

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission/~~Application~~

Local Government (Planning and Development) Acts, 1963-1983

To: Dermot Walsh Architects, Decision Order P/3358/91 19.07.91
Florence Centre, Number and Date
Florence Road, Register Reference No. 91A/0416
Bray, Co. Wicklow, Planning Control No.
Application Received on 22.03.91.
Applicant Cavvies Ltd. A.I. Recd. 31.05.91 Floor Area: 846.5 sq.m.

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/~~Application~~ for:-

retention of alterations and additions to the Jensen Hotel inclusive of seven bedrooms, kitchen block, lounge and function room, and relocation of fire escape route at Ninth Lock Road, Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
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 lodged 31.05.91, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	2. In the interest of safety and the avoidance of fire hazard.
3. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development. In this regard, the following requirements to be complied with: (a) Full compliance with the Food Hygiene Regulations 1950/89 with specific reference to numbers and types of meals proposed and nature of functions proposed. (b) All water closet accommodation and lobbies leading thereto being permanently and inadequately ventilated to the open air.	3. In the interest of health. Over

Signed on behalf of the Dublin County Council


For Principal Officer

Date 19 July 1991

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

(c) Permanent ventilation to the outer air being provided to all (i) habitable rooms, (ii) food rooms.

(d) Suitable and separate sanitary accommodation being provided for male and female staff.

(e) Internal w.c. accommodation being ventilated in line with L8 of the proposed building regulations.

(f) If oil fired central heating is to be installed the sulphur content of the oil, capacity of the plant and position and height of the flue must be shown.

(g) Drainage details of the entire premises being submitted.

(h) Compliance with the requirements of the Public Dance Halls Act 1935.

(i) Drinking water to be provided in kitchen and bar area directly from rising main.

4. That the arrangements made for the payment of the financial contribution in the sum of £15,600.00 in respect of the overall development required by Condition No. 6 of planning permission granted under Reg. Ref. 90A/1335 be strictly adhered to in respect of the above proposal.

5. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

6. That no advertising sign or structure be erected, except those which are exempted development, without prior approval of the Planning Authority.

(Over

4. 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.

5. In order to comply with the Sanitary Services Acts 1878-1964.

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

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 An 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, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To	Dermot Walsh Architects,	Decision Order	P/3358/91	19.07.91
	Florence Centre,	Number and Date		
	Florence Road,	Register Reference No.	91A/0416	
	Bray, Co. Wicklow.	Planning Control No.		
Applicant	Cavvies Ltd.	Application Received on		22.03.91.
	A.I. Recd. 31.05.91	Floor Area:	846.5 sq.m.	

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:-

retention of alterations and additions to the Jensen Hotel inclusive of seven bedrooms, kitchen block, lounge and function room, and relocation of fire escape route at Ninth Lock Road, Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>7. The development shall be carried out in conformity with Conditions Nos. 8, 10-12 of the decision to grant permission by Order No. P/5604/90, dated 29.11.90, Reg. Ref. 90A/1335, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.</p>	<p>7. In the interest of the proper planning and development of the area.</p>
<p>8. That a financial contribution in the sum of £3,768.00 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>8. In the interest of the proper planning and development of the area.</p>
<p>NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.</p>	

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

19 July 1991

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

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 An 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, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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.

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0416

Date : 31st May 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Retention of alterations and additions to Jensen Hotel
inclusive of seven bedrooms, kitchen block, lounge and
function room and relocation of fire escape route

LOCATION : Ninth Lock Rd. Clondalkin

APPLICANT : Cavvies Ltd.

APP. TYPE : Additional Information

With reference to above, I acknowledge receipt of your application received
on 31st May 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Dermot Walsh Architects,
Florence Centre,
Florence Rd.
Bray
Co. Wicklow

DERMOT WALSH ARCHITECTS

Planning Consultants & Designers

Florence Centre,
Florence Road,
Bray,
Co. Wicklow.

Telephone: (01) 861422, 861399.
Fax No: (01) 861426.

V.A.T. No: 1744934 P

Dublin County Council,
Planning Division,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 2.

91A/0416
2.8.0
A.1

28 May 1991

ADDITIONAL INFORMATION

Re: Retention of Alterations and Additions to the Jensen Hotel,
Ninth Lock Road, Clondalkin, Dublin 22.

Reg. Ref. No. 91A/0416 - Cavvies Limited.

Dear Sirs,

We refer to the above and to your request for additional information dated 20th May 1991. We enclose herewith four copies of drawing No. 165/90/80 indicating carparks B & C on adjoining lands. The applicant has an entitlement Imperpetuity to park off the private road serving the development. We enclose herewith copy letter from Murray Sweeney, Solicitors confirming same.

A total of 175 car parking spaces are available for the development and we submit that we have complied with the car parking standards of the Development Plan and we request an early decision.

We trust you find everything satisfactory,

Yours faithfully,

D. Walsh

DERMOT WALSH ARCHITECT

31 MAY 91

Dermot T. Walsh M.I.A.S., Bernard J. Burke B. Arch. Hons.
Consultant: T. P. Mahoney G.S.D., M.I.A.S., E. Inst. C.E.S.

