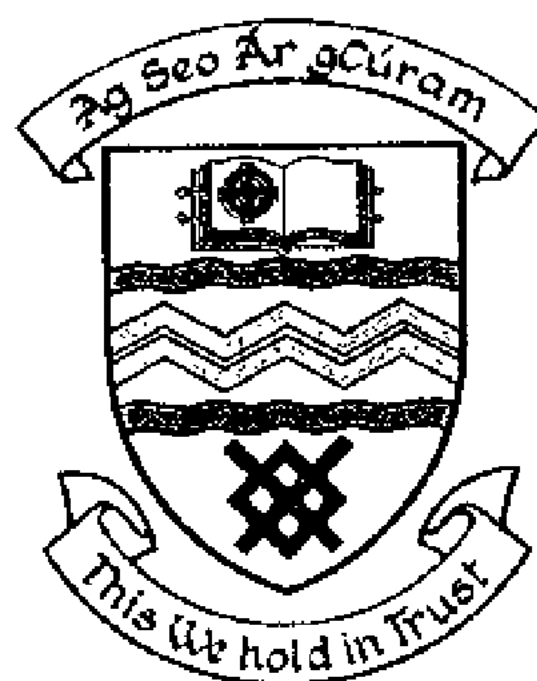


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0877	
1. Location	Jensen Hotel, Ninth Lock Road, Clondalkin, Dublin 22.		
2. Development	Demolition of existing hotel and the erection of three storey hotel complex comprising of 52 en-suite bedrooms, lounge, restaurant, dining room, nite club/function room, conference rooms, service areas and ancillary works.		
3. Date of Application	10/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/02/2000 2.	1. 21/02/2000 2.
4. Submitted by	Name: Dermot Walsh Architects, Address: 31 Hermitage Grove, Grange Road,		
5. Applicant	Name: Cavvies Ltd., Address: Jensen Hotel, Ninth Lock Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0827 Date 19/04/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1216 Date 02/06/2000	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.

SOUTH DUBLIN COUNTY COUNCIL
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Dermot Walsh Architects,
31 Hermitage Grove,
Grange Road,
Rathfarnham,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1216	Date of Final Grant 02/06/2000
Decision Order Number 0827	Date of Decision 19/04/2000
Register Reference S99A/0877	Date 21/02/00

Applicant Cavvies Ltd.,

Development Demolition of existing hotel and the erection of three storey hotel complex comprising of 52 en-suite bedrooms, lounge, restaurant, dining room, nite club/function room, conference rooms, service areas and ancillary works.

Location Jensen Hotel, Ninth Lock Road, Clondalkin, Dublin 22.

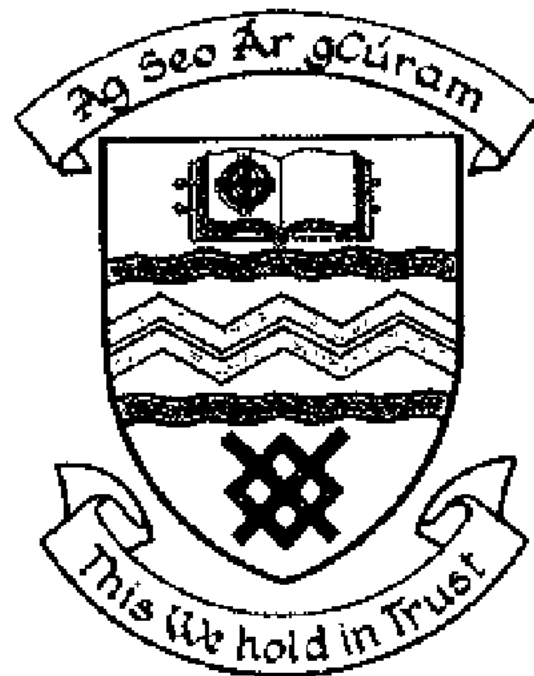
Floor Area 3932.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/02/2000 /21/02/2000

A Permission has been granted for the development described above,
subject to the following (13) Conditions.

