

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0661	
1. Location	Citywest Hotel and Golf Resort, Saggart, Co. Dublin.		
2. Development	Erect an extension to existing hotel consisting of conference centre, stores and 331 new car parking spaces.		
3. Date of Application	22/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 25/11/1999 2.	1. 17/01/2000 2.
4. Submitted by	Name: Philip Brunkard & Associates, Address: 42 Monastery Park, Clondalkin,		
5. Applicant	Name: H.S.S. Ltd., Address: Citywest Hotel and Golf Resort, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 0520 Date 14/03/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 863 Date 26/04/2000	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.	

P/3109/2001

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Manager's Orders

Register Reference: S99A/0961

Order Number: 2632

Date: 10/08/01

Development: The amended scheme is for planning permission in an area of 3.647 hectares (9.01 acres) for a mixed use retail and office development at New Nangor Road, Clondalkin, Dublin 22, comprising a Superquinn supermarket (4,477 sq.m gross floor area and 2,525 sq.m net retail floor space) a department store (1,677 sq.m), 37 mall units (3,167 sq.m) with offices over (7,680 sq.m), a retail convenience store (479 sq.m) with restaurant over (850 sq.m), 3 no. office buildings (10,234 sq.m), 224 surface and 746 underground car parking spaces are also proposed. The total gross floor area of the development is 28,564 sq. Access to the development will be from a proposed roundabout on the New Nangor Road. The application also includes associated external works, landscaping, 3 no. substations and associated switch rooms. An Environmental Impact Statement (EIS) was submitted to the Planning Authority with the planning application.

Location: New Nangor Road, Clondalkin, Dublin 22.

Applicant: Superquinn

App. Type: Permission

A decision to grant planning permission, subject to conditions, in respect of the above development was made by Order dated 10/08/2001.

Notification of appeals against the Council's decision to grant permission was received from An Bord Pleanala on 19/09/2001. However, a Notification of Grant of Permission as per Manager's Order number P/2967/01 was issued to Burke Kennedy Doyle Architects, the agents acting on behalf of the applicants, in error on 21/09/2001.

Comhairle Chontae Atha Cliath Theas

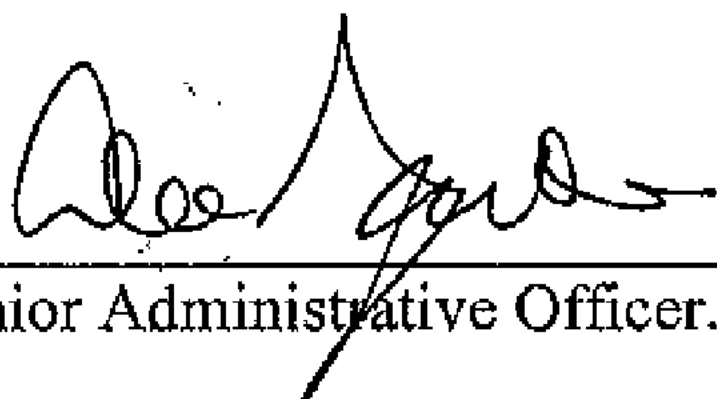
Record of Executive Business and Manager's Orders

Therefore I recommend that the Notification of Grant of Permission now be declared null and void.

Administrative Officer.

ORDER: That Burke Kennedy Doyle Architects, the agents acting on behalf of applicants, be informed that the Notification of Grant of Permission issued under Manager's Order number P/2967/01 is hereby declared Null and Void as the Council's decision in this case is the subject of an appeal to An Bord Pleanala.

Date: 5/10/01. 2001



Senior Administrative Officer.



2 October 2001

Mr. Tom Doherty,
Assistant County Manager,
Planning Department,
South Dublin County Council,
Town Centre,
Tallaght,
Dublin 24.

Re: Planning Register Ref: S99A/0961 Planning Application for Proposed
mixed use Retail and Office Development including Superquinn Store,
New Nangor Road, Clondalkin

Dear Sir,

We are advised that An Bord Pleanala received three third party appeals to the decision dated 10 August 2001 on the above project. We have received Notification of Grant of Permission from you dated 21 September 2001. It may well have been that the County Council had not received notification of these appeals from An Bord Pleanala.

