

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0142	
1. Location	Lands at Citywest Hotel Conference Leisure and Golf Resort, Saggart, Co. Dublin.		
2. Development	Erect an extension to existing hotel comprising of a conference centre/function room, bar area, kitchen, stores, and 100 bedrooms with associated parking, landscaping and services.		
3. Date of Application	07/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: HSS Ltd., Address: Citywest Hotel and Golf Resort, Saggart,		
5. Applicant	Name: HSS Ltd., Address: Citywest Hotel and Golf Resort, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 1242  Date 08/06/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1611  Date 20/07/2000	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.	

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6. Decision	O.C.M. No. 1242  Date 08/06/2000	Effect AP GRANT PERMISSION	
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14. Registrar		Date	Receipt No.

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

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

Decision Order Number 1242	Date of Decision 08/06/2000 <i>LM</i>
Register Reference S00A/0142	Date: 07/03/00

Applicant HSS Ltd.,

Development Erect an extension to existing hotel comprising of a conference centre/function room, bar area, kitchen, stores, and 100 bedrooms with associated parking, landscaping and services.

Location Lands at Citywest Hotel Conference Leisure and Golf Resort, Saggart, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 08/06/2000

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 GRANT PERMISSION in respect of the above proposal.

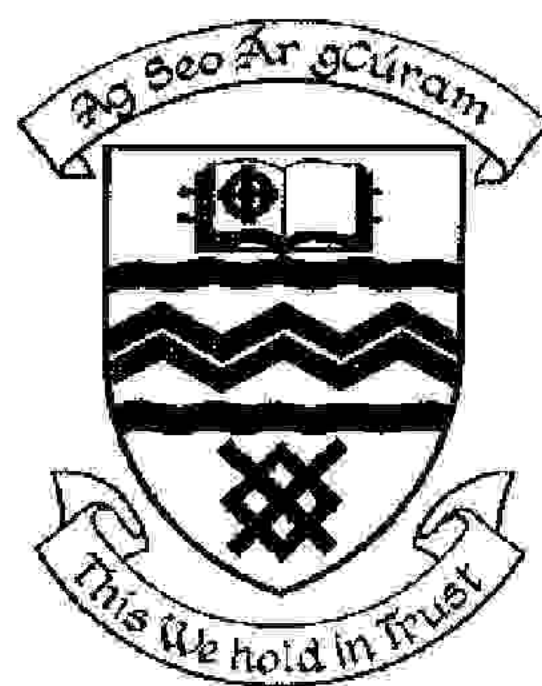
Subject to the conditions ( 28 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

*LM*  
..... 08/06/00  
for SENIOR ADMINISTRATIVE OFFICER

HSS Ltd.,  
Citywest Hotel and Golf Resort,  
Saggart,  
Co. Dublin.



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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 Unsolicited Additional Information lodged on the 15th May 2000 and further Unsolicited Information lodged on 2nd June 2000, 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.

**(a) Foul Drainage:**

- All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways, and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- The applicant shall ensure full and complete separation of the foul and surface water systems.

**(b) Surface Water Drainage:**

- All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways, and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- The applicant shall ensure full and complete separation of the foul and surface water systems.

**REASON:**

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

- 3 That no advertising sign or structure be erected except those which are exempted development, without prior approval

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REG. REF. S00A/0142

of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 4 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.

- 5 During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S.5228 Noise Control on Construction and Open Sites.

REASON:

In order to comply with the requirements of the Environmental Health Officer.

- 6 Smoke, grit, dust, ash, acid spray or liquid droplets shall not be emitted from the premises in such a manner or quantity as to give rise to a nuisance to persons in the neighbourhood.

REASON:

In order to comply with the requirements of the Environmental Health Officer.

- 7 No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 08:00hrs on weekdays and 09:00hrs on Saturdays nor after 18:00hrs on weekdays and 13:00hrs on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

REASON:

In order to comply with the requirements of the Environmental Health Officer.



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- 8 Noise due to the normal operation of the proposed development, expressed as Laeq over one hour at the site boundary, shall not exceed the background level by 5 dBA or more at night or by 10dBA or more during normal working hours. Clearly audible and impulsive tones shall be avoided at night irrespective of the noise level.

REASON:

In order to comply with the requirements of the Environmental Health Officer.

- 9 The doors leading into the function rooms shall be provided with self closing devices so as to reduce the noise onto the bedrooms opposite. It is recommended that the bedroom walls and windows facing onto the function rooms are constructed with a view to sound proofing these rooms.