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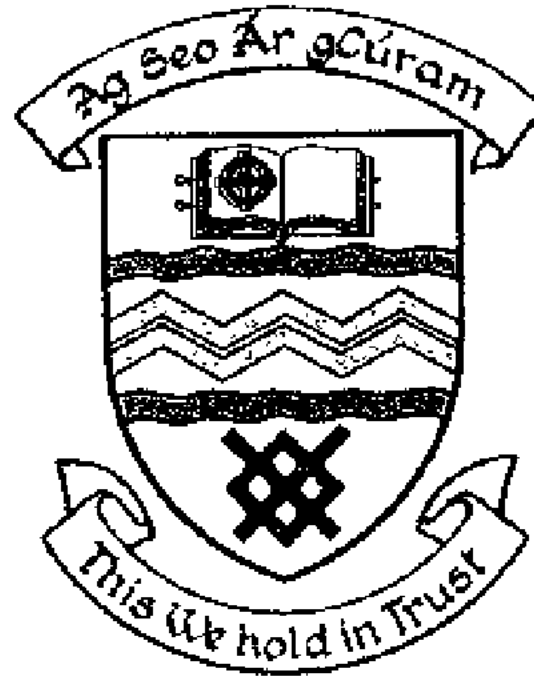
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Conditions and Reasons

- 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 21/02/00 , 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 prior to the commencement of development on this site, the applicant shall consult with the Environmental Services Department of South Dublin County Council and shall submit for the written agreement of the Planning Authority, a revised building design and site layout such that no part of the proposed building is located within 5m of a 450mm diameter public sewer with the potential to be taken in charge and within 5m of a 150mm watermain. The revision shall provide a high quality design to the building's facade and in particular, the provision of an architectural design feature with height at the corner element is considered necessary to improve the aesthetic appearance of elevations along Ninth Lock Road.
REASON:
In the interest of public health and the proper planning and development of the area.
- 3 Prior to the commencement of development, the applicant shall submit for the written agreement of the Planning Authority, details of the proposed materials to be used for the paved courtyard area to the front of the proposed building. Materials should be of a high quality and reflect the character of Clondalkin Village Centre. Details of landscaping features including the planting of trees and shrubs within this hard surfaced area, and details of any street furniture proposed, shall also be submitted for the agreement of the Planning Authority.
REASON:
In the interest of visual amenity and the proper planning and development of the area.
- 4 Prior to the commencement of development, the applicant shall submit to the Planning Authority full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
REASON:

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

- 5 That prior to the commencement of development, the applicant shall make a financial contribution to the Council to the sum of £10,000 (ten thousand pounds) calculated on the basis of providing 10 car spaces in Clondalkin Village Centre at the cost of £1,000 per space to facilitate the shortfall in car parking spaces encountered.

REASON:

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

- 6 The applicant shall ascertain the requirements of the Principal Environmental Health Officer in relation to the proposed development and shall submit the following details to be agreed in writing by the Planning Authority:-

- (a) Details of any external plant, equipment and ducting, if proposed, which shall be located so as not to be visually obtrusive from either the Ninth Lock Road or Oakfield Road.
- (b) Details of refuse storage facilities (as distinct from food storage facilities) which shall be stored in a rodent proofed enclosure within the curtilage of the building/exterior to the building ensuring that no refuse at any time shall be deposited in public areas within Oakfield Road estate or visible from Ninth Lock Road.
- (c) Details of the proposed ducting system which shall be vented to above eaves level to avoid nuisance caused to neighbouring office/enterprise units.

REASON:

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

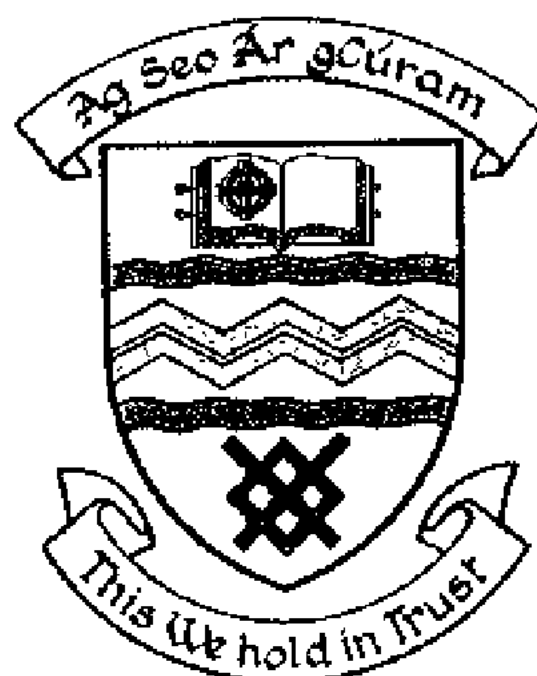
- 7 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

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

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REASON:

In the interest of amenity.