The Bord directed the appeal documentation to our Clients HQ with resulting loss of time for the preparation of a considered response to the complex issues raised in the appeal documentation. We feel that the County Council may be in a similar position and may not have sufficient time to respond.

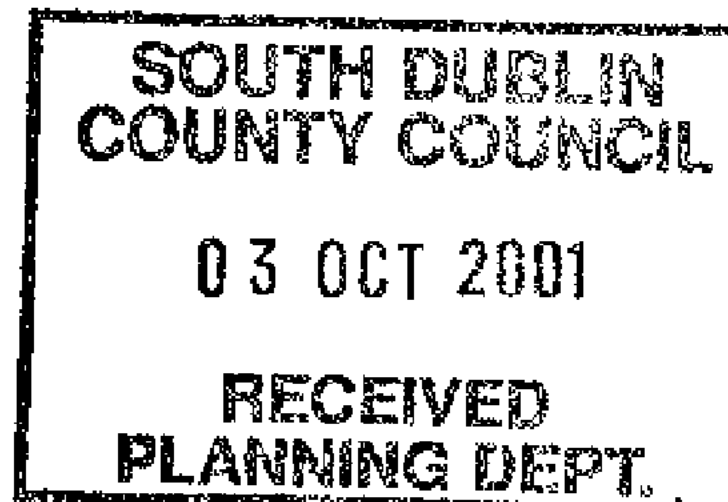
Yours sincerely

Noel Kidney

Brian Conboy
M. examine
+ discuss as ref.

98.
3/10.

Abe Jacob
Can we discuss please
100 3/10/01
RECEIVED
OCT 2001



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Ireland

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FAX (353 1) 676 7385

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Michael Ennis
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ASSOCIATES

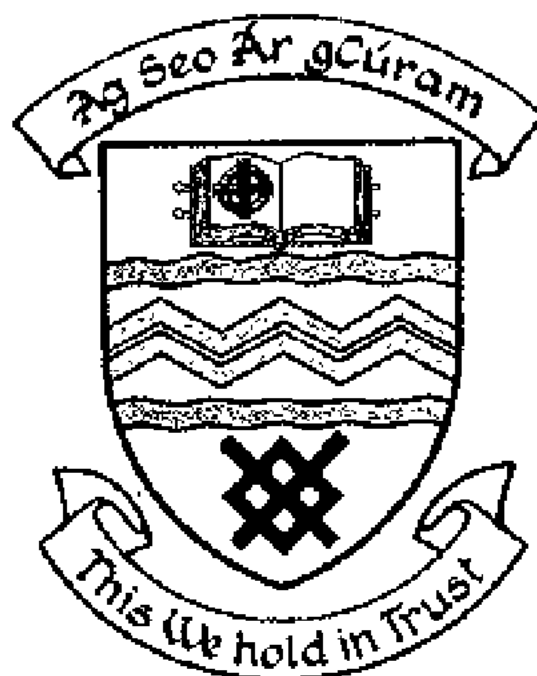
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Simon Healy
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Liam Conlrey
Dip Arch Tech RIAI (Tech)
Jacques D'Arcy
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Gillian Kennedy
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Jennifer Lynch
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John Maguire
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Jim Turner
Dip Arch Tech RIAI (Tech)

COMPANY SECRETARY
Kay Coleman

CONSULTANTS
James Crowley
MRBAI
Peter Duffy
Dip Arch MRBAI MSDI

BKD & PARTNERS LTD.
Registered in Dublin No. 264346

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Applications/Registry/Appeals
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Philip Brunkard & Associates,
42 Monastery Park,
Clondalkin,
Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 863	Date of Final Grant 26/04/2000
Decision Order Number 0520	Date of Decision 14/03/2000
Register Reference S99A/0661	Date 17/01/00

Applicant H.S.S. Ltd.,

Development Erect an extension to existing hotel consisting of conference centre, stores and 331 new car parking spaces.

Location Citywest Hotel and Golf Resort, Saggart, Co. Dublin.

