

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S99A/0853	
1. Location	1 & 2 Demesne View, Lucan, Co. Dublin.		
2. Development	Modifications to current application Ref. Ref. S99A/0853 on foot of Additional Information request (11th May 2000). These modifications include changes to the front facade of the 2 domestic houses to conform to strict conservation objectives, changes to the internal layouts of the 2 houses, the reduction of 4 bedrooms, the redesign of the rear extension to include an additional storey with hydraulic lift, the redesign of the car park to include an additional level to accommodate 80 cars as requested by the local authority together with necessary access and reorganization and including the alteration of existing public footpath to the west of the property.		
3. Date of Application	30/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/05/2000 2.	1. 22/12/2000 2.
4. Submitted by	Name: Paul Joyce Architects, Address: 54 Main Street, Rathfarnham,		
5. Applicant	Name: Blue Ridge Properties Ltd., Address: c/o 54 Main Street, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1082 Date 22/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	21/06/2001	Written Representations	
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	

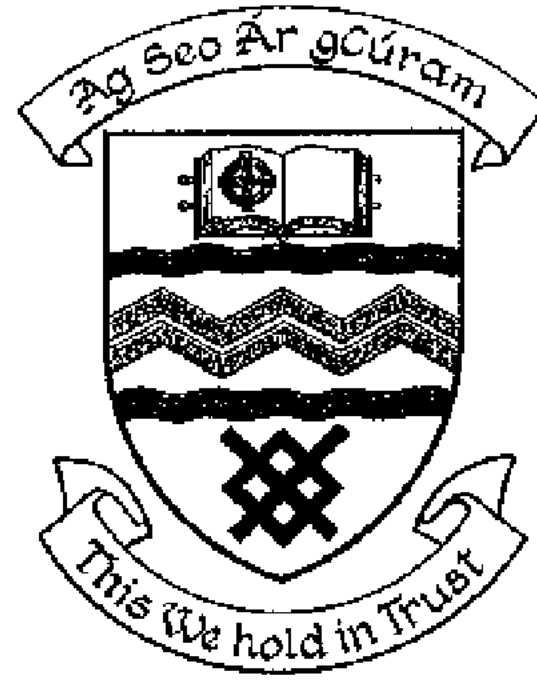
12. - Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar	 Date	 Receipt No.

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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

Decision Order Number 0599	Date of Decision 20/03/2001
Register Reference S99A/0853	Date 30/11/99

Applicant Blue Ridge Properties Ltd.,
App. Type Permission
Development Demolition of existing abattoir and associated service areas
change of use from Butchers shop and abattoir and two
domestic dwellings to hotel use; construction of new 24
bedroomed hotel on four levels over new basement including
new lounge bar, restaurant, kitchen and all associated
service/storage areas; provision of new car park; and
conservation of existing front facade.

Location 1 & 2 Demesne View, Lucan, 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 22/04/2001

Yours faithfully

 23/03/01
for SENIOR ADMINISTRATIVE OFFICER

Paul Joyce Architects,
54 Main Street,
Rathfarnham,
Dublin 14.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0853	
1. Location	1 & 2 Demesne View, Lucan, Co. Dublin.		
2. Development	Demolition of existing abattoir and associated service areas change of use from Butchers shop and abattoir and two domestic dwellings to hotel use; construction of new 24 bedroomed hotel on four levels over new basement including new lounge bar, restaurant, kitchen and all associated service/storage areas; provision of new car park; and conservation of existing front facade.		
3. Date of Application	30/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/05/2000 2.	1. 2.
4. Submitted by	Name: Paul Joyce Architects, Address: 54 Main Street, Rathfarnham,		
5. Applicant	Name: Blue Ridge Properties Ltd., Address: c/o 54 Main Street, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1031 Date 11/05/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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

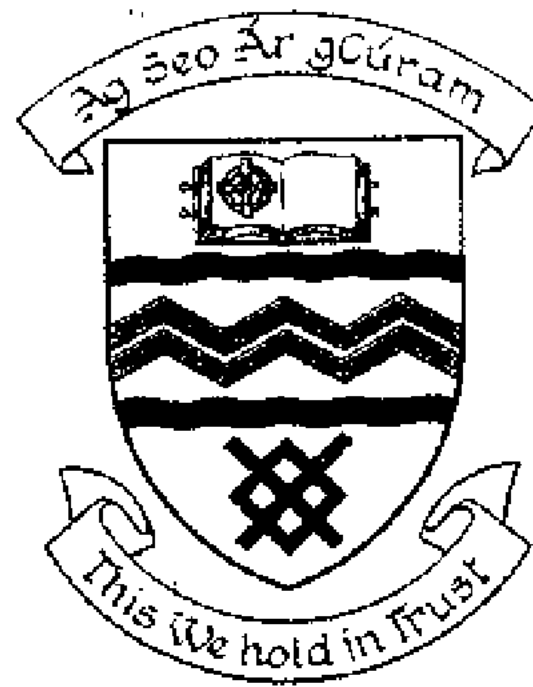
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Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1031	Date of Decision 11/05/2000
Register Reference S99A/0853	Date: 30/11/99

Applicant Blue Ridge Properties Ltd.,
Development Demolition of existing abattoir and associated service areas
change of use from Butchers shop and abattoir and two
domestic dwellings to hotel use; construction of new 24
bedroomed hotel on four levels over new basement including
new lounge bar, restaurant, kitchen and all associated
service/storage areas; provision of new car park; and
conservation of existing front facade.