MURRAY SWEENEY

SOLICITORS

71 Lower Baggot Street Dublin 2
Telephone: 01-618266 Fax: 01-618307 Telex: 70689 DX: 55

Dermot Walsh Esq.
Architect
Florence Centre
Florence Road
Bray
COUNTY WICKLOW

CONFIRMATION OF TELEFAX

DATE:

YOUR REF:

OUR REF:

01:10:1990

FW:MW

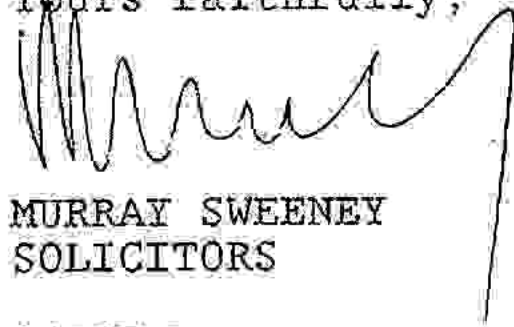
BY TELEFAX: 861426
Page of

re: SIAC
our client - Cavvies Limited
Unit 4A Oakfield Industrial Estate

Dear Mr Walsh,

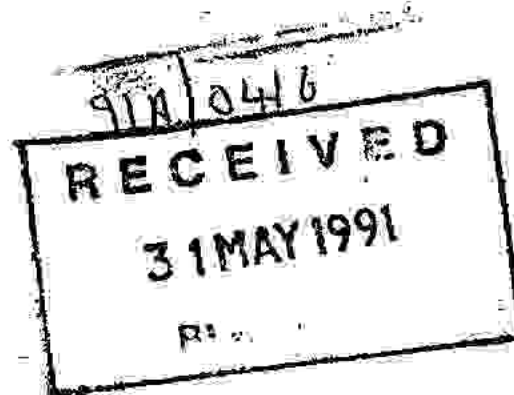
I refer to the above and as requested by you confirm that Cavvies Limited and all persons authorised by it is entitled at all times to pass and repass over the roadway, car parks and footpaths coloured yellow and green on the map attached to Transfer of the 14th of July 1982 SIAC to Inital Services (Ireland) Limited.

Yours faithfully,



MURRAY SWEENEY
SOLICITORS

0630E



87 O'Connell Street Limerick. Telephone: 061-317533 Fax: 061-319496 Telex: 70689 DX:3009

Joseph R. Sweeney, Michael D. Murray, David J. Sweeney, E. Violet Sweeney, Brendan T. Harrison, R. William O'Dowd,
Fintan Wallis, Catherine Hegarty, Brendan J. Dillon, Theresa O'Donoghue, Brian C. Sherry,
Prof. J. M. G. Sweeney B.A., B.Comm., LL.B.

is satisfied that the Purchaser has acquired the relevant interest exclusively for the purpose of Industry other than agriculture and that accordingly is a qualified person by reference to sub-section (i) (iii) of Section 45 of the Land Act, 1965.

G. AND IT IS HEREBY FURTHER CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Fifty Thousand Pounds.

F I R S T S C H E D U L E

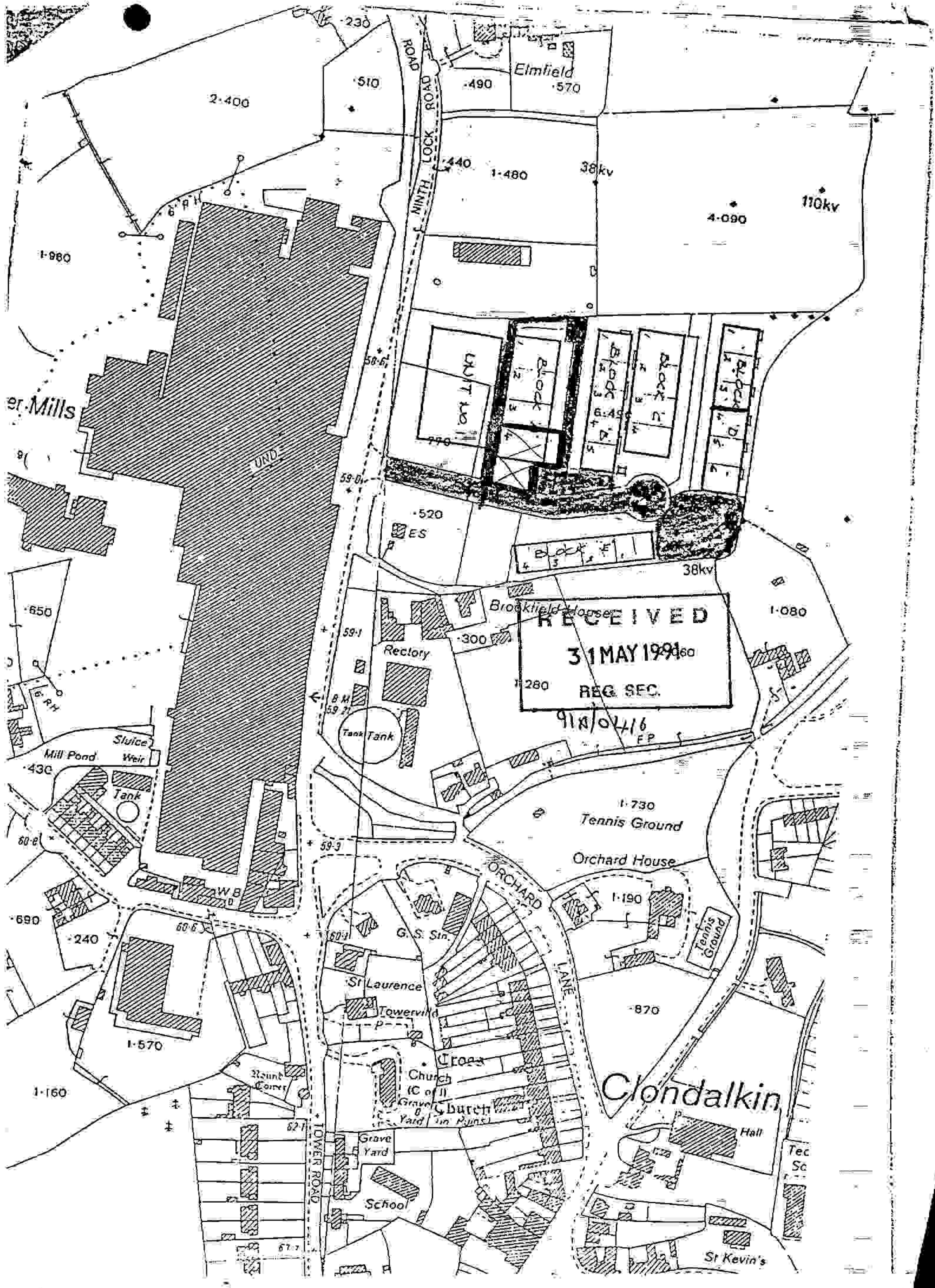
ALL THAT plot of ground part of the lands of Clondalkin as same delineated and edged red on the Plan situate in the Barony of Uppercross and County of Dublin and being part of the property described in Folio 419 of the Register County of Dublin now known as Unit No. 4A, Oakfield Industrial Estate, Clondalkin in the County of Dublin.