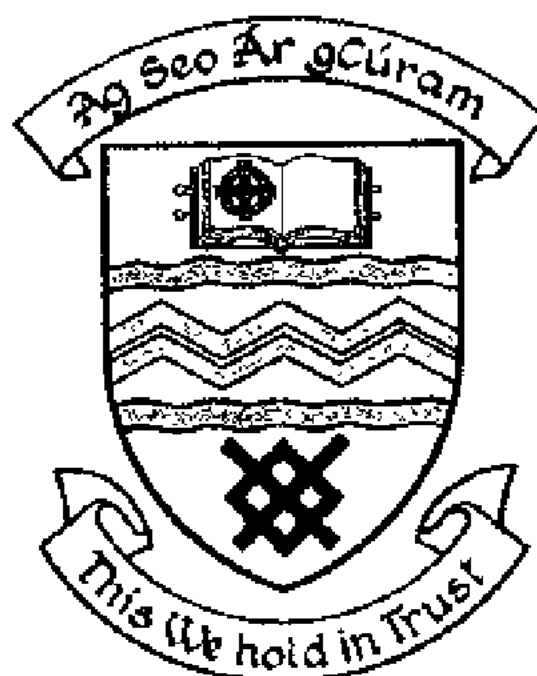
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 25/11/1999 /17/01/2000

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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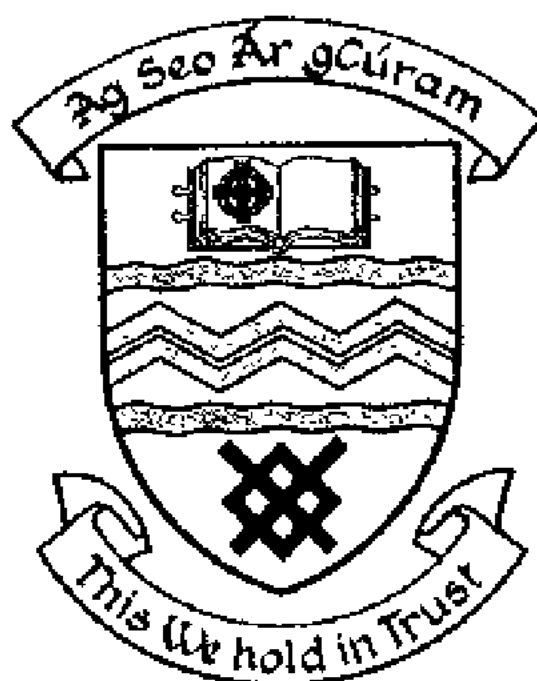
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Conditions and Reasons

- 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 17th January 2000, 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 commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development. Details shall be agreed in writing with the Planning Authority prior to commencement of development on the site.
REASON:
In the interest of health.
- 3 This permission is for a conference room and ancillary storage area only. In the event of any change of use being required planning permission for same must first be attained from the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. Details shall be agreed in writing with the Planning Authority prior to the commencement of development on the site.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 5 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.
- 6 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.

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- 7 Adequate on site parking provision shall be provided for in the development. In the event of a shortfall in the number of spaces being provided, the developer shall extend the existing parking area in accordance with details to be agreed beforehand with the Planning Authority.

REASON:

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

- 8 Prior to the commencement of development on site the applicant shall submit for the written agreement of the Planning Authority a detailed drainage layout of the site and a watermain layout to include metering and hydrant proposal requirements.

REASON:

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

- 9 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 5 and 6 of Register Reference S98A/0108 and condition numbers 8 and 9 of Register Reference S97A/0638, arrangements to be made prior to commencement of development.

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 these services.

- 10 That a financial contribution in the sum of £21,855 (twenty one thousand eight hundred and fifty five pounds) EUR 27,746 (twenty seven thousand seven hundred and forty six 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.

