

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0731	
1. Location	Lands adjacent the junction of the N4 Lucan Road and Fonthill Road, to the South-East of the new grade seperated road junction.		
2. Development	Alterations to previously permitted 150 bed Hotel Conference Centre etc. development (Reg. Ref. No. S98A/0711), comprising reduction in No. of bedrooms to 108, omission of 2 No. conference/function rooms, increase in No. of meetings rooms from 3 to 8 and associated alterations to layout of Public/Ancillary areas and elevations.		
3. Date of Application	14/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Henry J Lyons and Partners Architects, Address: 47/48 Pearse Street, Dublin 2.		
5. Applicant	Name: Tullyard Limited. Address: Unit 10, Tracklands Business Park, Ennis, Co. Clare.		
6. Decision	O.C.M. No. 0028 Date 11/01/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 407 Date 24/02/2000	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

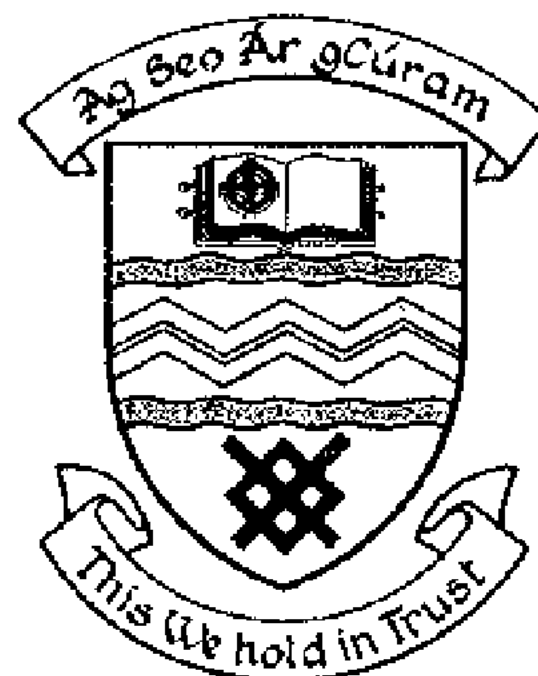
14.

Registrar

.....
Date

.....
Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Baile Átha Cliath 24

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Henry J Lyons and Partners Architects,
47/48 Pearse Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 407	Date of Final Grant 24/02/2000
Decision Order Number 0028	Date of Decision 11/01/2000
Register Reference S99A/0731	Date 14/10/99

Applicant Tullyard Limited.

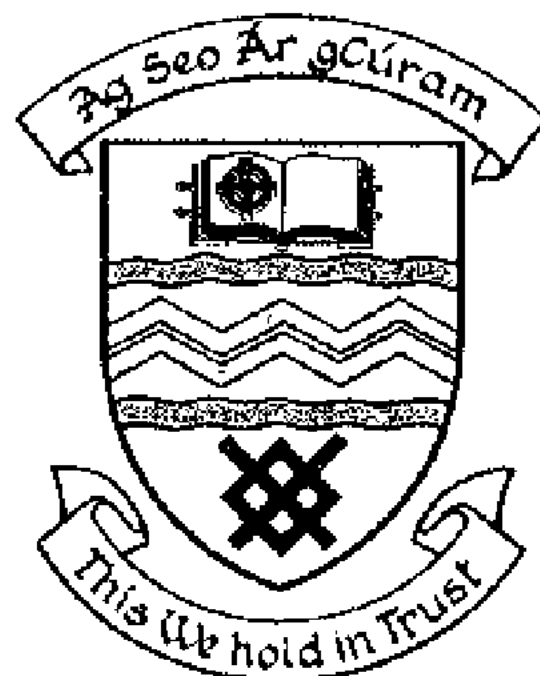
Development Alterations to previously permitted 150 bed Hotel Conference Centre etc. development (Reg. Ref. No. S98A/0711), comprising reduction in No. of bedrooms to 108, omission of 2 No. conference/function rooms, increase in No. of meetings rooms from 3 to 8 and associated alterations to layout of Public/Ancillary areas and elevations.

Location Lands adjacent the junction of the N4 Lucan Road and Fonthill Road, to the South-East of the new grade seperated road junction.

Floor Area 6560.00 Sq Metres
Time extension(s) up to and including 13/01/2000
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (9) Conditions.