S E C O N D S C H E D U L E

EASEMENTS, RIGHTS AND PRIVILEGES granted to the sold land and any building thereon.

Full right and liberty for the purchaser its heirs executors and administrators its and their servants agents workmen licensees invitees tenants and undertenants in common with the vendor and all other persons who have or may hereafter have the like right:

1. At all times by day and by night with or without horses, carts, motor cars, and motor lorries and all other manner of vehicles howsoever propelled or drawn laden or unladen to go pass and repass over and along the roadway car parks and footpaths coloured yellow/^{and green} on the map annexed hereto.



RECEIVED
31 MAY 1991
REG SEC.
918/0416
EP

Elmfield
490 570

110kv
4-090

1-480

2-400

230

510

440

38kv

1-980

er Mills

UND

UNIT 10

Block 1

Block 2

Block 3

Block 4

520
ES

Brockfield House

RECEIVED

31 MAY 1991

REG SEC.

918/0416
EP

1-080

Rectory

Tank Tank

1-730
Tennis Ground

Orchard House

1-190

Tennis Ground

G. S. Stn.

St Laurence

Towerville

Cross

Church (C of I)

Grave Yard

Grave Yard

School

Clondalkin

Hall

Tec Sc

St Kevin's

Mill Pond

Sluice Weir

690

1-570

1-160

Round Corner

LOWER ROAD

ORCHARD LANE

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Dermot Walsh Architects,
Florence Centre,
Florence Road,
Bray,
Co. Wicklow.

Reg. Ref. 91A-0416

20 May 1991

Re: Retention of alterations and additional to the Jensen Hotel inclusive of seven bedrooms, kitchen block, lounge and function room, and relocation of fire escape route at Ninth Lock Road, Clondalkin for Cavvies Ltd.

Dear Sir/Madam,

With reference to your planning application, received here on 22nd March, 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. The proposed development involves alterations to the ground floor layout from that originally approved under Reg. Ref. No. 90A-1335. In particular the proposed function room is to be increased in size by c. 108 sq. m.

It is calculated that c. 153 off street car parking spaces are required at this location to meet Development Plan standards. Lodged plans indicate 101 on site car parking spaces. An additional 25 no. are identified on lands to the south of the site.

Under Reg. Ref. No. 90A-1335 an additional 49 no. car parking spaces were identified on adjoining lands to the east. The applicant is requested to clarify whether these lands are still available to them for car parking purposes and to submit documentary evidence of same.

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

Yours faithfully,


for Principal Officer.

DERMOT WALSH ARCHITECTS

Planning Consultants & Designers

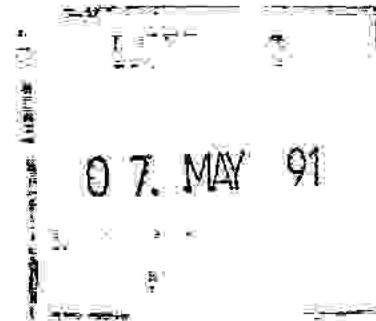
Florence Centre,
Florence Road,
Bray,
Co. Wicklow.

Telephone: (01) 861422, 861399.
Fax No: (01) 861426.

V.A.T. No: 1744934 P.

Dublin County Council,
Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 2.

91A/0416
1.2.0
used A.1.



7 May 1991.

Re: The Jensen Hotel, Ninth Lock Road, Clondalkin, Dublin 22.
Reg. Ref. No. 91A/0416

Dear Sirs,

We refer to the above and our recent phone conversation with Mr. Harty, Dublin Co. Co. Waterworks Dept., Deanswrath. We enclose herewith two copies of drawing No. 7B indicating the proposed relocation of private watermain as discussed.

We trust you find everything satisfactory.