Location 1 & 2 Demesne View, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 30/11/99 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:

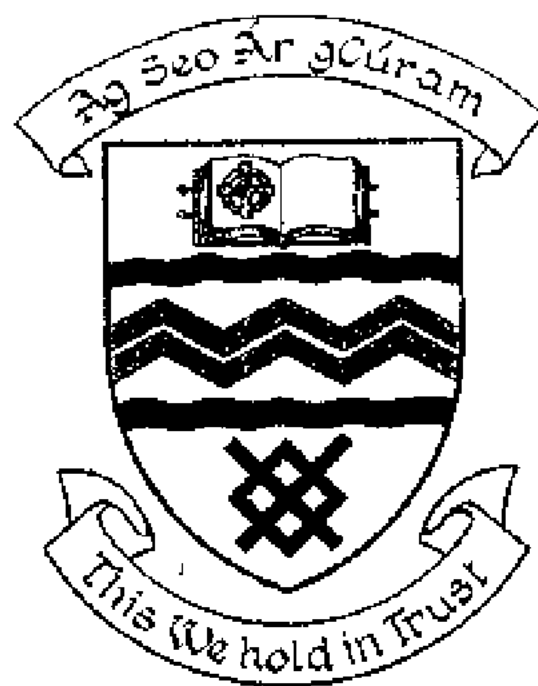
- 1 Revised drawings are required to show how it is proposed to
provide a total of 79 car parking spaces within the
development site. Consideration should be given to
providing subsurface car parking to provide the additional
spaces required.
- 2 Revised drawings are required providing for acceptable
alternative vehicular access/egress arrangements to serve
the proposed development. These should be consistent with
the conservation of the existing main building and with the
character of the designated conservation area.
- 3 An archaeological assessment of the site undertaken by a
qualified archaeologist is required, outlining the
archaeological implications of the proposed development.

Paul Joyce Architects,
54 Main Street,
Rathfarnham,
Dublin 14.

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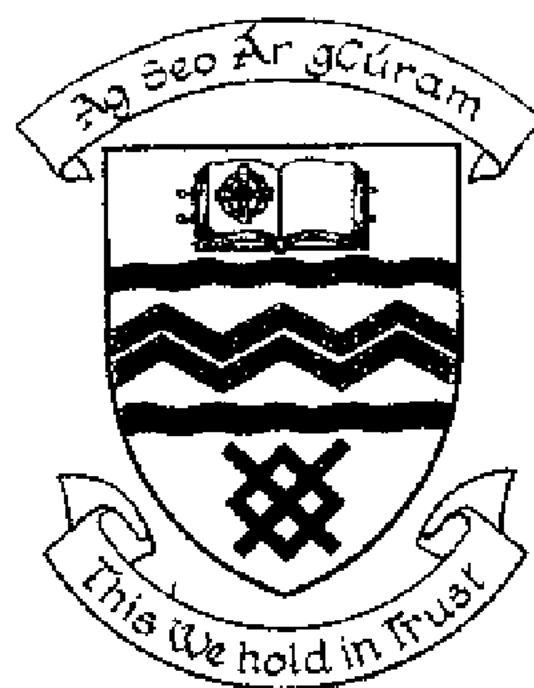
REG REF. S99A/0853

- 4 An architectural report by a person experienced in conservation is required, assessing the proposed development in regard to the following:-
 - a) the impact of the proposed development on the immediate environs of the streetscape in terms of compatibility of character, design, colour and finishes, massing of built form and intensity of site use.
 - b) The impact of the proposed development on the existing amenities, character and heritage of the designated conservation area.
 - c) The likely impact of the proposed use on the character of the site, and its environs.
- 5 Revised drawings are required to show how it is proposed to provide natural lighting to the proposed bedrooms at attic level in the existing building, and to accommodate building service plant including the proposed lift. These should clearly show all proposed alterations to the existing roof.
- 6 A photographic survey of the existing buildings is required, together with plan and elevation drawings of the existing residential buildings on site.
- 7 The applicant is requested to examine how the proposed development may be revised to achieve a mutually satisfactory integration of the proposed development with the proposed development on the adjoining land to the north which is the subject of a current planning application under Reg. Ref. S00A/0177.
- 8 Revised proposals are required to show how the proposed hotel reception area and the ground floor bar and lounge may be more satisfactorily integrated.
- 9 Revised drawings are required providing for the removal of the existing single storey front extension and the provision of a suitable alternative elevational treatment consistent with the character of the building and of the conservation area.
- 10 Details of proposed signage shall be submitted.