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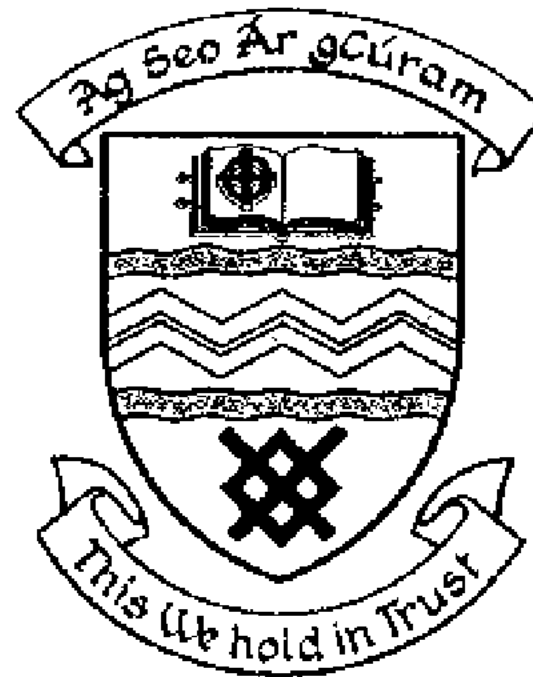
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Conditions and Reasons

- 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 way of unsolicited additional information received 20/12/99, 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 The development shall be carried out in conformity with the terms and conditions of the decision to grant planning permission under Reg. Ref. No. S98A/0711, save as amended to conform with the revisions indicated in the plans lodged in connection with this application.
REASON:
In the interests of the proper planning and development of the area.
- 3 The windows located on the north elevation as well as the windows of the corner stair block, also located on the north elevation, shall be revised to provide for a more vertical emphasis. Full details of this revision shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
In the interests of visual amenity and in order to protect the amenities of the adjacent Liffey Valley Special Amenity Area.
- 4 The illuminated vertical feature and associated zinc clad column shall be omitted from the development and the roof detail amended accordingly. Full details of this revision shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
In the interests of the proper planning and development of the area and in order to protect the amenities of the adjacent Liffey Valley Special Amenity Area.
- 5 Full details of all external materials proposed, including window frames, roof treatment and colour finishes, shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
In the interests of visual amenity and in order to protect the amenities of the adjacent Liffey Valley Special Amenity Area.

REG. REF. S99A/0731
SOUTH DUBLIN COUNTY COUNCIL
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- 6 Notwithstanding the exempted development provisions of the Local Government (Planning and Development) Regulations, 1994, no signs, advertising structures, banners, flags, lighting fixtures or other projecting elements shall be erected or fixed to the building without a prior grant of planning permission.

REASON:

In the interests of visual amenity and in order to protect the amenities of the adjacent Liffey Special Amenity Area.

- 7 Full details of the landscaping and boundary treatment shall be submitted for the written agreement of the Planning Authority and work thereon completed prior to the occupation of the development.

REASON:

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

- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and the following requirements shall be complied with:-

- (a) The developer shall ensure full and complete separation of foul and surface water systems.
- (b) All connections, swabbing, chlorination and tappings of mains shall be carried out by South Dublin County Council personnel at the developer's prior expense.
- (c) All waste water from commercial, business or institutional kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
- (d) All surface water runoff from truck parking/ marshalling areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the public sewer.
- (e) All redundant ditches or streams shall be piped with spigot and socket pipes laid open jointed with granular bed and surround and connected into the proposed drainage system.
- (f) 24 hour storage shall be provided.
- (g) All watermains greater than 150mm diameter shall be Ductile Iron.
- (h) No part of the development shall be greater than 47m from a fire hydrant.
- (i) No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
- (j) Watermains shall be laid in public open space.

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- (k) The developer may need to install balancing tanks and booster pumps on rising main to the upper storeys.

REASON:

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

- 9 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 6, 7, 8, 9, 10 and 11 of Register Reference 93A/1161 (An Bord Pleanála Order No. PL.06S.093483) be strictly adhered to in respect of this development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the 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.

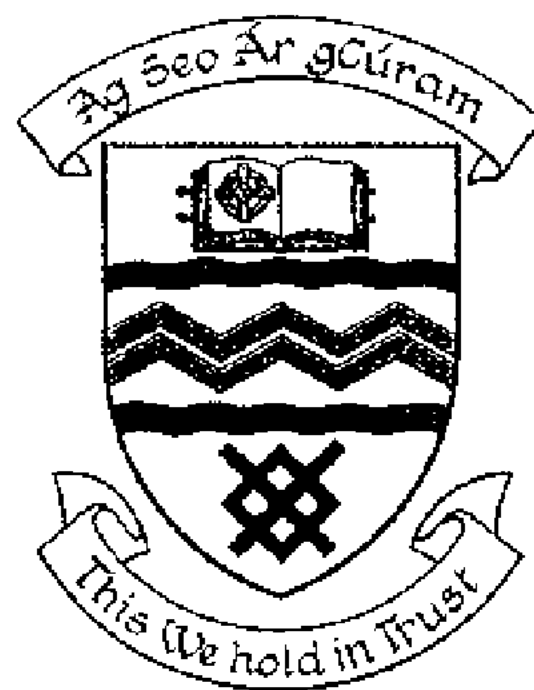
Signed on behalf of South Dublin County Council.