REASON:

In order to comply with the requirements of the Environmental Health Officer.

- 10 The void (if open) from the upper bedroom corridors shall be suitably protected.

REASON:

In order to comply with the requirements of the Environmental Health Officer.

- 11 The developer shall ensure that the lighting system is designed to minimise potential pollution from glare and spillage.

REASON:

In order to comply with the requirements of the Environmental Health Officer.

- 12 Where sanitary facilities are located internally, water closet accommodation; intervening lobbies and bathrooms are to be permanently and independently ventilated to the open air by means of a mechanically aided system.

REASON:

In order to comply with the requirements of the Environmental Health Officer.

- 13 Internally located shower rooms are to be permanently and independently ventilated to the open air by means of a mechanically aided system.

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REASON:

In order to comply with the requirements of the  
Environmental Health Officer.

- 14 Adequate changing and shower facilities shall be provided for the users of the gym area, this area may need to be screened from view from the corridor, depending on the ventilation provided. Drinking water should be provided in this area. Additional intake and extract ventilation will be required for this area.

REASON:

In order to comply with the requirements of the  
Environmental Health Officer.

- 15 Full consultations shall take place with the Environmental Health Officer prior to the commencement of the kitchen or area where food is to be prepared, stored or for sale. A detailed layout plan indicating equipment, finishes, ventilation, wash-up, drainage etc. is to be submitted to the Planning Authority prior to the commencement of work.

REASON:

In order to comply with the requirements of the  
Environmental Health Officer.

- 16 Cold water supply to the kitchen sink is to be supplied directly from a potable source.

REASON:

In order to comply with the requirements of the  
Environmental Health Officer.

- 17 Suitable and adequate ventilation is to be provided in the kitchen and localised mechanical extract ventilation directly to the outer air is to be provided over all steam and fume emitting appliances.

REASON:

In order to comply with the requirements of the  
Environmental Health Officer.

- 18 Adequate sanitary accommodation, changing facilities and suitable lockers shall be provided for all catering staff.

REASON:

To comply with the requirements of the Environmental Health Officer.



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- 19 The function room shall be provided with adequate ventilation.  
REASON:  
To comply with the requirements of the Environmental Health Officer.
- 20 Materials and finishes shall match those of the existing structure.  
REASON:  
In the interests of visual amenity.
- 21 The proposed development shall not exceed 15 metres in height.  
REASON:  
In order to comply with the requirements of the Department of Defence.
- 22 Prior to the commencement of development on the site the developer shall submit a revised elevation from the 18th Green showing the provision at first floor level of the 4 no. windows shown on the first floor plans. The elevation of the development shall match the floor plans in all respects.  
REASON:  
In order to clarify the permission.
- 23 Prior to the commencement of development on the site details of the treatment of the central courtyard area shall be lodged and agreed in writing with the Planning Authority.  
REASON:  
In the interests of amenity and orderly development.
- 24 That a financial contribution in the sum of £64,585 (sixty four thousand five hundred and eighty five pounds) EUR 82,006 (eighty two thousand and six euros) 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



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reasonable that the developer should contribute towards the cost of providing the services.

- 25 That a financial contribution in the sum of £168,000 (one hundred and sixty eight thousand pounds) EUR 213,315 (two hundred and thirteen thousand three hundred and fifteen euros) 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.

- 26 That a financial contribution in the sum of £32,400 (thirty two thousand four hundred pounds) EUR 41,139 (forty one thousand one hundred and thirty nine euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development; this contribution to be paid before commencement of development on the site.

REASON:

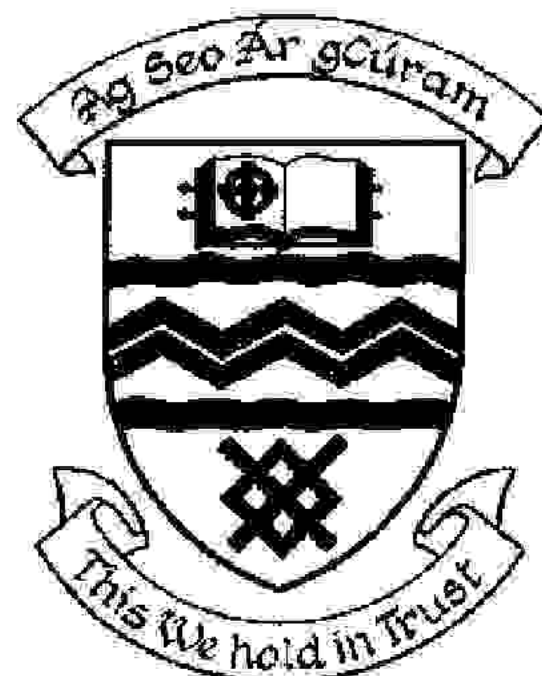
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 27 That a financial contribution in the sum of £15,600 (fifteen thousand six hundred pounds) EUR 19,807 (nineteen thousand eight hundred and seven euros) 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.

