

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.10201	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE SA457 S	
1. LOCATION	Pine Forest, Crugh, Co. Dublin		
2. PROPOSAL	Revised design of previously approved hotel		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 26.3.79	Date Further Particulars
			(a) Requested 1. <u>Time extension to 29th June, 79</u> 2. <u>29/6/79</u>
4. SUBMITTED BY	Name Turlough O'Donnell Associates, Address 33 Fitzwilliam Place, Dublin 2		
5. APPLICANT	Name Capel Financial Consultants Ltd., Address 1 Lr. Ormond Quay, Dublin 1.		
6. DECISION	O.C.M. No. PA/3872/79	Notified 10th Dec. 1979	
	Date 7.12.79	Effect To grant permission	
7. GRANT	O.C.M. No. PBD/31/80	Notified 17th Jan, 1980	
	Date 17th Jan, 1980	Effect Permission granted	
8. APPEAL	Notified	Decision	
	Type	Effect	
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.			
16.			

Prepared by	Copy issued by.....Registrar.
Checked by	Date.....
Grid Ref.	O.S. Sheet
	Co. Accts. Receipt No.....

P B D / 31 / 80

DUBLIN COUNTY COUNCIL

742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

XXXXXX

Notification of Grant of Permission/Approval

Turlough O'Donnell Associates (Planning and Development) Acts, 1963 & 1972/79: 7/12/79

To: **33 Fitzwilliam Place,
Dublin 2.**

Decision Order Number and Date **S.A. 457
10201**

Register Reference No. **26/3/79**

Planning Control No. **29/6/79**

Time extended to: **12/10/79**

Capel Financial Consultants Ltd.

Application received on

Applicant

PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
FOR THE REVISED DESIGN OF PREVIOUSLY APPROVED HOTEL AT CRUGRA, CO. DUBLIN.

CONDITIONS

1. Subject to the conditions of this permission that the development be carried out and completed strictly in accordance with the plans and specifications lodged with the application.
2. That before development commences approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
3. That a financial contribution in the sum of £940. 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.
4. That the proposed treatment works shall be installed by the Developer to the satisfaction of Dublin County Council at the Developer's expense. These works shall be operated and maintained by the Council in perpetuity. The Developer shall contribute a sum of £27,000. to the Dublin County Council in respect of the running and maintenance of the plant; this contribution to be paid before development commences on the site.
5. That detailed drawings and specification of the proposed treatment works be submitted and approved before the commencement of development on the site.

REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
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. To ensure contribution towards cost of maintenance of the treatment works.
5. In the interest of the proper planning and development of the area.

for Principal Officer

(Contd.....)

Date: **17 JAN 1980**

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

6. That the site of the purification works shall be surrounded by an unclimbable chain and link fence 2.5-m. in height at the developer's expense.

7. That details of the pumping arrangements and the watermain layout be submitted to and approved by the Sanitary Services Department of Dublin County Council. A special contribution towards the running and maintenance costs of this pump to be paid to Dublin County Council; this sum to be determined following consultation with the Sanitary Services Department and to be paid prior to commencement of the development.

8. That the proposer provide a minimum of 24-hour water storage capacity for the proposed development.

9. That a drinking water fountain fitted with an anti-waste device shall be provided in the picnic area, as indicated by the applicant.

10. That details of the storm-water outfall to the stream shall be submitted to and approved by the Sanitary Services Department of Dublin County Council before development commences.

11. That the requirements of the Chief Fire Officer be ascertained and adhered to in the proposed development.

12. That the applicant shall submit proposals for safe vehicular access to and egress from the proposed site, to be submitted to and approved by the Roads Department of Dublin County Council before development commences.

13. 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, including development works along the adjoining roads. Full details of proposed works affecting adjoining roads to be submitted to and approved by the Road Maintenance Section before work begins.

14. That external finishes of the proposed building be similar in both colour and texture with those of other developments in the area and sympathetic to this area of high amenity.

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

7. In order to comply with the requirements of the Sanitary Authority and to ensure contribution towards maintenance.

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

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

10. In order to comply with the requirements of the Sanitary Authority.

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

12. In the interest of road safety.

13. In the interest of amenity.

14. In the interest of visual amenity.

(Contd.....)

P.K.

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DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

~~XXXXXX~~

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976
Turlough O'Donnell Associates, RA/5872/79: 7/12/79

To: 33 Fitzwilliam Place,
Dublin 2.

Decision Order Number and Date S.A. 457
10201

Register Reference No.