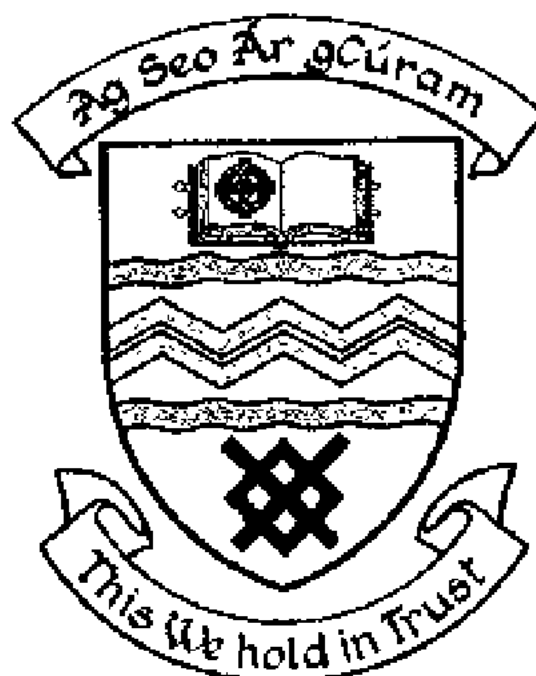
REASON:

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.

- 11 That a financial contribution in the sum of £56,847 (fifty six thousand eight hundred and forty seven pounds) EUR 72,172 (seventy two thousand one hundred and seventy two euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic

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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.

- (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.

E. Gowler
.....02/05/00
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 0520	Date of Decision 14/03/2000 <i>14</i>
Register Reference S99A/0661	Date: 22/09/99

Applicant H.S.S. Ltd.,

Development Erect an extension to existing hotel consisting of
 conference centre, stores and 331 new car parking spaces.

Location Citywest Hotel and Golf Resort, Saggart, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 25/11/1999 /17/01/2000

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

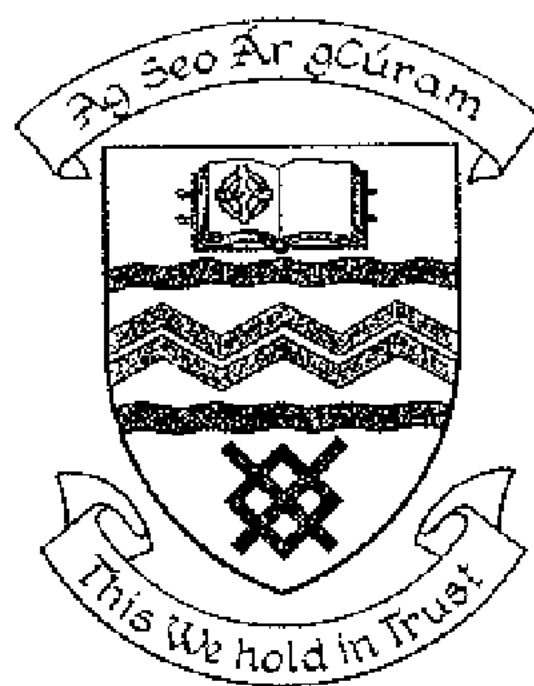
14
..... 14/03/00
for SENIOR ADMINISTRATIVE OFFICER

Philip Brunkard & Associates,
42 Monastery Park,
Clondalkin,
Dublin 22.

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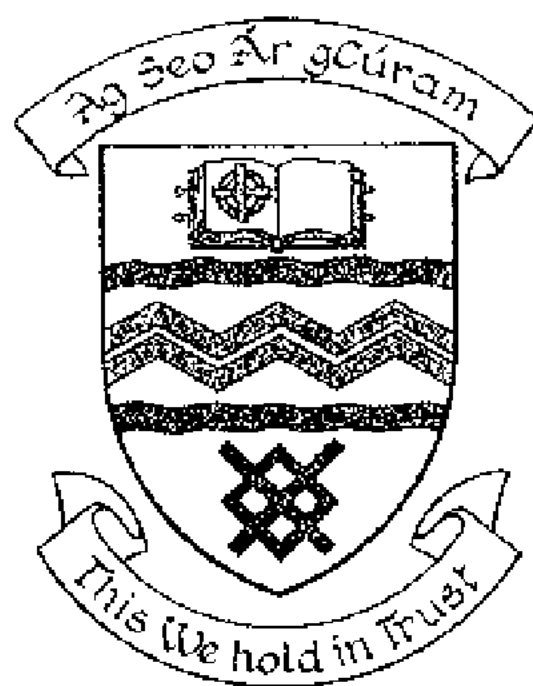
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REG REF. S99A/0661

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 17th January 2000, 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 commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development. Details shall be agreed in writing with the Planning Authority prior to commencement of development on the site.
REASON:
In the interest of health.
- 3 This permission is for a conference room and ancillary storage area only. In the event of any change of use being required planning permission for same must first be attained from the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. Details shall be agreed in writing with the Planning Authority prior to the commencement of development on the site.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 5 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:

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

- 6 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.