Yours faithfully,

D. Walsh

DERMOT WALSH ARCHITECT.

c.c. Mr. Harty.

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0416

Date : 25th March 1991.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Retention of alterations and additions to Jensen Hotel
inclusive of seven bedrooms, kitchen block, lounge and
function room and relocation of fire escape route

LOCATION : Ninth Lock Rd. Clondalkin

APPLICANT : Cavvies Ltd.

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received
on 22nd March 1991.

Yours faithfully,

.....

PRINCIPAL OFFICER

Dermot Walsh Architects,
Florence Centre,
Florence Rd.
Bray
Co. Wicklow



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building The Jensen Hotel
(If none, give description sufficient to identify) Ninth Lock Road, Clondalkin, Dublin 22.

3. Name of applicant (Principal not Agent) Cavvies Ltd.
Address Ninth Lock Road, Clondalkin, Dublin 22. Tel. No 571197

4. Name and address of Dermot Walsh Architects
person or firm responsible
for preparation of drawings Florence Centre, Florence Rd., Bray Tel. No 861422

5. Name and address to which Dermot Walsh Architects,
notifications should be sent
Florence Centre, Florence Rd., Bray, Co. Wicklow, N 34325

6. Brief description of proposed development
Retention of Alterations and Additions to the 'Jensen Hotel'

7. Method of drainage Mains 8. Source of Water Supply Mains

9. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor or use when last used Hotel
(b) Proposed use of each floor Hotel

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof?

11. (a) Area of Site CO. DUBLIN - Full planning permission sought for the retention of alterations and additions to the Jensen Hotel inclusive of seven bedrooms, kitchen block, lounge and function room, and relocation of fire escape route at Ninth Lock Road, Clondalkin, for Cavvies Ltd. 4216 Sq. m.
(b) Floor area of proposed development 846.50 Sq. m.
(c) Floor area of buildings proposed to be retained within site 1394.5 Sq. m.

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) Owner

13. Are you now applying also for an approval under the Building Bye Laws?
Yes No Place in appropriate box.

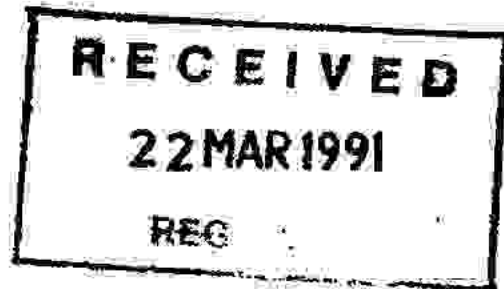
14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
N/A

15. List of documents enclosed with application.
4 Sets of Drawings and Specification
Newspaper Adv.

16. Gross floor space of proposed development (See back) 846.50 Sq. m.
No of dwellings proposed (if any) N/A Class(es) of Development Class 4 Development
Fee Payable £ 1481.38 Basis of Calculation 846.50 @ £1.75 per sq. m.
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) D. Walsh Date 15th March 1991

Application Type P FOR OFFICE USE ONLY
Register Reference 91A/0416 3.56.4
Amount Received £
Receipt No
Date 17-15
17-16



LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.

4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 18.

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m ² (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls. For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ATHA CLIATH

PAID BY **DUBLIN COUNTY COUNCIL**

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Issue of this receipt is not an acknowledgement that the fee tendered is the prescribed application fee. **N-34325**

- CASH
- CHEQUE
- M.O.
- B.L.
- LT.

€ 1481.38

Received this 27 day of July 1981

from Pauline 147
North Lock Rd,
Wandalkil

the sum of one thousand four hundred and eighty one and 38/100 Pounds
thirty eight Pence, being

receipt application at above address.

Maureen Deane Cashier

S. CAREY
Principal Officer

DERMOT WALSH ARCHITECTS

Planning Consultants & Designers

Florence Centre,
Florence Road,
Bray,
Co. Wicklow.

Telephone: (01) 861422, 861399.

Fax No: (01) 861426.

V.A.T. No: 1744934 E

The Principal Officer,
Dublin County Council,
Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

15th March 1991.

Re: Proposed retention of alterations and additions to "The Jensen Hotel", Ninth Lock Road, Clondalkin, Dublin 22 - Cavvies Ltd.

Reg. Ref. No. 90A/1335

Dear Sirs,

We refer to the above and enclose herewith completed application on behalf of Cavvies Ltd., Ninth Lock Road, Dublin 22.

Full planning permission is sought for the retention of alterations and additions, to already approved plans, kitchen block, lounge and function room as constructed. The above premises is the subject of two planning permissions, register reference No. 86A/70 (30th September 1986) and 90A/1335 (14th January 1991). Further to recommendations from Bord Failte and the Fire Officer it was subsequently constructed in accordance with the lodged plans. The applicant has, since the previous permission, acquired rights to use carpark 'D' as shown on drawing 165/90/8A (we enclose letter from Murray Sweeney, Solicitors confirming same).