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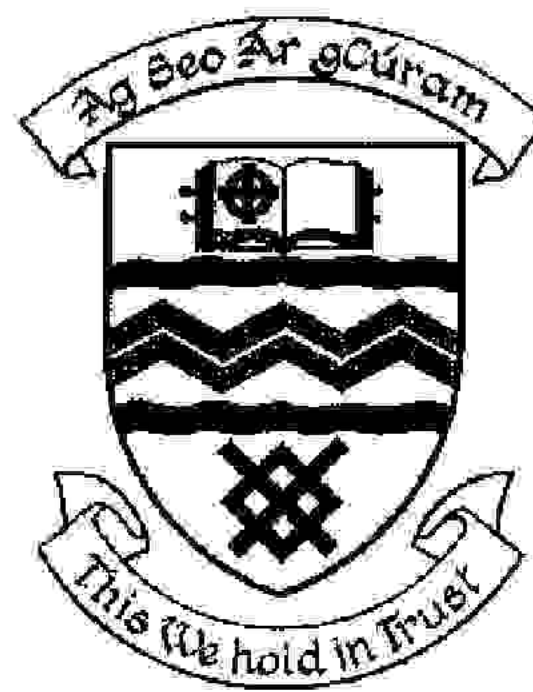
- 28 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 5 and 6 of Register Reference S98A/0108 and Condition No's. 8 and 9 of S97A/0638, arrangements to be made prior to commencement of development.

**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 providing these services.



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

Decision Order Number 1093	Date of Decision 19/05/2000 <i>LM</i>
Register Reference S00A/0142	Date 07/03/00

**Applicant** HSS Ltd.,  
**App. Type** Permission  
**Development** Erect an extension to existing hotel comprising of a conference centre/function room, bar area, kitchen, stores, and 100 bedrooms with associated parking, landscaping and services.  
  
**Location** Lands at Citywest Hotel Conference Leisure and Golf Resort, 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 08/06/2000

Yours faithfully

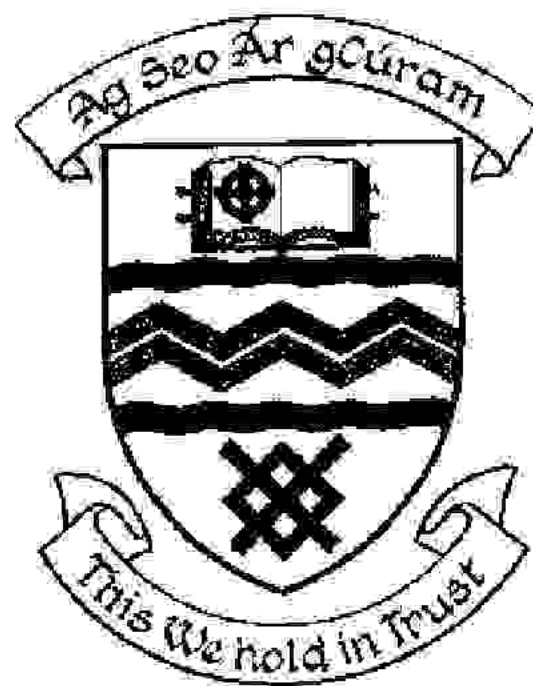
*LM*  
..... 19/05/00  
for SENIOR ADMINISTRATIVE OFFICER

HSS Ltd.,  
Citywest Hotel and Golf Resort,  
Saggart,  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0942	Date of Decision 04/05/2000
Register Reference S00A/0142	Date 07/03/00

Applicant HSS Ltd.,  
App. Type Permission  
Development Erect an extension to existing hotel comprising of a  
conference centre/function room, bar area, kitchen, stores,  
and 100 bedrooms with associated parking, landscaping and  
services.

Location Lands at Citywest Hotel Conference Leisure and Golf Resort,  
Saggart, Co. Dublin.