- 7 Adequate on site parking provision shall be provided for in the development. In the event of a shortfall in the number of spaces being provided, the developer shall extend the existing parking area in accordance with details to be agreed beforehand with the Planning Authority.

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- 8 Prior to the commencement of development on site the applicant shall submit for the written agreement of the Planning Authority a detailed drainage layout of the site and a watermain layout to include metering and hydrant proposal requirements.

REASON:

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

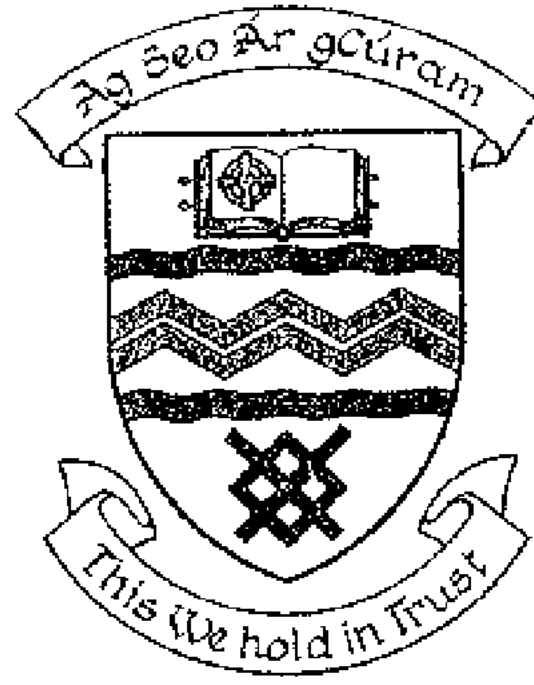
- 9 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 5 and 6 of Register Reference S98A/0108 and condition numbers 8 and 9 of Register Reference S97A/0638, arrangements to be made prior to commencement of development.

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 these services.

- 10 That a financial contribution in the sum of £21,855 (twenty one thousand eight hundred and fifty five pounds) EUR 27,746 (twenty seven thousand seven hundred and forty six euros) be

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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:

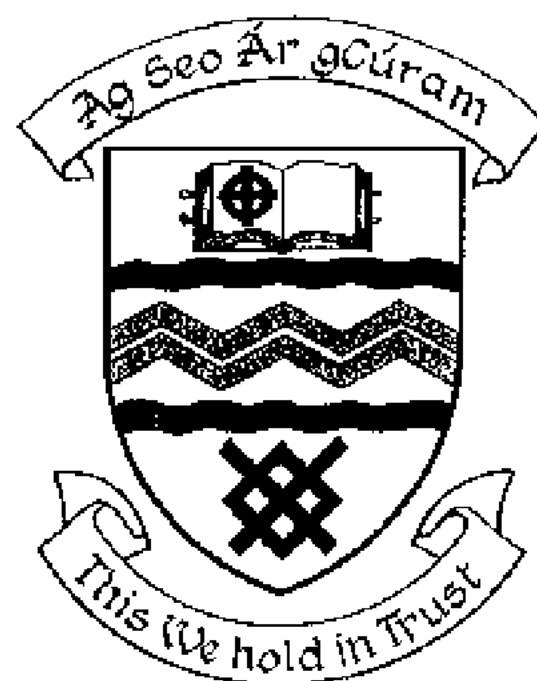
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 11 That a financial contribution in the sum of £56,847 (fifty six thousand eight hundred and forty seven pounds) EUR 72,172 (seventy two thousand one hundred and seventy two 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 2598	Date of Decision 25/11/1999 <i>1-4</i>
Register Reference S99A/0661	Date: 22/09/99

Applicant H.S.S. Ltd.,
Development Erect an extension to existing hotel consisting of
conference centre, stores and 331 new car parking spaces.