Planning Control No. 26/3/79

Time extended to: 29/6/79

App. Inform. received on: 12/10/79

Cepel Financial Consultants Ltd.

Applicant

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed revised design of previously approved hotel at Crugh, Co. Dublin.

CONDITIONS	REASONS FOR CONDITIONS
<p>(Contd...)</p> <p>15. That all existing landscape features on the site be retained where possible. Proposals for the removal of existing trees or other landscape features to be submitted to and approved by the Parks Department before work begins.</p> <p>16. That details of the proposed landscaping treatment, including a programme for planting and completion, be submitted to and approved by the Council.</p> <p>17. That details of proposed fascia and external lighting, including lighting in car parking and circulation areas, and throughout the site, be submitted to and approved by the Council.</p> <p>18. That no advertising structures or fascia lettering be constructed on site or attached to the building without prior approval by Dublin County Council.</p> <p>19. That the proposed provision of car parking be in accordance with the requirements of the County Development Plan.</p> <p>20. The applicant will be responsible for and bear all the costs involved in bringing a water supply to the site from the existing mains.</p>	<p>15. In the interest of the proper planning and development of the area.</p> <p>16. In the interest of the proper planning and development of the area.</p> <p>17. In the interest of safety.</p> <p>18. In the interest of the proper planning and development of the area.</p> <p>19. In the interest of the proper planning and development of the area.</p> <p>20. This work will not be covered by contribution required under Condition No. (3).</p>

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: 17 JAN 1980

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

DUBLIN COUNTY COUNCIL

Tel. 724755 (Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Decision to Grant Permission/~~Approval~~
Local Government (Planning and Development) Acts, 1963 & 1976

To: Turlough O'Donnell Associates,
33 Fitzwilliam Place,
Dublin 2.

Decision Order
Number and Date PA/3872/79: 7/12/79

Register Reference No. S.A. 457

Planning Control No. 10201

Application Received on 26/3/79

Time extended to: 29/6/79

Add. Inform. rec'd: 12/10/79

Applicant Capel Financial Consultants 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 revised design of previously approved hotel at Crnagh, Co. Dublin.

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
<p>1. Subject to the conditions of this permission that the development be carried out and completed strictly in accordance with the plans and specification lodged with the application.</p> <p>2. That before development commences approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.</p> <p>3. That a financial contribution in the sum of £940. 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.</p> <p>4. That the proposed treatment works shall be installed by the Developer to the satisfaction of Dublin County Council at the Developer's expense. These works shall be operated and maintained by the Council in perpetuity. The Developer shall contribute a sum of £27,000. to the Dublin County Council in respect of the running and maintenance of the plant; this contribution to be paid before development commences on the site.</p> <p>5. That detailed drawings and specification of the proposed treatment works be submitted and approved before the commencement of development on the site.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p>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.</p> <p>4. To ensure contribution towards cost of maintenance of the treatment works.</p> <p>5. In the interest of the proper planning and development of the area.</p>

(Contd.....)

Signed on behalf of the Dublin County Council:.....

AdS

for Principal Officer

Date: 10th December, 1979.

IMPORTANT: Turn overleaf for further information.

CONDITIONS	REASONS FOR CONDITIONS
6. That the site of the purification works shall be surrounded by an unclimbable chain and link fence 2.5-m. in height at the developer's expense.	6. In the dinterest of the proper planning and development of the area.
7. That details of the pumping arrangements and the watermain layout be submitted to and approved by the Sanitary Services Department of Dublin County Council. A special contribution towards the running and maintenance costs of this pump to be paid to Dublin County Council; this sum to be determined following consultation with the Sanitary Services Department and to be paid prior to commencement of the development.	7. In order to comply with the requirements of the Sanitary Authority and to ensure contribution towards maintenance.
8. That the proposer provide a minimum of 24-hour water storage capacity for the proposed development.	8. In the interest of the proper planning and development of the area.
9. That a drinking water fountain fitted with an anti-waste device shall be provided in the picnic area, as indicated by the applicant.	9. In the interest of the proper planning and development of the area.
10. That details of the storm-water outfall to the stream shall be submitted to and approved by the Sanitary Services Department of Dublin County Council before development commences.	10. In order to comply with the requirements of the Sanitary Authority.
11. That the requirements of the Chief Fire Officer be ascertained and adhered to in the proposed development.	11. In the interest of safety and avoidance of fire hazard.
12. That the applicant shall submit proposals for safe vehicular access to and egress from the proposed site, to be submitted to and approved by the Roads Department of Dublin County Council before development commences.	12. In the interest of road safety.
13. 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, including development works along the adjoining roads. Full details of proposed works affecting adjoining roads to be submitted to and approved by the Road Maintenance Section before work begins.	13. In the interest of amenity.
14. That external finishes of the proposed building be similar in both colour and texture with those of other developments in the area and sympathetic to this area of high amenity.	14. In the interest of visual amenity.

