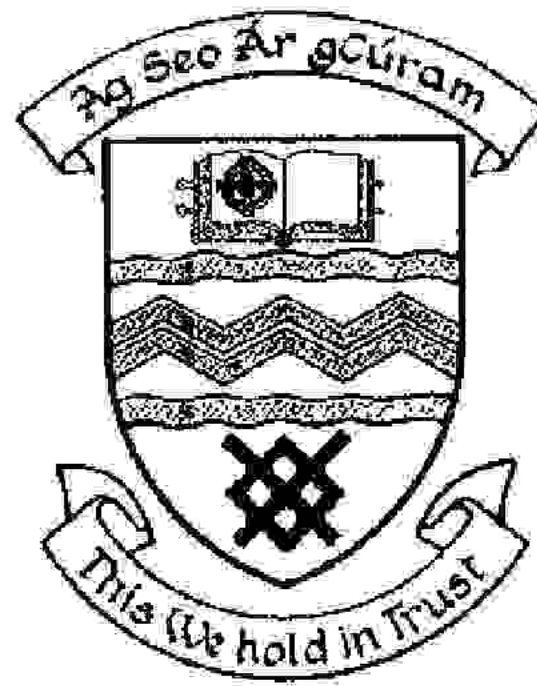
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REG. REF. S01A/0761

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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.

- 14 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

In the interest of amenity.

- 15 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.

- 16 That a financial contribution in the sum of EUR 166,697 (one hundred and sixty six thousand six hundred and ninety seven euro) 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.

- 17 That a financial contribution in the sum of EUR 433,678 (four hundred and thirty three thousand six hundred and seventy eight euro) 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 facilitates 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.

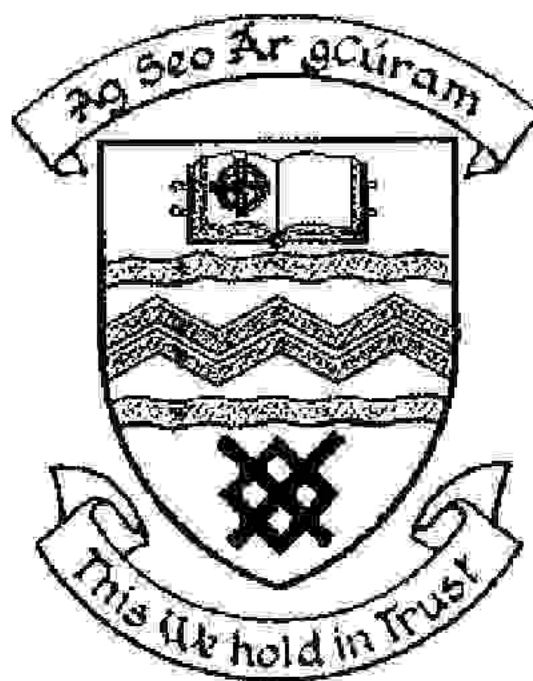
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- 18 That a financial contribution in the sum of EUR 83,612 (eighty three thousand six hundred and twelve euro) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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 the works.

- 19 That a financial contribution in the sum of EUR 40,342 (forty thousand three hundred and forty two euro) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

- 20 That a financial contribution in the sum of EUR 24,075 (twenty four thousand and seventy five euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

- (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

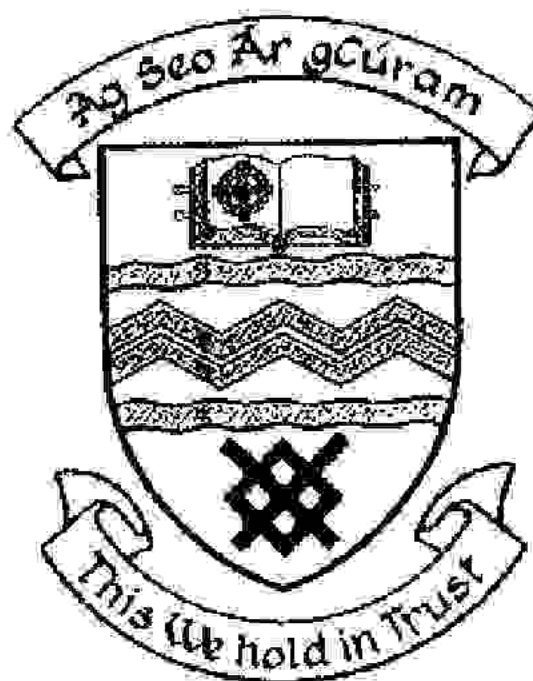
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Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