- 9 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.

REASON:

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

- 10 That the ancillary car parking area located on the opposite side of Oakfield Road and indicated on drawings submitted with the application and referred to as Car Park D on Drawing No. 9012/100 submitted on 21/02/2000 shall be laid out clearly marked as a car parking area for the use of the hotel and its associated activities.

REASON:

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

- 11 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

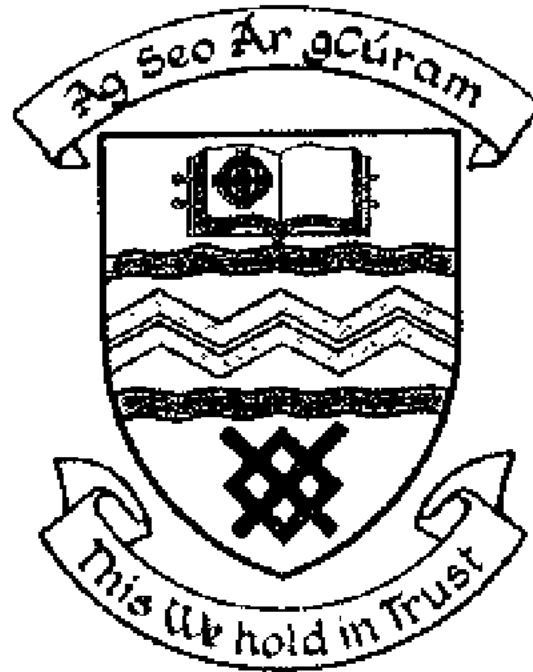
- 12 That a financial contribution in the sum of £31,743 (thirty one thousand seven hundred and forty three pounds) EUR 40,305 (forty thousand three hundred and five euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed 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.

- 13 That a financial contribution in the sum of £82,572 (eighty two thousand five hundred and seventy two pounds) EUR 104,870 (one hundred and four thousand eight hundred and seventy 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

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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.

- (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.

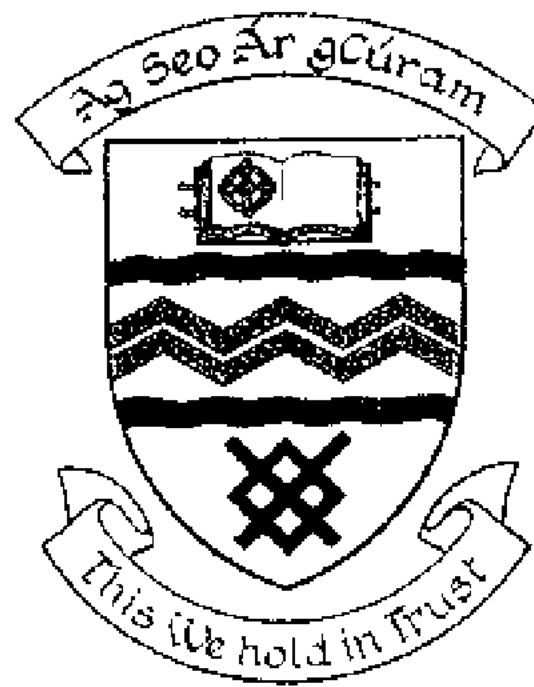
Signed on behalf of South Dublin County Council.

.....07/06/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0827	Date of Decision 19/04/2000
Register Reference S99A/0877	Date: 10/12/99

Applicant Cavvies Ltd.,

Development Demolition of existing hotel and the erection of three storey hotel complex comprising of 52 en-suite bedrooms, lounge, restaurant, dining room, nite club/function room, conference rooms, service areas and ancillary works.