(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 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, Holbrook House, Holles Street, Dublin 2.

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.

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.

DUBLIN COUNTY COUNCIL

Tel. 724755 (Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Decision to Grant Permission/Approval
Local Government (Planning and Development) Acts, 1963 & 1976

To: Turlough O'Donnell Associates,
33 Fitzwilliam Place,
Dublin 2.

Decision Order
Number and Date PA/3872/79: 7/12/79
Register Reference No. S.A. 457
Planning Control No. 10201
Application Received on 26/5/79
Time extended to: 29/6/79
Add. Inform. rec'd: 12/10/79

Applicant Capel Financial Consultants 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 revised design of previously approved hotel at Cruagh, Co. Dublin.

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
<p>(Contd...)</p> <p>15. That all existing landscape features on the site be retained where possible. Proposals for the removal of existing trees or other landscape features to be submitted to and approved by the Parks Department before work begins.</p> <p>16. That details of the proposed landscaping treatment, including a programme for planting and completion, be submitted to and approved by the Council.</p> <p>17. That details of proposed fascia and external lighting, including lighting in car parking and circulation areas, and throughout the site, be submitted to and approved by the Council.</p> <p>18. That no advertising structures or fascia lettering be constructed on site or attached to the building without prior approval by Dublin County Council.</p> <p>19. That the proposed provision of car parking be in accordance with the requirements of the County Development Plan.</p> <p>20. The applicant will be responsible for and bear all the costs involved in bringing a water supply to the site from the existing mains.</p>	<p>15. In the interest of the proper planning and development of the area.</p> <p>16. In the interest of the proper planning and development of the area.</p> <p>17. In the interest of safety.</p> <p>18. In the interest of the proper planning and development of the area.</p> <p>19. In the interest of the proper planning and development of the area.</p> <p>20. This work will not be covered by contribution required under Condition No. (3).</p>

Signed on behalf of the Dublin County Council:


for Principal Officer

Date: 10th December, 1979.

IMPORTANT: Turn overleaf for further information.

2586/79
29/6

S.A. 457

P.C. 10201

29th June 1979.

Turlough O'Donnell Assoc.,
33 Fitzwilliam Place,
Dublin 2.

Re: Proposed revised design of previously approved
hotel at Cruagh, for Capel Financial Consultants
Ltd.

A Chara,

With reference to your planning application received here on the 26th March 1979 (Time Extended to and including 29/6/79) in connection with the above, I wish to inform you that before your application can be considered under the Local Government (Planning and Development) Acts, 1963 and 1976 the following additional information must be submitted in quadruplicate:-

1. Further information is required which should provide for:
 - (a) specific evidence that an adequate and satisfactory water supply can be provided;
 - (b) specific evidence that applicants' proposals for septic tank drainage can be satisfactorily achieved, so as not to cause contamination or pollution to adjoining stream courses, and that surface water can be satisfactorily disposed of also without contamination or pollution to adjoining stream courses.
 - (c) specific evidence that adequate and safe access facilities acceptable to the Roads Department can be provided so as to ensure that vehicular movements to and from the site are not likely to create any traffic hazard. The applicants should also ensure that adequate and satisfactory off-street carparking, together with non-conflicting loading/unloading arrangements can be provided.

Note: The applicant must consult with the relevant Department of the County Council before submitting any further information.

N.B. Please mark your reply "Additional Information" and quote the Register Ref. No. given above.

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for Principal Officer.

204/
25/5

S.A.457.

P.C.10201

25th May 1979.

Turlough O'Donnell Assoc.,
33 Fitzwilliam Place,
Dublin 2.

Re: Proposed revised design of previously approved
hotel at Crugh, for Capel Financial Consultant
Ltd.

A Chara,

With reference to your planning application received here
on the 26th March 1979 (Letter for Extension Period dated
24th May 1979) in connection with the above, I wish to
inform you that:-

In accordance with Section 26 (4A) of the Local Government
(Planning and Development) Act 1963, as inserted by
Section 39 of the Local Government (Planning and Development)
Act 1976, the period for considering this application within
the meaning of subsection (4A) of Section 26 has been
extended up to and including the 29th June 1979.

Yours, in case,



for Principal Officer.