

COMHAIRLE CHONTAE ÁTHA CLIATH

P.C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/70
1. LOCATION	Site opposite Clondalkin Paper Mills, Ninth Lock Road, Clondalkin		
2. PROPOSAL	11 bedroom motel, lounge bars & restaurant		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	24 January '86	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. 20th March, 1986 2. </div> <div style="width: 45%;"> 1. 21/3/86 2. </div> </div>
4. SUBMITTED BY	Name Michael Larkin & Associates, Address Bettyglen House, Raheny, Dublin 5		
5. APPLICANT	Name Ninral Limited, Address Unit 35, Boyne House, Greenmount Office Park		
6. DECISION	O.C.M. No. P/1721/86		Notified 19th May, 1986
	Date 19th May, 1986		Effect To grant permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 16th June, 1986		Decision Permission granted by
	Type 3rd Party		Effect An Bord pleanala 30th Sept., 1986
9. APPLICATION SECTION 26 (3)	Date of application		Decision
			Effect
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

Dermot Walsh Architects,
91 Main Street,
Bray,
Co. Wicklow.

86A/70

13th June, 1988.

RE: Proposed 11 bedroom motel, lounge bars and restaurant at Ninth Lock Road, Clondalkin, for Nirral Ltd.

Dear Sir,

I refer to your submission received on 23rd May, 1988, to comply with Condition No. 3(b) of Decision to Grant Permission by An Bord Pleanala, Ref. PL6/5/71676, dated 30th September, 1986, in connection with the above.

In this regard, I wish to inform you that the submission received in the Planning Department on the 23rd May, 1988 enclosing details of ground and first floor layout on drawing numbers 12B and 17, respectively of premises approved under Reg. Ref. 86A/70 ('proposed 11 bedroom motel, lounge bars and restaurant at Ninth Lock Road, Clondalkin') by An Bord Pleanala dated 30th September, 1986 is not materially at variance with the said approved ground and first floor layout plans, and as such does not contravene the terms of the grant of permission.

Yours faithfully,



for Principal Officer.

Dermot Walsh Architects,
91 Main Street,
Bray,
Co. Wicklow.

86A-70

1st March, 1989.

Re: Proposed 11 bedroom motel, lounge bars and restaurant at Ninth Lock Road, Clondalkin for Nirral Limited.

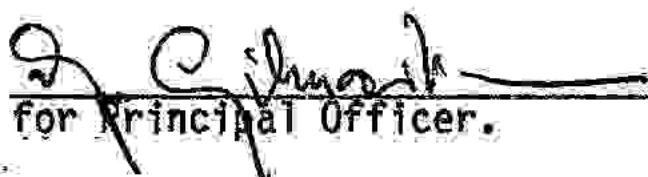
Dear Sirs,

I refer to yours submission received on 8th December, 1988, to comply with Conditions Nos. 1, 3b, 4 and 5, of decision to grant permission by An Bord Pleanala, Ref. No. PL6/5/71676, dated 30th September, 1986, in connection with the above.

In this regard, I wish to inform you as follows:-

1. In relation to Condition No. 3(b), details of ground and first floor layout, as enclosed on Drawing Numbers, 12D, 13C, respectively lodged in the Planning Department on the 8th December, 1988, in relation to the above approved development, are not materially at variance with the said approved ground and first floor layout plans, and as such does not contravene the terms of the grant of permission.
2. In relation to condition No. 4 the car parking layout enclosed on site layout plan drawing No. 10B, lodged in the Planning Department on the 8th December, 1988, is satisfactory in compliance with this condition.
3. In relation to condition No. 5, details of external lighting, boundary treatment and landscaping enclosed on site layout plan drawing No. 10B lodged in the Planning Department on the 8th December, 1988, are satisfactory in compliance with this condition. Details of treatment of boundary walls to be submitted and agreed with the Planning Authority prior to the commencement of development.

Yours faithfully,


for Principal Officer.

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

County Dublin

Planning Register Reference Number: 86A/70

APPEAL by Dunawley Residents Association, Cappaghmore Residents Association and Clonburris Combined Residents Group, care of O'Malley and Bergin, 33 Fitzwilliam Place, Dublin and Nirral Limited, Boyne House, Greenmount Office Park, County Dublin, against the decision made on the 19th day of May, 1986, by the Council of the County of Dublin, to grant subject to conditions a permission for development comprising an eleven bedroom motel lounge bars and restaurant at Ninth Lock Road, Clondalkin, County Dublin, for Nirral Limited, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the provisions of the Dublin County Development Plan 1983 and the need to enhance the appearance of this frontage site, it is considered that the proposal would accord with the proper planning and development of the area, subject to compliance with the conditions set out in the Second Schedule hereto.