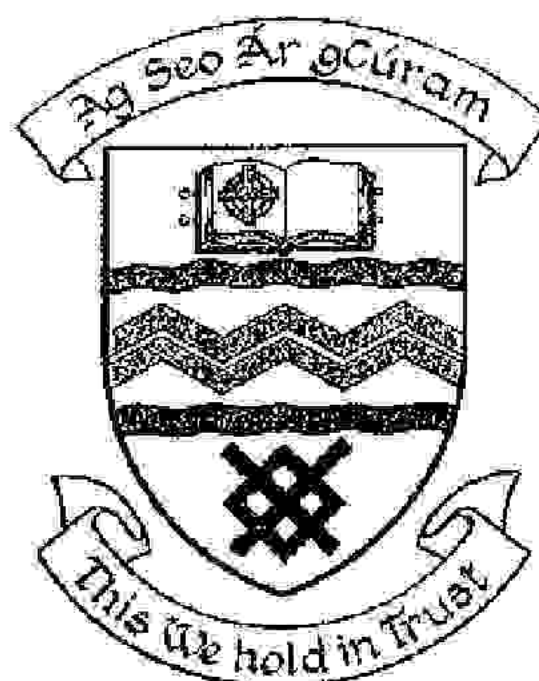
.....10/05/02
for SENIOR ADMINISTRATIVE OFFICER

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 - 1999
AND PLANNING & DEVELOPMENT ACT 2000

Decision Order Number 0673	Date of Decision 28/03/2002
Register Reference S01A/0450	Date: 12/07/01

Applicant H.S.S. Ltd.

Development Construction of Apart Hotel, consisting mainly of a three-storey building with fourth floor in roof space, with one section facing into a lower courtyard of four stories with fifth floor in roof space. The proposal consists of 1 no. 1 bed studio, 24 no. 1 bed apartments, 95 no. 2 bed apartments, along with reception area, kitchen, dining room, cocktail bar, staff facilities and car parking for 59 cars on surface with 175 underground car spaces along with all necessary ancillary site development works on their land adjacent to their existing City West Hotel, Leisure and Golf Club, the land on which it is proposed to locate this development contains a protected structure within its curtilage.

Location Citywest Golf Club, Garters Lane, Saggart, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 27/03/2002

Additional Information Requested/Received 09/10/2001 /20/12/2001

Clarification of Additional Information Requested/Received /

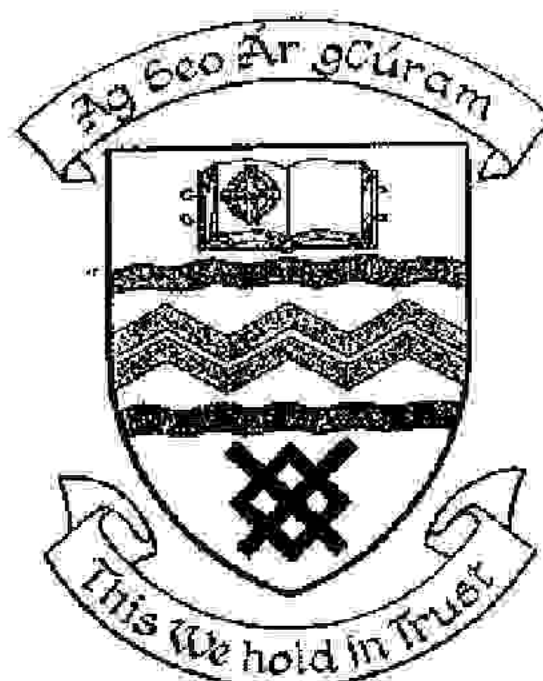
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County of South Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

McGrane & Partners Ltd.
Paradigm House,
Dundrum Office Park,
Dundrum,
Dublin 14.

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REG REF. S01A/0450

Subject to the conditions (20) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 28/03/02
for SENIOR EXECUTIVE OFFICER

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 by the Planning Authority on 12/07/01, 20/12/01 and Unsolicited Additional Information received on 22/02/02, 12/03/02 and 22/03/02, 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 Prior to the commencement of development the applicant shall submit for the written agreement of the Planning Authority, full details and samples of the proposed exterior finishes to the development.