Dear Sir / Madam,

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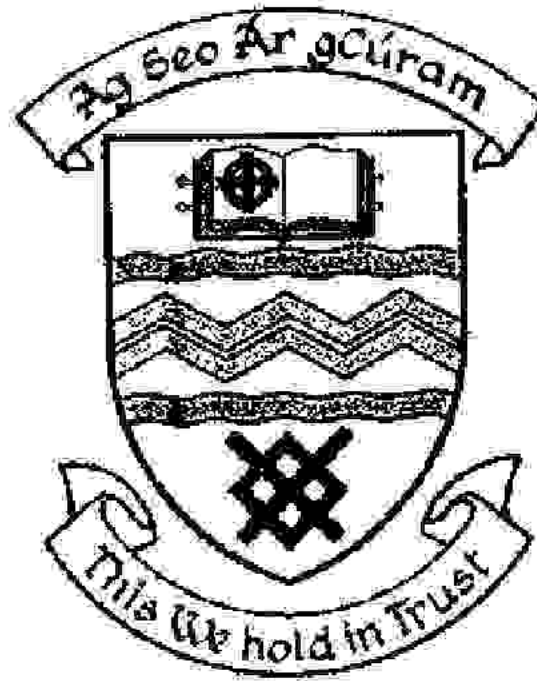
Yours faithfully

LM  
..... 04/05/00  
for SENIOR ADMINISTRATIVE OFFICER

HSS Ltd.,  
Citywest Hotel and Golf Resort,  
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**SOUTH DUBLIN COUNTY COUNCIL**  
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HSS Ltd.,  
Citywest Hotel and Golf Resort,  
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**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 1611	Date of Final Grant 20/07/2000
Decision Order Number 1242	Date of Decision 08/06/2000
Register Reference S00A/0142	Date 07/03/00

**Applicant** HSS Ltd.,

**Development** Erect an extension to existing hotel comprising of a conference centre/function room, bar area, kitchen, stores, and 100 bedrooms with associated parking, landscaping and services.

**Location** Lands at Citywest Hotel Conference Leisure and Golf Resort, Saggart, Co. Dublin.

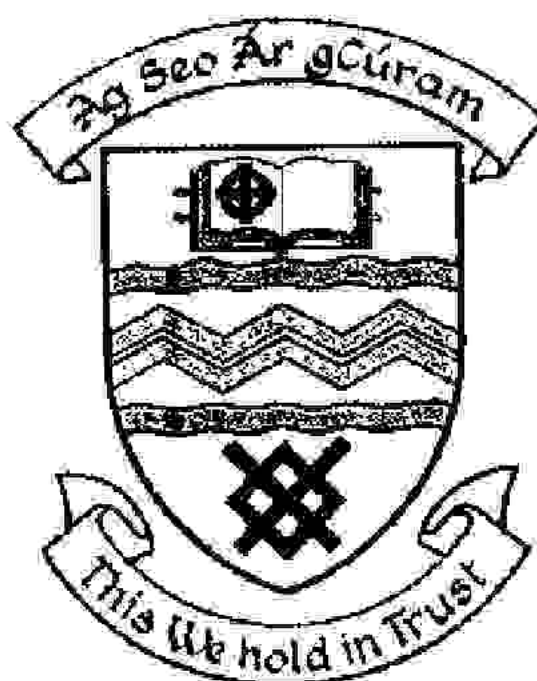
**Floor Area** 8000.00 Sq Metres

**Time extension(s) up to and including** 08/06/2000

**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (28) 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 Unsolicited Additional Information lodged on the 15th May 2000 and further Unsolicited Information lodged on 2nd June 2000, 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.

(a) Foul Drainage:

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- The applicant shall ensure full and complete separation of the foul and surface water systems.

(b) Surface Water Drainage:

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**REASON:**

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

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**REASON:**

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

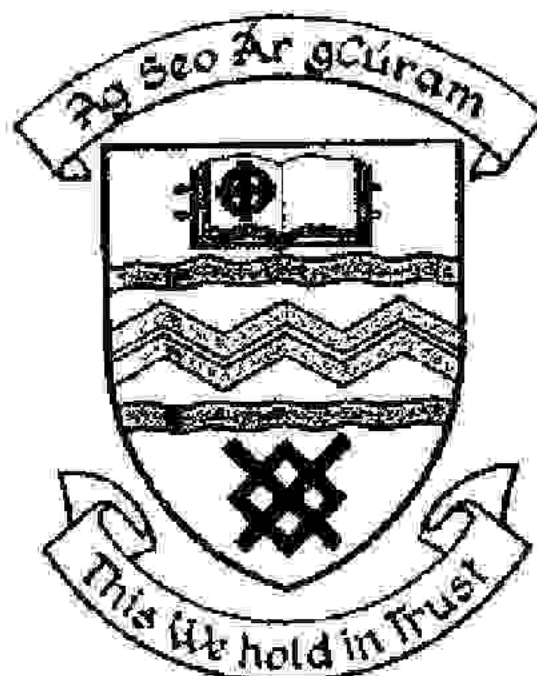
- 4 That all public services to the proposed development, including electrical, telephone cables and equipment be



REG. REF. S00A/0142 **SOUTH DUBLIN COUNTY COUNCIL**  
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located underground throughout the entire site.