SECOND SCHEDULE

1. Before the development is commenced, the developer shall pay a sum of £2,640 (two thousand six hundred and forty pounds) to the Dublin County Council as a contribution towards the cost of the provision of a public water supply and piped sewerage facilities in the area.

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

2. Prior to the commencement of any of the uses authorised by this permission, the developer shall complete the following works at his own expense in accordance with details which shall have been agreed in writing by the planning authority prior to the commencement of development:

SECOND SCHEDULE (CONTD.)

(a) the carriageway of the Ninth Lock Road shall be widened by 1 metre along the entire western site frontage;

(b) a new footpath and kerb shall be provided along that frontage; and

(c) the access road along the southern boundary of the site shall be surfaced in accordance with the planning authority's specification.

Reason: In the interests of traffic safety, and to ensure a proper standard of development.

3. (a) The public bar and lounge area shall not commence trading before the motel use is commenced.

(b) The use of the various areas within the proposed building shall be strictly in accordance with lodged plans, unless prior permission for a change of use has been granted by the planning authority or by An Bord Pleanála on appeal.

Reason: To ensure effective control over the development.

4. Parking provision shall be in accordance with the revised layout shown on drawing number 10A, lodged with the planning authority on 21st March, 1986.

Reason: To ensure adequate provision of off-street parking spaces to serve the proposed development.

5. The following details shall be submitted for the written agreement of the planning authority prior to the commencement of development, and implemented accordingly:

(a) details of all external lighting;

(b) a detailed landscaping plan, including a specification of tree and plant species; and

(c) details of boundary treatment, including materials and colour of boundary walls.

Reason: In the interests of visual amenity and orderly development.

6. Water supply and drainage arrangements including details of surface water disposal shall be in accordance with the requirements of the planning authority.

Reason: In the interests of public health, and to ensure a proper standard of development.

Contd./...

SECOND SCHEDULE (CONTD.)

7. No advertising signs, other than those exempt under the Local Government (Planning and Development) Regulations 1977 as amended, shall be erected within the site without a prior grant of permission by the planning authority or by An Bord Pleanála on appeal.

Reason: In the interests of orderly development.



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

Dated this *3rd* day of *September* 1986.



DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission/~~Refusal~~

Local Government (Planning and Development) Acts, 1963-1983

To **Michael Larkin & Assoc.**

Decision Order
Number and Date **P/1721/86 - 19/5/86**

Bettyglan House,

Register Reference No. **86A-70**

James Larkin Road,

Planning Control No.

Dublin 8.

Application Received on **24/1/86**
Add. Info. Rec'd: **21/3/86**

Applicant **Minral Ltd.**

In pursuance of its functions under the above-mentioned Acts, the 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/~~Approval~~ for:-

Proposed 11 bedroom motel, lounge bars and restaurant at Ninth Lock Road, Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
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.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the building Bye-Laws be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That a financial contribution in the sum of £2,640.00 be paid by the proposer to the 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.	3. 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.
4. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	4. In the interest of safety and the avoidance of fire hazard.
5. That the requirements of the Chief Medical Officer be ascertained and strictly adhered to in the development.	5. In the interest of Health.

Contd./.....

Signed on behalf of the Dublin County Council

For Principal Officer

Date **19th May, 1986.**

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

6. That an additional financial contribution of £30,240. be paid by the proposer to the Dublin County Council towards the provision of the Newlands Fonthill road as per letter dated 12th March, 1986, lodged with the application. This contribution to be paid before the commencement of development.

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

7. That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Department. In this regard the applicant shall, prior to commencement of development, submit a detailed watermain layout, details of the surface water system to which it is intended to outfall and details of the line of the two foul sewers (225 mm and 450 mm) that may affect the proposed development. No building shall be constructed within 5 metres of these sewers.

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

8. That details of any external lighting including the areas indicated as car parking to be submitted to and agreed with the Planning Authority prior to the commencement of development.

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

9. That no advertising sign or structures be erected except those which are exempted development, without the prior approval of the Planning Authority.

9. To prevent unauthorised development.

10. That prior to the commencement of the use authorised by this permission, the applicant shall undertake the following works:

10. To ensure a satisfactory standard of development in the interest of the proper planning and development of the area.

a. The Ninth Lock Road to be widened by one metre by the applicant at his own expense across the entire site frontage in the applicants control;

b. New footpath and kerb to be constructed by the applicant at his own expense along the entire Ninth Lock Road frontage and along the access road on the southern boundary of the site.

c. The access road along the southern boundary of the site to be properly surfaced to Council Standards.

Contd./.....

PK

contd./.....

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—

An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.