We enclose the following documents in support of our application:-

- | | | | |
|----|----|-------------------|-----------|
| 1. | a) | Location Plan | 165/90/1 |
| | b) | Site Layout Plan | 165/90/2A |
| | c) | Ground Floor Plan | 165/90/3A |

*Dermot T. Walsh M.I.A.S., Bernard J. Burke B. Arch. Hons.
Consultant: T. P. Mahoney G.S.D., M.I.A.S., E.Inst. C.E.S.*

d)	First Floor Plan	165/90/4A
e)	Elevations	165/90/5A
f)	Cross Section	165/90/6
g)	Drainage Layout Plan	165/90/7A
h)	Land Contract Drawing	165/90/8A
i)	Fire Escape Routes	165/90/9
j)	Elevations	165/90/10
k)	First Floor Plan	165/90/12A
l)	Cross Section	165/90/13
m)	General Arrangement of Roof	165/90/14

2. Specification

3. Planning Application Notice of Irish Independent dated 15th March 1991.

4. Completed Application form.

We enclose a cheque in the sum of £1,481.38 and await an early decision.

Yours faithfully,

D. Walsh

Dermot Walsh Architect.

c.c. Cavvies Ltd.

MURRAY SWEENEY

SOLICITORS

71 Lower Baggot Street, Dublin 2.
Telephone: 01-618266 Fax: 01-618307 DX: 55

Dermod Walsh Esq.
Architect
Florence Centre
Florence Road
Bray
COUNTY WICKLOW

REPRODUCTION OF TELEFAX

DATE:

YOUR REF:

OUR REF:

07:03:1991

FW:MW

re: The Jenson Hotel
our client - Cavvies Limited
Proposed application for Retention Planning Permission

Dear Sirs,

We refer to the above and confirm that we finalised arrangements whereby Cavvies Limited is entitled to park motor vehicles on car park D, shown on drawing no. 8 prepared by you which we understand to be a reproduction of the original drawing furnished by Integrated Design Service.

Yours faithfully,



MURRAY SWEENEY
SOLICITORS

0883E

87 O'Connell Street Limerick Telephone: 061-317533 Fax: 061-319496 DX: 3009

Joseph R. Sweeney, Michael D. Murray, David J. Sweeney, Brendan T. Harrison, R. William O'Dowd, Eugene P. Oush,
Fintan Wallis, Catherine Hegarty, Brendan J. Dillon, Theresa O'Donoghue, Brian C. Sherry, Margaret Cuddihy,
Prof. J. M. G. Sweeney B.A., B.Comm., LL.B.

SPECIFICATION

AT NINTH LOCK ROAD
CLONDALKIN, CO. DUBLIN

2 MAR 1991

91A10416
NO. 1 D S

1. MATERIALS AND WORKMANSHIP

All materials, workmanship and design shall comply with the latest editions of the relevant Irish Standard or British Standard Specifications or British Standard Codes of Practice; and all materials shall be new unless otherwise specified.

2. EXCAVATION

All excavations required for the works shall be carried out in whatever material may be met with, accurately to the dimensions, lines and levels as indicated on the drawings or as may be directed by the Architect.

Excavation shall be carried down to such a level as may be approved by the Architect, whether such level is indicated on the drawings or not. No excavation shall be filled or any structure built thereon until the excavation has been inspected and approved by the Architect.

No excavation shall be taken below the levels as indicated on the drawings or as may be ordered or approved by the Architect. Excavation shall be carried out true to line and width.

The faces and beds of all excavations shall be properly trimmed to the required profiles and levels and cleaned of all loose material and other debris. If so directed, the bottom 150 mm of material in the bottom of the excavations shall not be removed until just before the construction of the permanent work thereon.

All trench or pit excavation shall, if necessary, be excavated between properly timbered and strutted sides. Suitable precautions shall be taken to prevent ingress of water during construction into excavations to be excavated in the dry.

Trenches for pipework shall be so excavated as to allow the pipes to be properly laid and jointed, and where the pipes are not required to be laid on a concrete bed, the bottom of the trench shall be formed so that each length of pipe will rest solidly throughout its entire length on undisturbed ground, except where the ground is unfit for proper bearing, in which case any soft or yielding material shall be removed and replaced by suitable material well rammed into position.

Back filling of trenches and similar excavations shall be done in layers not exceeding 300 mm thick, the back filling being thoroughly tamped and consolidated around the foundations etc.

3. FILLING

All material for use as filling shall be at all times subject to the approval of the Architect. Unless otherwise specified or directed, it shall be laid in 150 mm layers, each layer being well rammed or rolled and consolidated to the required levels.

4. HARDCORE

All hardcore shall be clean broken stone, concrete or brick. Soft or unburned materials containing an excessive quantity of mortar or other deleterious matter shall not be used. All hardcore shall be subject to the approval of the Architect.

5. DIMENSIONS AND DEVIATIONS

Dimensions Figured dimensions on detailed drawings of reinforced concrete indicate measurements to actual concrete faces and do not include for any plaster or other finish.

Deviations Permitted deviations in the dimensions, levels and verticality of the buildings and building elements shall comply with the values set out in Table 3 of B.S. 5606 : 1978, Accuracy in Building, with the following amendment:

Item 7 of T 3.8 "level of finished surface at any point under a 1.5 m straightedge" is to be deleted and substituted by "level of finished surface at any point under a 3.0 m straightedge".

Where no separate concrete screed is to be provided over the structural concrete floor the permissible deviation of the structural concrete floor surface is to be ± 6 mm.

6. CONCRETE WORK

6.1 General.

All concrete construction work shall be carried out in accordance with the recommendations of the British Standard Code of Practice CP 110 : 1972, except as otherwise amended or varied by this Specification.