SOUTH DUBLIN COUNTY COUNCIL
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REG. REF. S99A/0853

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

12/05/00

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 0840	Date of Decision 20/04/2000 <i>pm</i>
Register Reference S99A/0853	Date 30/11/99

Applicant Blue Ridge Properties Ltd.,
App. Type Permission
Development Demolition of existing abattoir and associated service areas
change of use from Butchers shop and abattoir and two
domestic dwellings to hotel use; construction of new 24
bedroomed hotel on four levels over new basement including
new lounge bar, restaurant, kitchen and all associated
service/storage areas; provision of new car park; and
conservation of existing front facade.

Location 1 & 2 Demesne View, Lucan, Co. Dublin.

Dear Sir / Madam,

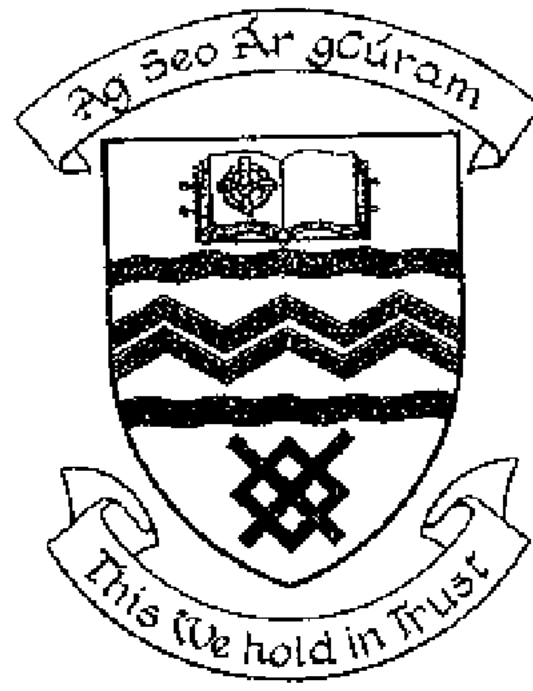
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 12/05/2000

Yours faithfully

LA
..... 20/04/00
for SENIOR ADMINISTRATIVE OFFICER

Paul Joyce Architects,
54 Main Street,
Rathfarnham,
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 0538	Date of Decision 15/03/2000
Register Reference S99A/0853	Date 30/11/99

Applicant Blue Ridge Properties Ltd.,
App. Type Permission
Development Demolition of existing abattoir and associated service areas
change of use from Butchers shop and abattoir and two
domestic dwellings to hotel use; construction of new 24
bedroomed hotel on four levels over new basement including
new lounge bar, restaurant, kitchen and all associated
service/storage areas; provision of new car park; and
conservation of existing front facade.

Location 1 & 2 Demesne View, Lucan, Co. Dublin.

Dear Sir / Madam,

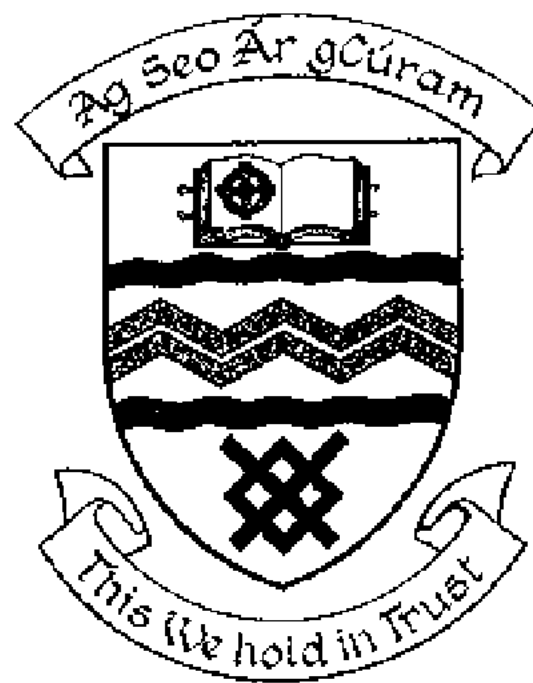
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 23/04/2000

Yours faithfully

M
..... 15/03/00
for SENIOR ADMINISTRATIVE OFFICER

Paul Joyce Architects,
54 Main Street,
Rathfarnham,
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 0148	Date of Decision 26/01/2000 <i>LA</i>
Register Reference S99A/0853	Date 30/11/99

Applicant Blue Ridge Properties Ltd.,
App. Type Permission
Development Demolition of existing abattoir and associated service areas
change of use from Butchers shop and abattoir and two
domestic dwellings to hotel use; construction of new 24
bedroomed hotel on four levels over new basement including
new lounge bar, restaurant, kitchen and all associated
service/storage areas; provision of new car park; and
conservation of existing front facade.

Location 1 & 2 Demesne View, Lucan, 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 23/03/2000

Yours faithfully

LA
..... 27/01/00
for SENIOR ADMINISTRATIVE OFFICER

Paul Joyce Architects,
54 Main Street,
Rathfarnham,
Dublin 14.