**REASON:**

In the interest of amenity.

- 5 During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S.5228 Noise Control on Construction and Open Sites.

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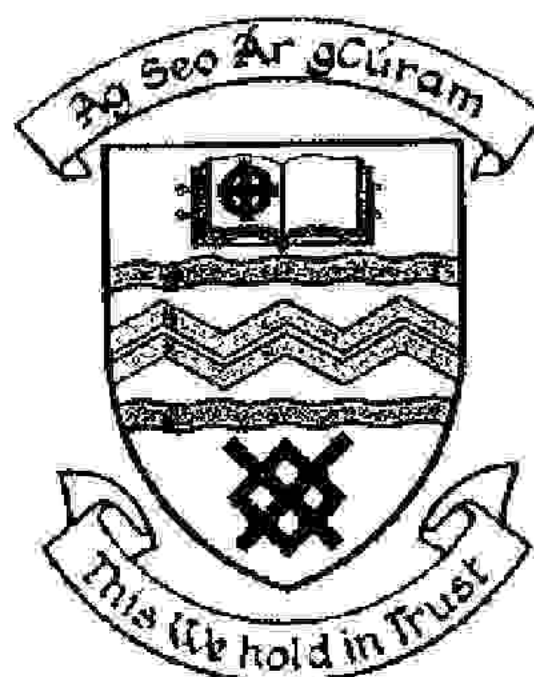
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**REASON:**

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**REASON:**

In order to comply with the requirements of the Environmental Health Officer.

- 14 Adequate changing and shower facilities shall be provided for the users of the gym area, this area may need to be screened from view from the corridor, depending on the ventilation provided. Drinking water should be provided in this area. Additional intake and extract ventilation will be required for this area.

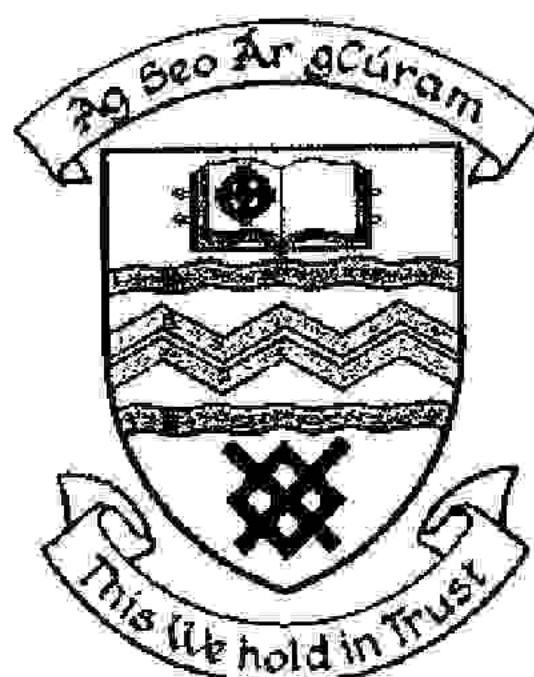
**REASON:**

In order to comply with the requirements of the Environmental Health Officer.

- 15 Full consultations shall take place with the Environmental Health Officer prior to the commencement of the kitchen or area where food is to be prepared, stored or for sale. A detailed layout plan indicating equipment, finishes, ventilation, wash-up, drainage etc. is to be submitted to the Planning Authority prior to the commencement of work.



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



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**REASON:**

In order to comply with the requirements of the Environmental Health Officer.

- 16 Cold water supply to the kitchen sink is to be supplied directly from a potable source.

**REASON:**

In order to comply with the requirements of the Environmental Health Officer.

- 17 Suitable and adequate ventilation is to be provided in the kitchen and localised mechanical extract ventilation directly to the outer air is to be provided over all steam and fume emitting appliances.

**REASON:**

In order to comply with the requirements of the Environmental Health Officer.