The specification for the provision of concrete for the works shall comply with B.S. 5328 : 1981, Methods of Specifying Concrete, and is on the basis of designed mixes as defined therein unless a prescribed mix basis is specified elsewhere in this Specification.

6. Continued.

6.2 Materials.

Materials used in the concrete shall comply with the requirements of the current editions of the appropriate specifications as follows:-

Cement: IS.1 Portland Cement.

Aggregates: IS.5 Aggregates for concrete.

Water: Shall be clean and free from impurities and shall comply with the requirements of the Appendix of B.S. 3148 : 1980.

Admixtures: No admixtures shall be used without written permission of the Architect.

The quantities of cement and aggregates shall be batched by mass to within an accuracy of + or - 2% and water shall be measured to the same accuracy.

6.3 Classification of Concrete.

Designed Mixes:

The grade references hereunder refer to Table 3 of B.S. 5328 : 1976. The Concrete grade figures given indicate the characteristic compressive strength required in N/mm².

For the purpose of determining concrete strength, test cubes shall be prepared at the rate indicated against the particular mix references. Samples for test specimens shall be obtained as referred to in Clause 15 of B.S. 5328, 2 No. cubes being made from each sample.

<u>Mix Ref.</u>	<u>Conc. Grade</u>	<u>Max. Size Aggregate</u>	<u>Min. Cement Content</u>	<u>Rate of Sampling for Test Purpose</u>
A	C25	20	290	2 No. per 10 m ³
B	C25	10	290	1 No. per 20 m ³
C	C10	20	220	NIL
D	C20	40	270	1 No. per 50 m ³
E	C30	40	290	1 No. per 20 m ³

6. Continued.

6.4 Location of Specified Concrete Mixes.

Mix Ref.

- A Strip footings, floor slab, manhole bases and storage tank surrounds.
- B Roof screeds and lintol block infills.
- C Blinding concrete.
- D Mass concrete.
- E Concrete paving.

6.5 Evidence of Suitability of Proposed Mix Proportions for Designed Mixes.

For each grade of concrete, evidence as listed in Cl. 6.5.2 of C.P. 110, showing that at the intended workability, the proposed mix proportions and manufacturing method will produce concrete of the required quality.

6.6 Ready-Mix Concrete.

Ready-mixed concrete from an approved supplier may be adopted. The concrete shall comply with BSS 5328, Ready-Mix concrete, in addition to the foregoing requirements.

6.7 Testing of Concrete.

All concrete shall be tested in accordance with B.S. 1881 and acceptance criteria shall be in accordance with C.P. 110.

If the concrete tests do not conform with the acceptance criteria, the concrete represented by them, and by any associated 7 day works cube tests which are deemed to be low, shall be cut out and reinstated, or remedial work as directed by the Architect shall be executed.

Specific gravity tests, slump tests, cement content and moisture content tests shall be carried out as directed by the Architect.

Records shall be kept of the positions in the works of all batches of concrete and of all test results. Copies of these records shall be supplied to the Architect.

6.8 Concrete Curing.

The requirements of Clause 6.11.6 of C.P. 110 shall be complied with.

6. Continued.

6.9 Proprietary Liquids.

The use of a proprietary liquid applied waterproof membrane may be accepted subject to the Architect's approval.

6.10 Reinforcement for Concrete.

The requirements of Cl. 7 of C.P. 110 shall apply.

6.11 Floor Finish.

The sales block floor slab is to have a power floated finish achieved as follows:-

The concrete shall be uniformly levelled and screeded to produce a plain or ridged surface, surplus concrete being struck off by a straight edge immediately after compaction. Surface shall be power floated as a preliminary to power trowelling to regulate and close the surface. Floating must not be started until surface moisture has evaporated and the concrete is stiff enough to take the machine. The surface shall then be power trowelled. No mortar shall be removed during power trowelling and timing is therefore critical if a hard wearing surface is to be achieved.

After further moisture has evaporated successive trowellings with the blades tilted at greater angles shall be carried out to produce a hard wearing surface.

7. CONCRETE BLOCKWORK

7.1 Concrete Blocks.

Concrete blocks shall comply with the requirements of Irish Standard 20, Concrete Building Blocks. Where concrete blocks are specified or indicated as "factory made", they shall be machine made, consolidated by mechanically or hydraulically applied power. Where one, or both, faces of the walls in which the concrete blocks are to be used is left unrendered, and is not otherwise treated, the texture of the exposed face of the blocks shall be such as to be of a pleasing appearance. No concrete blocks with broken or chipped arrises or other defects, shall be used in unrendered walls.

Every precaution must be taken to prevent undried-out or excessively wet blocks from being built into the work. When stored either at the place of manufacture or at the site, they must be stacked so as to permit a free circulation of air around them and have the tops of the stacks protected from rain etc., by corrugated iron sheeting or similar.

7. Continued.

7.2 Concrete Blockwork.

Only properly matured, dry (i.e. not soaked by rain etc.) blocks shall be used in the work and precautions shall be taken to prevent incomplete blockwork being soaked by heavy rain.

Unless otherwise specified, concrete blockwork shall be built and pointed in cement lime mortar as specified hereinafter. When required pointing shall be ruled and struck.

Unless shell bedding is specified or directed, all concrete blockwork shall be fully and carefully bedded, all vertical and horizontal joints being completely filled with mortar. Blocks shall only be cut where necessary to form closers. All courses shall be laid fair and level, and all quoins and perpends accurately kept.