Location Citywest Hotel and Golf Resort, Saggart, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 22/09/99 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 requested to submit full details of proposed foul and surface water drainage including pipe sizes, invert, cover and invert levels, up to and including connection to the main sewer.
- 2 In respect of the proposed water supply, the applicant is requested to submit details of proposed watermain layout for the proposed extension and for the existing City West Hotel and Golf Course, including watermain size, material, sluice and air valves, meter and hydrants, and proposed point of connection to the public watermain.
- 3 (a) The applicant is requested to state if the proposed development is to be used primarily as a conference centre or as a function room as stated on the drawings as lodged.
(b) The applicant is requested to state what materials are to be stored in the proposed storage area.

H.S.S. Ltd.,
Citywest Hotel & Golf Resort,
Saggart,
Co. Dublin.

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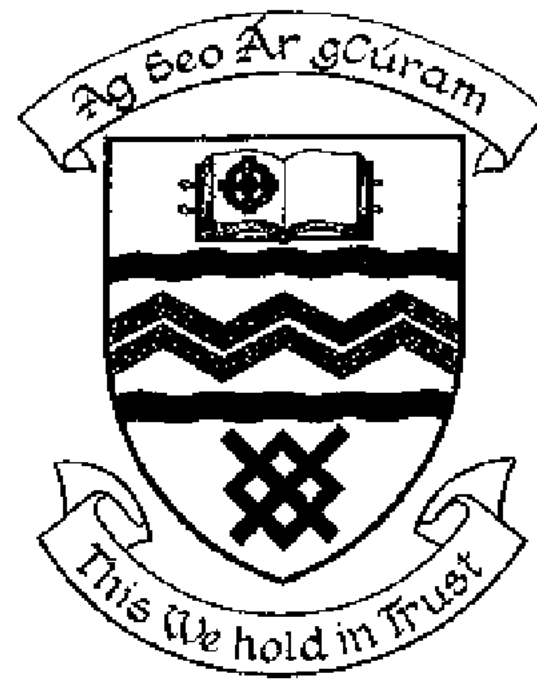
- 4 (a) The applicant is requested to submit full details of the number of people the conference centre will be catering for.
- (b) The applicant is requested to submit details of staff sanitary accommodation.
- 5 The applicant is requested to clarify if the overflow car park (274 spaces) by the access indicated on the submitted plans forms part of this application.

Signed on behalf of South Dublin County Council

A.M.
.....
for Senior Administrative Officer

25/11/99

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

Order Number 2182	Date of Order 06/10/1999
Register Reference S99A/0661	Date 22/09/99

Applicant H.S.S. Ltd.,

Development Erect an extension to existing hotel consisting of
 conference centre, stores and 331 new car parking spaces.

Location Citywest Hotel and Golf Resort, Saggart, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 29/09/99 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

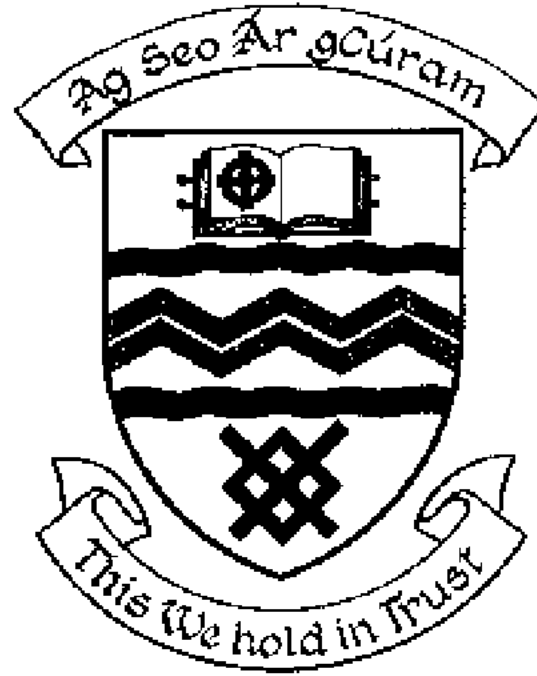
- (a) Applicant's name

H.S.S. Ltd.,
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REG REF. S99A/0661

- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

06/10/99