REASON:

In the interest of architectural harmony and visual amenity.

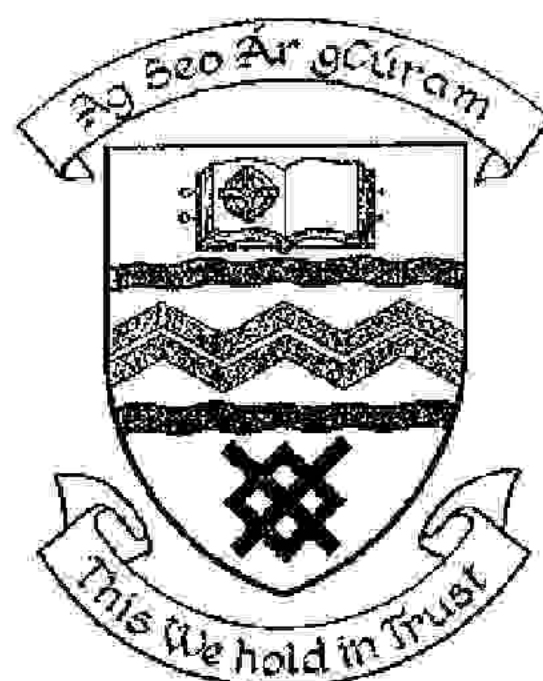
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:-

- i) All wastewater from restaurants / kitchens shall be routed via an appropriate grease trap or grease

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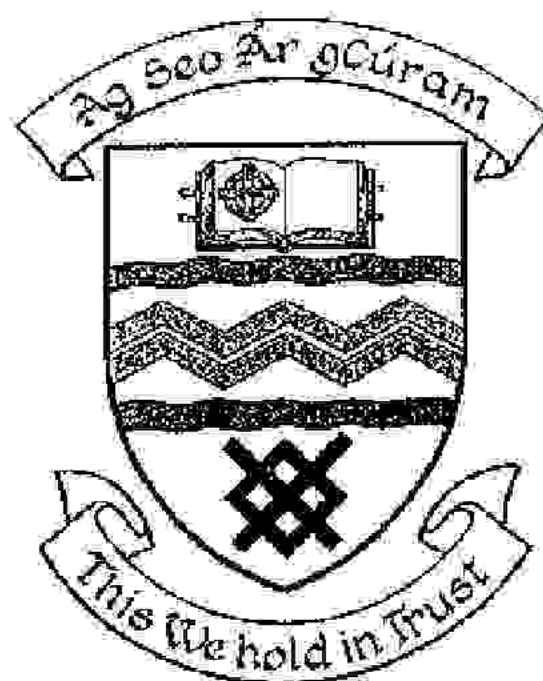
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- removal system before being discharged to the public sewer.
- ii) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under section 16 of the Water Pollution Acts 1977-1990.
 - iii) The basement foul pumping system shall be configured so that effluent remains in the system for a maximum of 3 hours to avoid the risk of septicity. A minimum of 24 hours overflow storage shall be provided in the event of pump failure.
 - iv) Full details of the sewer crossing under the Camac River shall be agreed in writing with the Drainage Area Engineer (Deansrath Depot: Phone 457 0784) prior to the commencement of development.
 - v) Full details of the proposed pipe jacking under the N7 shall be agreed in writing with the NRA and the Roads Department of South Dublin County Council prior to the commencement of development.
 - vi) No other developments including elements of the Citywest Hotel and Golf Club complex, other than the Aparthotel, shall be connected to the new sewer without prior approval of the Environmental Services Department of South Dublin County Council.
 - vii) Applicant to ensure full and complete separation of foul and surface water systems.
 - viii) 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.
 - ix) As per the applicant's proposal the surface water discharges from the site shall be attenuated by way of oversized surface water pipes (300m of 900mm diameter) and fitted with a hydrobrake flow control or similar such that the maximum surface water discharge from the site shall not exceed 5 l/s. The system will be maintained and cleaned regularly and kept free from siltation.
 - x) Full details of the surface water outfalls to the stream shall be submitted for approval prior to the commencement of development. The following points

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shall be noted:

1. The invert level of the outfall should be 200mm above the normal water levels.
 2. If backflooding is likely a non-return valve should be fitted.
 3. The outfalls should be so formed as to avoid, or provide against, local erosion and should be so angled as to discharge in the direction of flow of the watercourse.
 4. Outfall details must include headwall, wing walls and apron.
- xi) No surface water outfall from the site shall be constructed until written agreement has been reached between the applicant and the South Dublin County Council Drainage Area Engineer (Deansrath Depot: Telephone: 4570784) in relation to his requirements. These may include cleaning, jetting, CCTV surveying, culverting or piping sections of the streams, ditches and culverts draining the site, to ensure adequate capacity exists for the surface water run-off for the development.
- xii) All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol / oil / diesel interceptor before discharging to the surface water sewer.
- xiii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- xiv) The watermains serving the site shall be commercially metered to the satisfaction of the Water Management Section of South Dublin County Council.
- xv) The development shall have full 24hour water storage.
- xvi) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

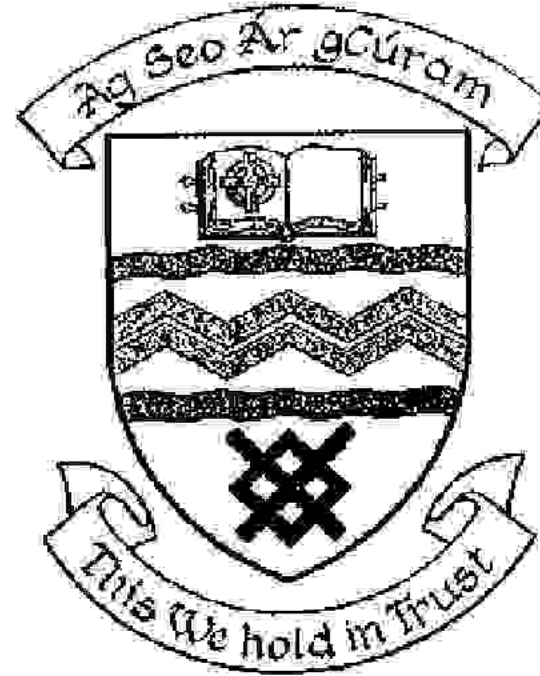
In order to comply with the Sanitary Services Acts, 1878-1964.

- 4 In view of the fact that the site is a Recorded Monument (021:032) protected under the National Monuments Acts the

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applicant shall have an archaeological assessment of the entire site undertaken by a qualified archaeologist. The results of the assessment shall be submitted to the Planning Authority and Duchas and their requirements ascertained and complied with prior to commencement of development on the site.

REASON:

In the interest of the protection of archaeological heritage in the interest of the proper planning and development of the area.

- 5 That the proposed development shall be occupied and used only as part of the existing hotel complex on the extended site. Individual units within the proposed development shall be used for short-term tourist accommodation lettings only. Any change will require a prior grant of planning permission from the Planning Authority or An Bord Pleanála on appeal.

REASON:

To meet the specific tourism requirements of the development as set out in this application and to ensure that the hotel suites are used solely for tourist accommodation and not sold or occupied as residential units independent of the hotel complex and in the interest of amenity and the proper planning and development of the area.

- 6 That no part of the structure be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 7 The requirements of the Parks and Landscape Services Department shall be strictly adhered to. In that respect:

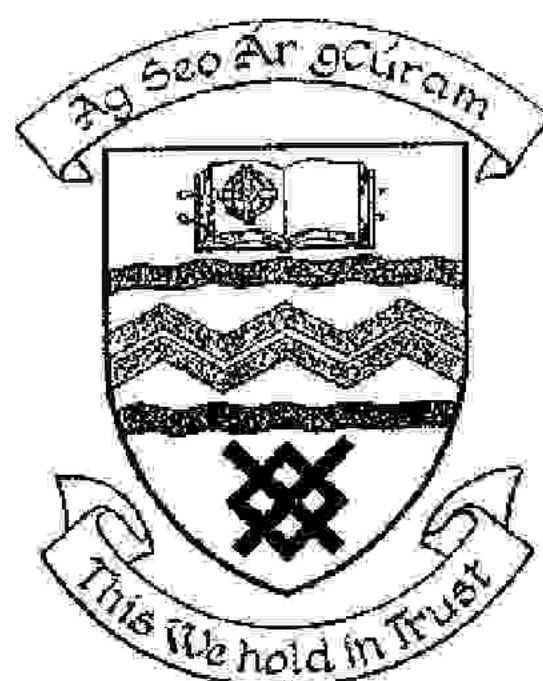
Prior to the commencement of works on site, the developer shall submit to the Planning Authority for written agreement a landscape plan with full works specification. This plan should show details in relation to the areas to be landscaped and to include grading, topsoiling, seeding, paths, drainage, boundary treatment and planting.