Unless otherwise specified or directed, joints shall be 10 mm wide.

Blocklaying shall be uniformly carried out; no portion, except with the approval of the Architect, being raised more than 1 m above the adjoining work.

The exposed faces of all blockwork shall be rule pointed and weather struck, or pointed as directed. Where necessary, the faces shall be cleaned down on completion.

Where so indicated on the drawings, or where specified, the blockwork shall be reinforced by building into such courses as may be specified, an approved type of brickwork reinforcing. All such reinforcing shall be properly bedded and maintained in the centre of the thickness of blockwork.

No concrete blocklaying shall be carried out in frosty weather, unless suitable arrangements are made for heating the materials.

7.3 Constituents for Mortar for Concrete Blockwork.

Mortar sand shall be well graded, hard, clean and free from salts or organic matter and shall comply with the requirements of B.S. 1200. Lime shall be hydrated, non hydraulic, lime, and shall conform to the requirements of B.S. 890 and I.S. 8. It shall be run to a putty or mixed with the sand and allowed to stand for a minimum of 16 hours before use. Cement shall be Irish Portland Cement to I.S. 1 : 1963, stored out of contact with the ground and protected from the weather.

Water shall be clean and free from any harmful impurities. Colouring agents shall conform to the requirements of B.S. 1014 and shall be premixed with the cement or the ready mixed lime: sand so as not to exceed 10% by weight of the cement in the mortar, care being taken to ensure that the strength of the mortar remains adequate.

Plasticizers shall conform to the requirements of B.S. 4887 and shall be used only with the written approval of the Architect.

7. Continued.

7.4 Damp Proof Courses.

Damp proof courses in walls above ground level shall be of bitumen on a hessian base in compliance with the requirements of I.S.S. 57 : 1972. Damp proof courses under copings shall be lead cored.

Damp proof courses shall extend through the full thickness of the wall including applied rendering or other facing material. At joints the membrane shall be lapped at least 100 mm and sealed. The mortar bed on which the d.p.c. is to be laid shall be even and free from projections liable to cause damage.

8. ROADWORKS AND PAVING

8.1 General.

All road and paving works shall be in accordance with the relevant clauses of the Specification for Road and Bridge Works, 1976, published by the British Department of the Environment. A copy of the Specification may be inspected at the Engineer's offices by appointment during normal working hours. The clauses listed below refer to that Specification.

8.2 Excavation.

The requirements of Cl. 603 shall apply.

8.3 Forming of Embankments and other Areas of Fill.

The requirements of Cl. 607 shall apply.

Compaction shall be in accordance with Cl. 608 and Table 6/2.

8.4 Preparation and Surface Treatment of Formation.

The requirements of Cl. 609 shall apply.

8.5 Earthworks to be kept free of Water.

The requirements of Cl. 610 shall apply.

8. Continued.

8.6 Surface Levels and Surface Regularity of Pavement Courses.

The requirements of Cl. 701 shall apply.

The permitted tolerance in surface levels measured vertically below true pavement surface shall be:-

Formation	+	20 mm
	-	30 mm
Sub-base	+	10 mm
	-	30 mm
Road Base	±	15 mm
Basecourse	±	6 mm

The surface level of the laid wearing course or concrete slab shall be true within ± 6 mm. However for flexible pavements the negative tolerance shall not be permitted in conjunction with the positive permitted tolerance for the basecourse if the thickness of the wearing course is thereby reduced by more than 6 mm.

The longitudinal regularity of the surfaces of constructed wearing courses, base courses and concrete slabs shall be within the relevant tolerances stated in Table 7/2.

8.7 Cold Weather Working.

The requirements of Cl. 702 shall apply.

8.8 Use of Surfaces by Constructional Traffic.

The requirements of Cl. 703 shall apply.

8.9 Granular Filling up to Formation.

Material for filling up to formation shall be a graded crushed rock, maximum size 100 mm of approved quality.

8.10 Granular Sub-base and Road Base.

Material for the sub-base shall comprise a graded crushed rock complying with Cl. 803 or a natural well graded gravel complying with Cl. 804.

Material for the road base shall comply with Cl. 803.

8. Continued.

8.10 Continued.

The range of grading for these materials is as follows:

B.S. Sieve Size	Percentage by weight passing	
	Crushed Rock Cl. 803	Natural Gravel Cl. 804
75 mm	100	100
37.5 mm	85 - 100	85 - 100
10 mm	40 - 70	45 - 100
5 mm	25 - 45	25 - 85
600 μm	8 - 22	8 - 45
75 μm	0 - 10	0 - 10

The materials shall be laid as specified in Cl. 802 and compacted in accordance with Table 8/3.

8.11 Bitumen Macadam Paving.

The wearing course shall be 40 mm of 14 mm dense bitumen macadam to B.S. 4987. The road-base shall be 75 mm of dense bitumen macadam to Clause 2.1.1 B.S. 4987.

8.12 Concrete Roadways and Paving.

The requirements of Clause 6 of this Specification shall apply.

The following class of concrete shall be used:-

Designed Mix for Special Structural Concrete.

Grade 30

Cement Content	Minimum	290 Kg/m ³
	Maximum	550 Kg/m ³

Nominal Maximum Size of Aggregate : 40 mm

Type of Cement : Portland to I.S. 1

8. Continued.

8.12 Continued.

Air Content of fresh concrete : 4½% ± 1½%
(When specified in Part 2) by volume
of the mix.