.....25/02/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0028	Date of Decision 11/01/2000 <i>64</i>
Register Reference S99A/0731	Date: 14/10/99

Applicant Tullyard Limited.

Development Alterations to previously permitted 150 bed Hotel Conference Centre etc. development (Reg. Ref. No. S98A/0711), comprising reduction in No. of bedrooms to 108, omission of 2 No. conference/function rooms, increase in No. of meetings rooms from 3 to 8 and associated alterations to layout of Public/Ancillary areas and elevations.

Location Lands adjacent the junction of the N4 Lucan Road and Fonthill Road, to the South-East of the new grade seperated road junction.

Floor Area Sq Metres

Time extension(s) up to and including 13/01/2000

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

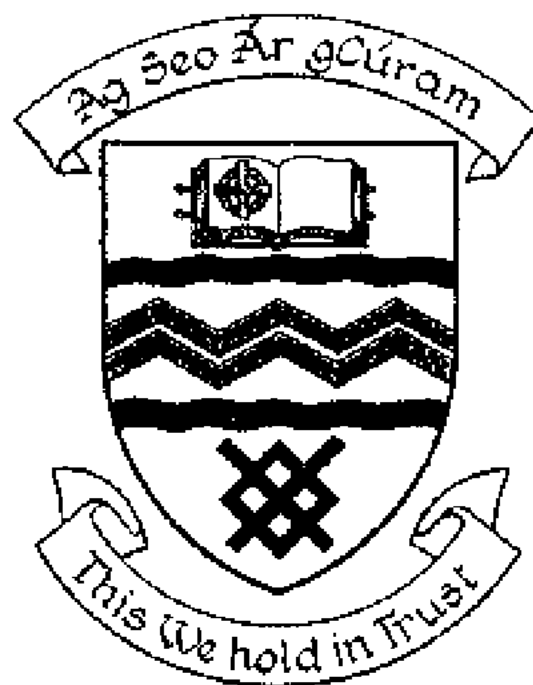
MA
..... 12/01/00
for SENIOR ADMINISTRATIVE OFFICER

Henry J Lyons and Partners Architects,
47/48 Pearse Street,
Dublin 2.

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

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REG REF. S99A/0731

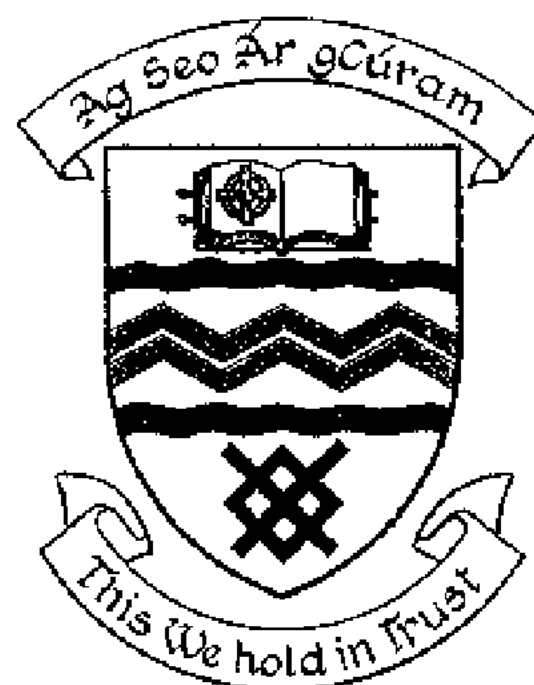
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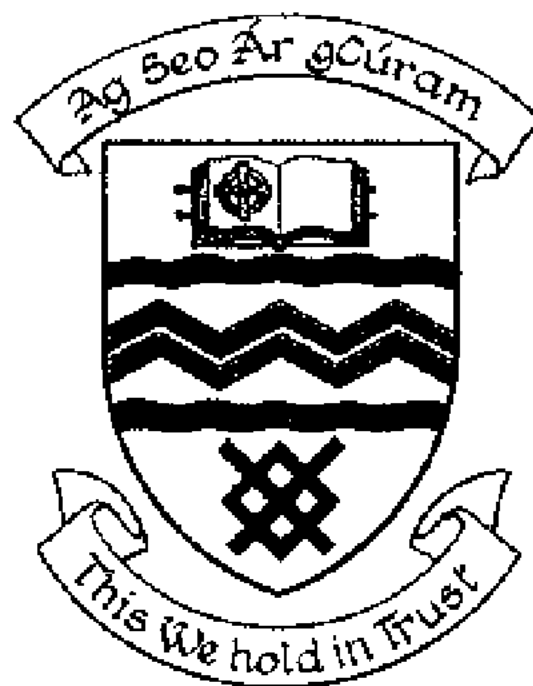
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REG REF. S99A/0731