REASON:

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In the interest of the proper planning and development of the area and the provision of residential amenity.

- 8 Prior to the commencement of development, the applicant shall reconfigure the layout of the 8th hole of the golf course adjacent to the proposed development in accordance with Drg. No. 01 lodged with the Planning Authority on 22/03/02. No further reconfiguration of holes on either side of the access road across the golf course shall be carried out without a prior agreement of the Planning Authority.

REASON:

In the interest of vehicular and pedestrian traffic safety.

- 9 Off-street car-parking facilities shall be provided in accordance with the South Dublin County Development Plan, 1998 standards.

REASON:

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

- 10 The height of the aerial and satellite structures shall not exceed 131.6 OD level.

REASON:

In the interest of air traffic safety.

- 11 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.

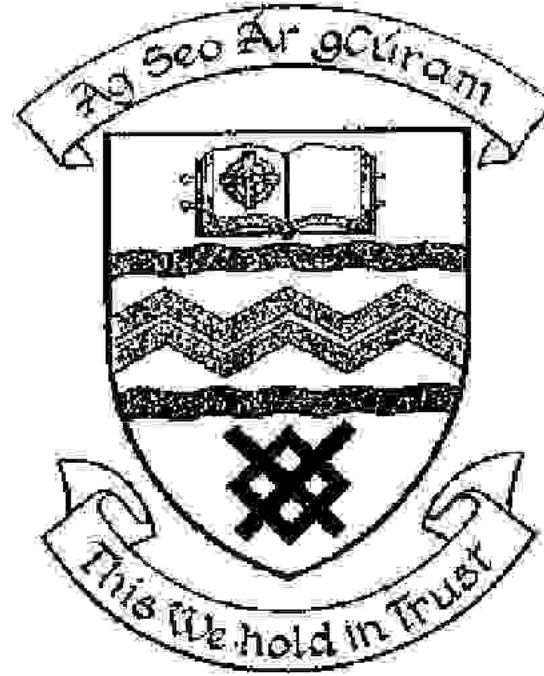
- 12 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 13 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

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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.

- 14 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

In the interest of amenity.

- 15 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.

- 16 That a financial contribution in the sum of EUR 166,697 (one hundred and sixty six thousand six hundred and ninety seven euro) 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.

- 17 That a financial contribution in the sum of EUR 433,678 (four hundred and thirty three thousand six hundred and seventy eight euro) 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 facilitates this development; this contribution to be paid before the commencement of development on the site.

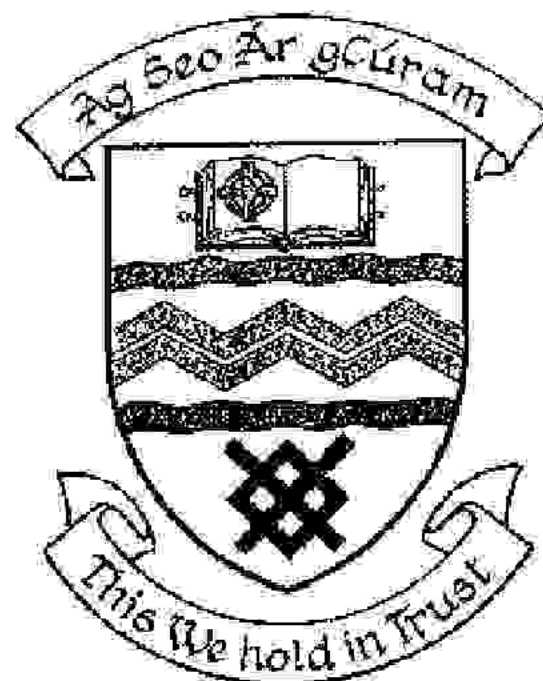
REASON:

It is considered reasonable that the developer should

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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.

- 18 That a financial contribution in the sum of EUR 83,612 (eighty three thousand six hundred and twelve euro) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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 the works.

