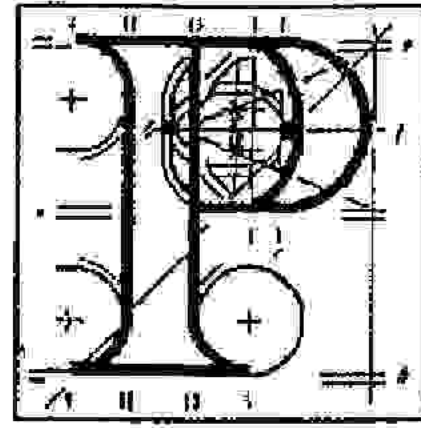


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0292	
1. Location	Cooldrinagh, Lucan, Co. Dublin.		
2. Development	Demolition of existing five warehouse/office buildings and for the erection of a three storey over basement hotel comprising 120 bedrooms on ground, first and second floors, dining room, public lounge bar and ancillary public spaces at ground floor level, plant room and leisure centre at basement level, and a separate single storey restaurant comprising 368 sq. metres, and external works of service yard, landscaping and car parking for 310 cars on a site of 18.5 acres approximately (the former Tara Co-Op site) with access from Leixlip Road and bounded by Leixlip Road, Cooldrinagh Lane, and the M4 Motorway.		
3. Date of Application	03/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Kenny Kane Associates, Address: 5 Clyde Lane, Dublin 4.		
5. Applicant	Name: Cooldrinagh Properties, Address: 18 Castletown Estate, Leixlip, Co. Dublin.		
6. Decision	O.C.M. No. 1404 Date 28/06/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	27/07/2000	Written Representations	
9. Appeal Decision	26/02/2001	Refuse Permission	
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.

An Bord Pleanála



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

County South Dublin

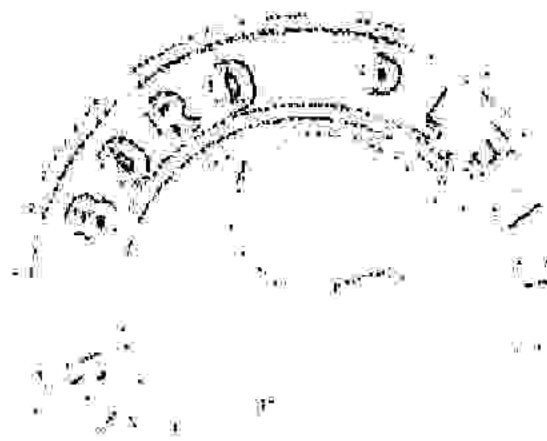
Planning Register Reference Number: S00A/0292

APPEAL by Cooldrinagh Properties care of Brian Meehan and Associates of 13 Fitzwilliam Square, Dublin against the decision made on the 28th day of June, 2000 by the Council of the County of South Dublin to refuse permission for development comprising the demolition of existing five warehouse/office buildings and the erection of a three-storey over basement hotel consisting of 120 bedrooms on ground, first and second floors, dining room, public lounge bar and ancillary public spaces at ground floor level, plant room and leisure centre at basement level, and a separate single storey restaurant comprising 368 square metres, external works of service yard, landscaping and car parking for 310 cars on a site of 18.5 acres approximately (the former Tara Co-Op site) with access from Leixlip Road, and bounded by Leixlip Road, Cooldrinagh Lane, and the M4 Motorway, at Cooldrinagh, Lucan, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

Having regard to the location of the proposed development on a site which is subject to the land use zoning objective 'GB1' - "to preserve a Green Belt between Development Areas" in the current Development Plan for the area, which objective is considered reasonable, it is considered that the proposed development would contravene materially this objective by failing to preserve the open rural character of the lands and would, by reason of scale, height and proximity of extensive parking areas to road boundaries, seriously injure the amenities of this Green Belt area and of the high amenity area north of the Leixlip Road. The proposed development would, therefore, be contrary to the proper planning and development of the area.





Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 26th day of February 2001.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0292	
1. Location	Cooldrinagh, Lucan, Co. Dublin.		
2. Development	Demolition of existing five warehouse/office buildings and for the erection of a three storey over basement hotel comprising 120 bedrooms on ground, first and second floors, dining room, public lounge bar and ancillary public spaces at ground floor level, plant room and leisure centre at basement level, and a separate single storey restaurant comprising 368 sq. metres, and external works of service yard, landscaping and car parking for 310 cars on a site of 18.5 acres approximately (the former Tara Co-Op site) with access from Leixlip Road and bounded by Leixlip Road, Cooldrinagh Lane, and the M4 Motorway.		
3. Date of Application	03/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Kenny Kane Associates, Address: 5 Clyde Lane, Dublin 4.		
5. Applicant	Name: Cooldrinagh Properties, Address: 18 Castletown Estate, Leixlip, Co. Dublin.		
6. Decision	O.C.M. No. 1404 Date 28/06/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE 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



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

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 1404	Date of Decision 28/06/2000
Register Reference S00A/0292	Date 03/05/00

Applicant Cooldrinagh Properties,

Development Demolition of existing five warehouse/office buildings and for the erection of a three storey over basement hotel comprising 120 bedrooms on ground, first and second floors, dining room, public lounge bar and ancillary public spaces at ground floor level, plant room and leisure centre at basement level, and a separate single storey restaurant comprising 368 sq. metres, and external works of service yard, landscaping and car parking for 310 cars on a site of 18.5 acres approximately (the former Tara Co-Op site) with access from Leixlip Road and bounded by Leixlip Road, Cooldrinagh Lane, and the M4 Motorway.

Location Cooldrinagh, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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 Health District of Dublin, did by Order dated as above make a decision to **REFUSE PERMISSION** in respect of the above proposal.

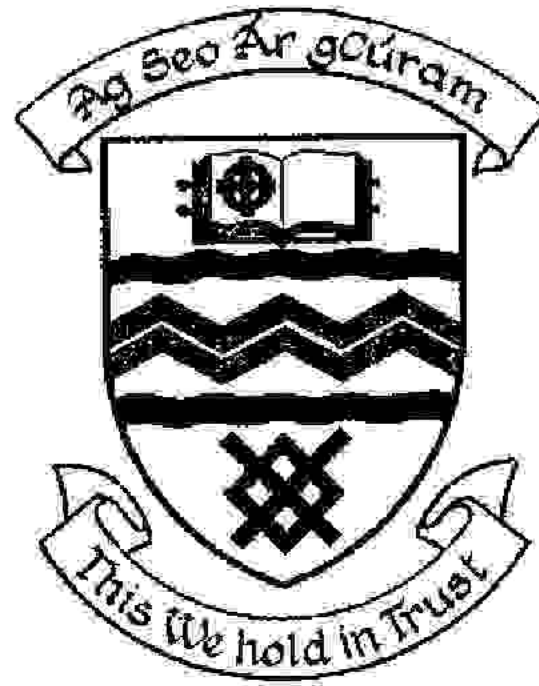
for the (1) Reason# on the attached Numbered Pages.

Kenny Kane Associates,
5 Clyde Lane,
Dublin 4.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,
Lár an Bhaile, Tamhlacht,
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REG REF. S00A/0292

Signed on behalf of the South Dublin County Council

.....*Marian Graves*.....
for SENIOR ADMINISTRATIVE OFFICER

29/06/00

Reasons

- 1 Having regard to the location of the proposed development on a site which is subject to the land use zoning objective GB, "to preserve a Green Belt between development areas", in the current County Development Plan for the area, it is considered that the proposed development would contravene materially this objective by failing to preserve the open nature of the lands and would, by reason of its height, scale and proximity to road boundaries, seriously injure the amenities of this green belt area and of the high amenity area north of the Leixlip Road. The proposed development would, therefore, be contrary to the proper planning and development of the area.