- 18 Adequate sanitary accommodation, changing facilities and suitable lockers shall be provided for all catering staff.

**REASON:**

To comply with the requirements of the Environmental Health Officer.

- 19 The function room shall be provided with adequate ventilation.

**REASON:**

To comply with the requirements of the Environmental Health Officer.

- 20 Materials and finishes shall match those of the existing structure.

**REASON:**

In the interests of visual amenity.

- 21 The proposed development shall not exceed 15 metres in height.

**REASON:**

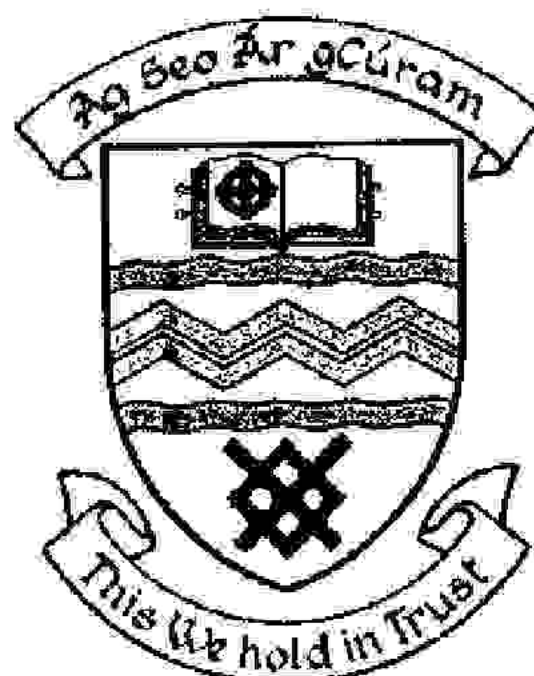
In order to comply with the requirements of the Department of Defence.

- 22 Prior to the commencement of development on the site the developer shall submit a revised elevation from the 18th Green showing the provision at first floor level of the 4 no. windows shown on the first floor plans. The elevation of the development shall match the floor plans in all respects.

**REASON:**

In order to clarify the permission.

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- 23 Prior to the commencement of development on the site details of the treatment of the central courtyard area shall be lodged and agreed in writing with the Planning Authority.

**REASON:**

In the interests of amenity and orderly development.

- 24 That a financial contribution in the sum of £64,585 (sixty four thousand five hundred and eighty five pounds) EUR 82,006 (eighty two thousand and six euros) 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.

- 25 That a financial contribution in the sum of £168,000 (one hundred and sixty eight thousand pounds) EUR 213,315 (two hundred and thirteen thousand three hundred and fifteen euros) 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.

- 26 That a financial contribution in the sum of £32,400 (thirty two thousand four hundred pounds) EUR 41,139 (forty one thousand one hundred and thirty nine euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development; this contribution to be paid before commencement of development on the site.

**REASON:**

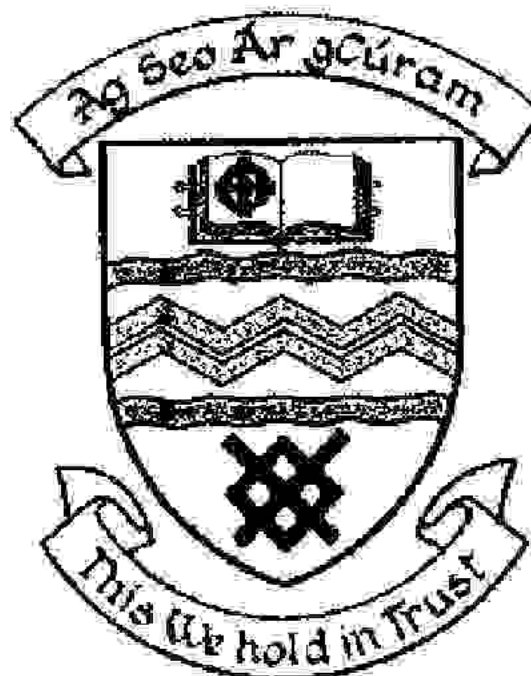
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.



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- 27 That a financial contribution in the sum of £15,600 (fifteen thousand six hundred pounds) EUR 19,807 (nineteen thousand eight hundred and seven euros) 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.

- 28 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 5 and 6 of Register Reference S98A/0108 and Condition No's. 8 and 9 of S97A/0638, arrangements to be made prior to commencement of 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 providing these services.

- (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.

 .....25/07/00  
for SENIOR ADMINISTRATIVE OFFICER