- 19 That a financial contribution in the sum of EUR 40,342 (forty thousand three hundred and forty two euro) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

- 20 That a financial contribution in the sum of EUR 24,075 (twenty four thousand and seventy five euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

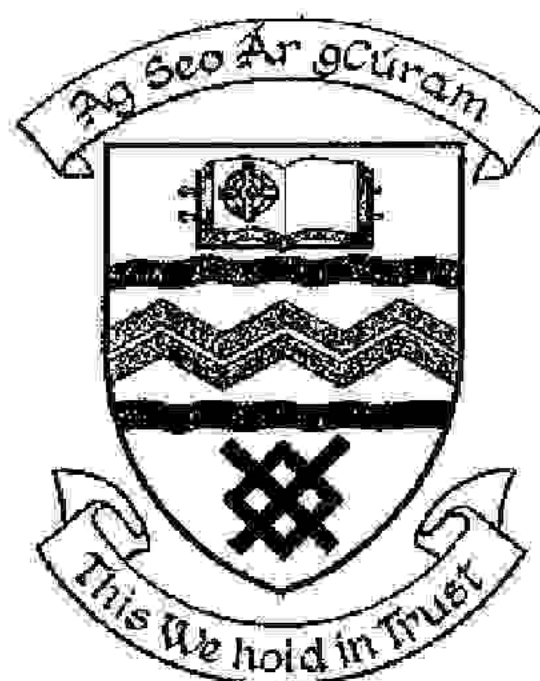
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

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

Decision Order Number 0450	Date of Decision 14/03/2002
Register Reference S01A/0450	Date 12/07/01

Applicant H.S.S. Ltd.
App. Type Permission
Development Construction of Apart Hotel, consisting mainly of a three-storey building with fourth floor in roof space, with one section facing into a lower courtyard of four stories with fifth floor in roof space. The proposal consists of 1 no. 1 bed studio, 24 no. 1 bed apartments, 95 no. 2 bed apartments, along with reception area, kitchen, dining room, cocktail bar, staff facilities and car parking for 59 cars on surface with 175 underground car spaces along with all necessary ancillary site development works on their land adjacent to their existing City West Hotel, Leisure and Golf Club, the land on which it is proposed to locate this development contains a protected structure within its curtilage.

Location Citywest Golf Club, Garters Lane, Saggart, Co. Dublin.

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 period for considering this application has been extended, up to and including 27/03/2002

Yours faithfully

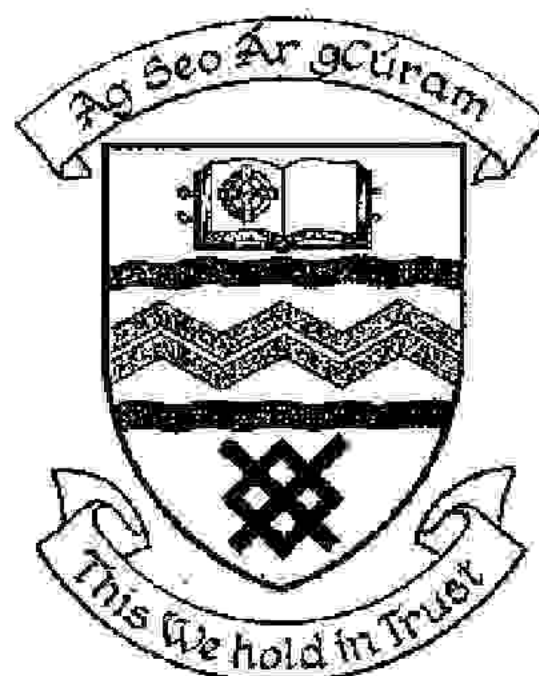
20/03/02

for SENIOR ADMINISTRATIVE OFFICER

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Dundrum Office Park,
Dundrum,
Dublin 14.

J

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

Decision Order Number 0539	Date of Decision 06/03/2002
Register Reference S01A/0450	Date 12/07/01

Applicant H.S.S. Ltd.
App. Type Permission
Development Construction of Apart Hotel, consisting mainly of a three-storey building with fourth floor in roof space, with one section facing into a lower courtyard of four stories with fifth floor in roof space. The proposal consists of 1 no. 1 bed studio, 24 no. 1 bed apartments, 95 no. 2 bed apartments, along with reception area, kitchen, dining room, cocktail bar, staff facilities and car parking for 59 cars on surface with 175 underground car spaces along with all necessary ancillary site development works on their land adjacent to their existing City West Hotel, Leisure and Golf Club, the land on which it is proposed to locate this development contains a protected structure within its curtilage.

Location Citywest Golf Club, Garters Lane, Saggart, Co. Dublin.