- diesel interceptor before discharging to the public sewer.
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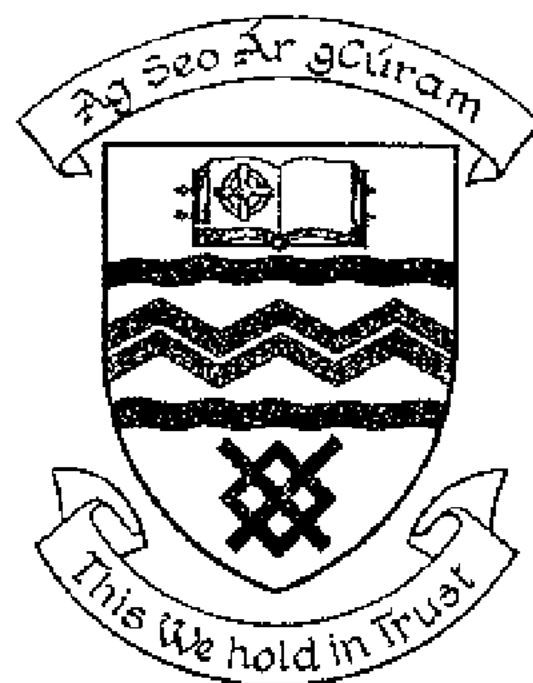
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2735	Date of Decision 10/12/1999
Register Reference S99A/0731	Date 14/10/99

Applicant Tullyard Limited.
App. Type Permission
Development Alterations to previously permitted 150 bed Hotel Conference Centre etc. development (Reg. Ref. No. S98A/0711), comprising reduction in No. of bedrooms to 108, omission of 2 No. conference/function rooms, increase in No. of meetings rooms from 3 to 8 and associated alterations to layout of Public/Ancillary areas and elevations.

Location Lands adjacent the junction of the N4 Lucan Road and Fonthill Road, to the South-East of the new grade separated road junction.

Dear Sir / Madam,

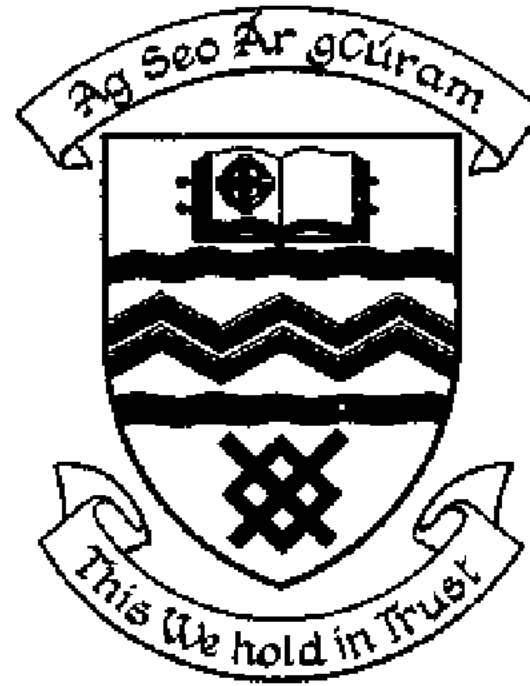
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 06/01/2000

Yours faithfully

..... 10/12/99
for SENIOR ADMINISTRATIVE OFFICER

Henry J Lyons and Partners Architects,
47/48 Pearse Street,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0004	Date of Decision 06/01/2000
Register Reference S99A/0731	Date 14/10/99

Applicant Tullyard Limited.
App. Type Permission
Development Alterations to previously permitted 150 bed Hotel Conference Centre etc. development (Reg. Ref. No. S98A/0711), comprising reduction in No. of bedrooms to 108, omission of 2 No. conference/function rooms, increase in No. of meetings rooms from 3 to 8 and associated alterations to layout of Public/Ancillary areas and elevations.

Location Lands adjacent the junction of the N4 Lucan Road and Fonthill Road, to the South-East of the new grade seperated road junction.

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 13/01/2000

Yours faithfully

..... 07/01/00
for SENIOR ADMINISTRATIVE OFFICER

Henry J Lyons and Partners Architects,
47/48 Pearse Street,
Dublin 2.