Location Jensen Hotel, Ninth Lock Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/02/2000 /21/02/2000

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 (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 19/04/00
for SENIOR ADMINISTRATIVE OFFICER

Dermot Walsh Architects,
31 Hermitage Grove,
Grange Road,
Rathfarnham,
Dublin 16.

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REG REF. S99A/0877

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 21/02/00 , 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 prior to the commencement of development on this site, the applicant shall consult with the Environmental Services Department of South Dublin County Council and shall submit for the written agreement of the Planning Authority, a revised building design and site layout such that no part of the proposed building is located within 5m of a 450mm diameter public sewer with the potential to be taken in charge and within 5m of a 150mm watermain. The revision shall provide a high quality design to the building's facade and in particular, the provision of an architectural design feature with height at the corner element is considered necessary to improve the aesthetic appearance of elevations along Ninth Lock Road.

REASON:

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

- 3 Prior to the commencement of development, the applicant shall submit for the written agreement of the Planning Authority, details of the proposed materials to be used for the paved courtyard area to the front of the proposed building. Materials should be of a high quality and reflect the character of Clondalkin Village Centre. Details of landscaping features including the planting of trees and shrubs within this hard surfaced area, and details of any street furniture proposed, shall also be submitted for the agreement of the Planning Authority.

REASON:

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

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- 4 Prior to the commencement of development, the applicant shall submit to the Planning Authority full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.

REASON:

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

- 5 That prior to the commencement of development, the applicant shall make a financial contribution to the Council to the sum of £10,000 (ten thousand pounds) calculated on the basis of providing 10 car spaces in Clondalkin Village Centre at the cost of £1,000 per space to facilitate the shortfall in car parking spaces encountered.

REASON:

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

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- (a) Details of any external plant, equipment and ducting, if proposed, which shall be located so as not to be visually obtrusive from either the Ninth Lock Road or Oakfield Road.
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- (c) Details of the proposed ducting system which shall be vented to above eaves level to avoid nuisance caused to neighbouring office/enterprise units.

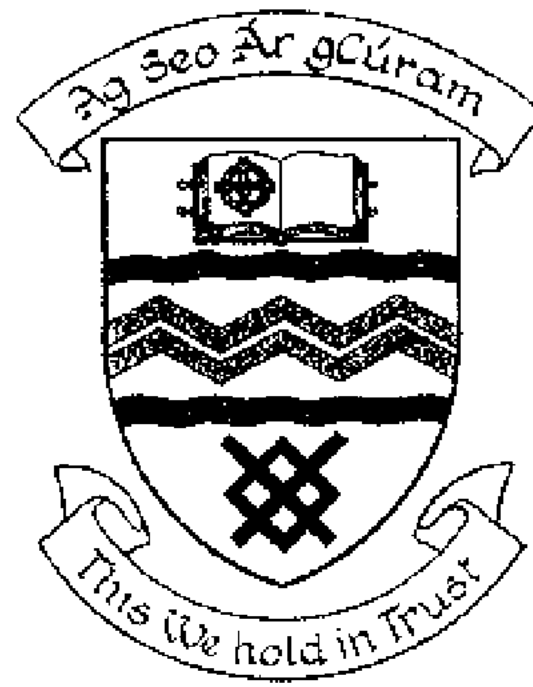
REASON:

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

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- 7 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.
- 8 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.
- 9 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.
REASON:
In the interest of the proper planning and development of the area.
- 10 That the ancillary car parking area located on the opposite side of Oakfield Road and indicated on drawings submitted with the application and referred to as Car Park D on Drawing No. 9012/100 submitted on 21/02/2000 shall be laid out clearly marked as a car parking area for the use of the hotel and its associated activities.
REASON:
In the interest of traffic safety and the proper planning and development of the area.
- 11 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 12 That a financial contribution in the sum of £31,743 (thirty one thousand seven hundred and forty three pounds) EUR 40,305 (forty thousand three hundred and five euros) be paid by the proposer to South Dublin County Council towards the

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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:

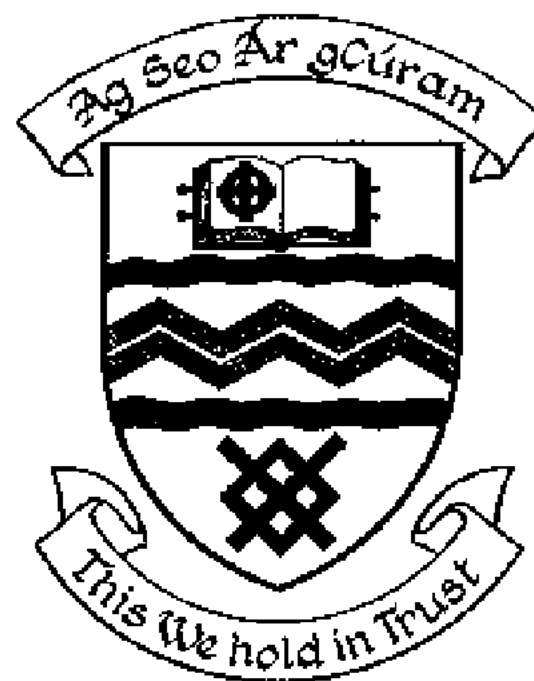
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 13 That a financial contribution in the sum of £82,572 (eighty two thousand five hundred and seventy two pounds) EUR 104,870 (one hundred and four thousand eight hundred and seventy 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.

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

Decision Order Number 0238	Date of Decision 08/02/2000
Register Reference S99A/0877	Date: 10/12/99

Applicant Cavvies Ltd.,
Development Demolition of existing hotel and the erection of three storey hotel complex comprising of 52 en-suite bedrooms, lounge, restaurant, dining room, nite club/function room, conference rooms, service areas and ancillary works.

Location Jensen Hotel, Ninth Lock Road, Clondalkin, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 10/12/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

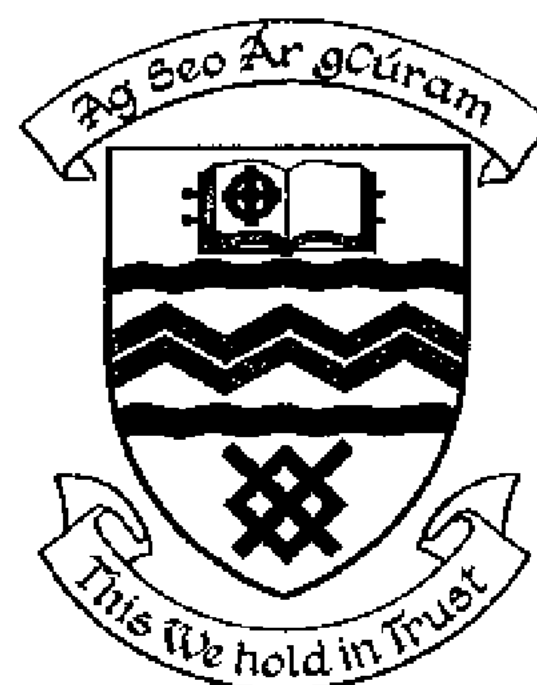
- 1 The applicant is advised that the proposed development is seriously deficient in respect of the provision of car parking to serve the development. Revised proposals are required to show how the proposed development can be modified to provide additional car parking, or alternatively how it can be reduced in order to achieve a more acceptable provision of car parking.
- 2 The applicant is advised that part of the proposed development (i.e. the turret and main entrance structure) is located within 5m of a 450mm diameter foul sewer located adjacent to the public road. Revised drawings are required to show the proposed building relocated so that it is 5m clear of the sewer.
- 3 A revised site layout drawing is required showing how the proposed hotel is to be accessed by delivery and service vehicles.

Dermot Walsh Architects,
31 Hermitage Grove,
Grange Road,
Rathfarnham,
Dublin 16.

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- 4 The applicant is requested to submit written evidence to show that the off-site car parking area indicated to be available for hotel use is legally under the control of the applicant for that purpose, and can be so conditioned under any planning permission that may be granted.

Signed on behalf of South Dublin County Council

[Signature]
.....
for Senior Administrative Officer

08/02/00