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 period for considering this application has been extended, up to and including 15/03/2002

Yours faithfully

..... 08/03/02
for SENIOR ADMINISTRATIVE OFFICER

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Dublin 14.

C

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

Decision Order Number 0435	Date of Decision 15/02/2002
Register Reference S01A/0450	Date 12/07/01

Applicant App. Type Development	H.S.S. Ltd. Permission Construction of Apart Hotel, consisting mainly of a three-storey building with fourth floor in roof space, with one section facing into a lower courtyard of four stories with fifth floor in roof space. The proposal consists of 1 no. 1 bed studio, 24 no. 1 bed apartments, 95 no. 2 bed apartments, along with reception area, kitchen, dining room, cocktail bar, staff facilities and car parking for 59 cars on surface with 175 underground car spaces along with all necessary ancillary site development works on their land adjacent to their existing City West Hotel, Leisure and Golf Club, the land on which it is proposed to locate this development contains a protected structure within its curtilage.
Location	Citywest Golf Club, Garters Lane, Saggart, Co. Dublin.

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 period for considering this application has been extended, up to and including 06/03/2002

Yours faithfully


..... 22/02/02
for SENIOR ADMINISTRATIVE OFFICER

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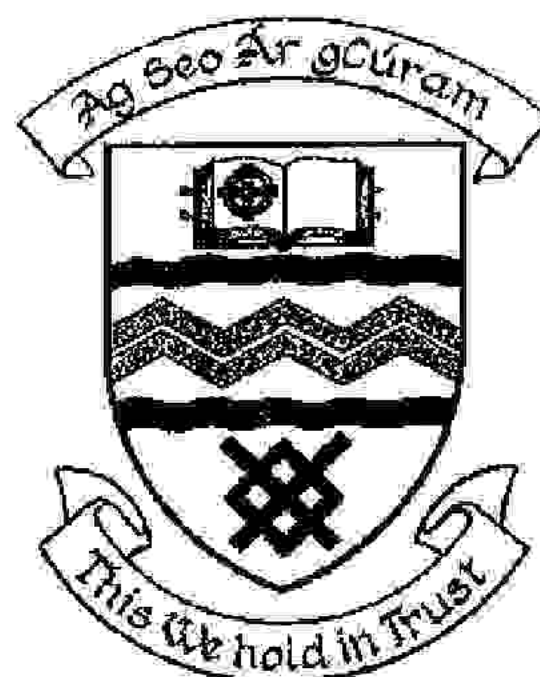
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Dublin 14.

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

Decision Order Number 3115	Date of Decision 09/10/2001
Register Reference S01A/0450	Date: 12/07/01

Applicant H.S.S. Ltd.
Development Construction of Aparthotel, consisting mainly of a three-storey building with fourth floor in roof space with one section facing into a lowered courtyard of four-storey with fifth floor in roof space. The proposal consists of one no. 1 bed studio, 24 no. 1 bed apartments, 95 no. 2 bed apartments along with reception area, kitchen, dining room, cocktail, barstaff facilities and car parking for 59 cars on surface with 175 underground car spaces, along with all necessary ancillary site development work on their land adjacent to their existing Citywest Hotel, Leisure and Golf Club.

Location Citywest Golf Club, Garters Lane, Saggart, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 12/07/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The proposed structure, located on lands zoned 'Objective F to preserve and provide for open space and recreational amenities', on a relatively elevated site adjoining a heavily trafficked main route (N7) into Dublin, would be substantial in terms of mass, scale and height. The proposed structure would therefore be highly obtrusive and would be visible to very large numbers of commuters and residents in the local area. It is considered that the proposed design of the structure is not to sufficient

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standard and is unacceptable in terms of mass, scale, height and detailing. The applicant is therefore requested to submit:

i) a full set of revised proposals showing a structure designed to a high architectural standard, also, the proposed structure should either have a reduced number of proposed apartment units, or be sub-divided into a number of smaller elements in order to address the issues of mass, bulk and height.

ii) full details and samples of the proposed external finishes to the proposed structure.

The applicant should contact the Area Planning Officer, John Desmond (01 4149000 ext.2323) prior to submission of any revised proposal.

2 The proposed structure would be substantial in mass and height and would be located on a relatively elevated site. The applicant is therefore requested to submit the following information:

i) A detailed tree and hedgerow survey indicating the location, species, age, condition, crown spread and height of trees on site. Information shall be given on proposals for the removal / retention of trees and hedgerows and measures proposed to protect them during the course of development.

ii) The application is for a building of substantial scale at a very prominent position on the Naas-Dual Carriageway. The applicant is therefore requested to submit a detailed landscape plan with full works specification showing how it is proposed to improve the appearance of the site and reduce the visual impact of the proposed structure. This plan should include mounding, grading, topsoiling, seeding, paths, drainage, boundary treatment (including additional screen planting along the (northern) site boundary with the Naas Dual Carriageway and the western site boundary with the adjoining property / properties) and planting. A detailed landscape plan with full works specification for the development of the open spaces within the development should also be included.

iii) A cross section of the site from south east to north west through the proposed structure and the Naas Dual Carriageway showing the proposed structure in relation to the existing and proposed finished ground levels.

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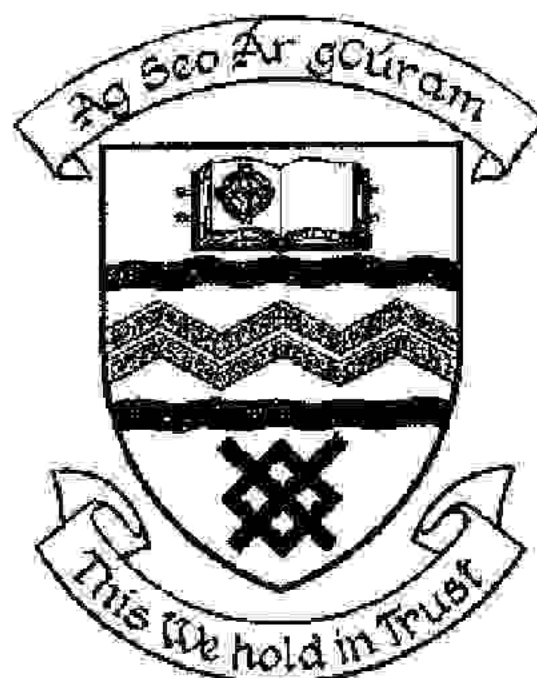
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- 3 The application is for a building of substantial scale at a very prominent position on the Naas Dual Carriageway. The applicant is therefore requested to submit a selection of photo-montage pictures showing the proposed development from a number of different locations along the Naas Road approaching from the north and south, the Rathcoole flyover, and from the eastern extreme of the built up area of Rathcoole Village.
- 4 The applicant is proposing to drain the foul effluent from the new aparthotel into the drainage of the existing adjacent hotel. The existing hotel drainage forms part of an overall foul drainage scheme prepared, by Niall Fitzsimons & Co. Consulting Engineers, for the City West Golf Course and Hotel, as well as the Melbury Apartments. The new aparthotel does not form part of this scheme. The foul drainage proposals submitted with this application are unacceptable to the Environmental Services Department. The applicant is therefore requested to submit full details and drawings of revised foul drainage proposals. It would be advisable for the applicant to contact Michael Tinsley of the Environmental Services Department (01 414900, ext 4241) before submitting revised details.
- 5 The vehicular and pedestrian traffic arrangements to serve the proposed development are unsatisfactory. The pedestrian route would appear to be unsafe and the site plans show the vehicular access route through an area used for car parking. The applicant is requested to submit a revised site layout plan (scale 1/500) showing:
 - i) Improvement to the vehicular access route along the front of the existing hotel.
 - ii) Details of the proposed vehicular access route from the Hotel car park to the proposed Aparthotel (including width).
 - iii) Provision of dedicated pedestrian route from Hotel to Aparthotel through the car park/tunnel.
 - iv) Provision of a safe pedestrian route from Garter Lane to the Hotel.The applicant is advised to contact the Brian White of the Roads Traffic Department (01 414900 ext 3233) before submitting revised details.
- 6 The applicant is requested to submit a full set of accurately labelled elevations.

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- 7 The applicant is requested to indicate the overall height of the proposed building(s) above ordnance datum. The height should not exceed 131.6m O.D. to meet Department of Defence requirements.
- 8 The submitted public notices do not refer to Protected Structure status of the site. The applicant is therefore requested to re-advertise the proposed development for the required time period, clearly making reference to the location of a Protected Structure within the boundaries of the site. The applicant is requested to submit copies of the revised site and newspaper notices, and a revised application form to the Planning Department.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

09/10/01