Water/Cement Ratio by weight : 0.55 max.

Workability : Low i.e. Maximum
slump : 40 mm

The waterproof membrane shall comply with Cl. 1007.

Joints shall comply with Cl. 1009, 1010, 1011 and 1012.

Roadway slabs shall be compacted with a hand guided vibratory beam in accordance with Cl. 1020 and finished in accordance with Cl. 1021.

Particular care shall be taken in the curing of concrete in paving slabs. It shall be kept damp for a period of 7 days either by covering with polythene sheet or with an absorbent material kept damp. Alternatively, an approved curing compound or sprayed membrane may be used.

8.13 Interlocking Paving Brick.

Interlocking paving bricks "Cobble-Lock" or other approved, laid in herringbone pattern on 50 mm base of sand with 200 mm thick sub-base of graded crushed rock complying to Clause 803. Sub-base to be treated with weed-killer before laying base.

The screed height of the base should be approximately 60 mm lower than finished level of paving bricks to allow bricks to vibrate down. Joints between bricks should be not greater than 3 mm. Paving to be compacted to required levels with a plate vibrator.

Fill and brush all joints with dry sand on completion.

8.14 Precast Concrete Kerbs.

Concrete kerbs to be 254 mm x 127 mm half battled kerbs of approved manufacture laid on a mass concrete bed and backed with mass concrete. Kerbs are to be laid with a regular gradient throughout their lengths and to rest firmly on the concrete bed for the whole of their lengths.

8.15 Safeticurb Drain Blocks.

Safeticurb surface water drain blocks of approved manufacture type DBA/2/TS to be laid on a mass concrete bed 150 mm thick and bedded and jointed in lean mix sand and cement. Where necessary drain blocks to be haunched with mass concrete. Silt boxes and inspection blocks to be of similar manufacture, type 1 and DBA respectively.

8. Continued.

8.15 Continued.

All drain blocks to be laid in such a manner that every line is straight and true from point to point with a regular gradient throughout their lengths and that they rest firmly on the concrete bed for the whole of their lengths.

9. BUILDING DRAINAGE

The pipes for surface water drainage and sewerage shall be upvc of approved make and design.

Drainage pipework shall generally be installed in accordance with the recommendations of Building Research Station Digests Nos. 130 and 131 (June and July 1971). Bedding will normally be Class B as defined in Digest No. 130. Under roads and other areas subject to traffic, the pipes shall be surrounded in concrete if the cover is less than 1.2 metres. The dimensions of the concrete surround shall be in accordance with Clause 20.4 of B.S. 8301. Discontinuity joints 12 mm wide shall be formed in the concrete at the joints in the pipe line.

If flexible joints are used care shall be taken to prevent concrete or granular material entering the annular space between socket and pipe barrel.

Inspection junctions, gullies, traps, etc., shall comply with the requirements of the British Standard 65. Where specified or indicated, gulley gratings shall be heavy duty road type with hinged lifting portion.

All pipes shall be laid accurately to the required lines, levels and gradients, with the socket pointing opposite the direction of the flow.

All joints shall be made so that the spigot end of the pipe is truly concentric with the socket and the inside of the pipes shall be left free of jointing material. If cement mortar joints are used the inside of each joint shall be wiped off as the work proceeds.

All drains and fittings shall be tested by water pressure, after laying and jointing and before the trench is back filled, with a pressure equivalent to a 9 m head of water applied at the upper end of the drain under test. Loss of water under test shall be not more than 8 litres per hour per 10 cubic metres volume of drain tested. The water pressure shall be held for not less than $\frac{1}{2}$ hour.

No drains shall be covered over until passed as satisfactory by the Architect.

Manholes shall be constructed of concrete cast in-situ, or of precast units, as indicated or directed. The water-ways shall be formed of salt glazed ware or plastic half channel sections and the floor of the manholes shall be properly benched up and floated smooth, as indicated in B.S. 8301.

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/416

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 9112 FT²

MEASURED BY:

J.Y.
14/4/91

CHECKED BY:

METHOD OF ASSESSMENT:

41089 sq m. existing

TOTAL ASSESSMENT

per 90A/1235

MANAGER'S ORDERED NO: 2/ / --
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

227
1834

9112
- 41089

5023 ft²

DEVELOPMENT CONTROL ASSISTANT GRADE

STD: 5023 x 750 = 3767.25
1000

= ~~25023~~ say 25768.00

RDD: 2 15600 as per 90A/1235

ME 18/7/91

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1968 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

ON 3572 II

CONTRIBUTION:	
Standard:	2/23768
Needs:	2/5600
Serv:	
Open Space:	
Other:	
SECURITY:	
Bond/C.I.F.:	
Cash:	

Retention of alterations and additions to the Jensen Hotel inclusive of seven bedrooms, kitchen block, lounge and function room, and relocation of fire escape route at Ninth Lock Road, Clondalkin for Cavvies Ltd.

Dermot Walsh Architects,
 Florence Centre,
 Florence Road,
 Bray,
 Co. Wicklow.

Reg. Ref.	91A/0416
Appl. Rec'd:	22.03.1991
Floor Area:	846.5 sq. m.
Site Area:	4,216 sq. m.
A.I. Recd.	31.05.91

Report of the Dublin Planning Officer, dated 18 July 1991.

This is an application for PERMISSION for retention of alterations and additions to Jensen Hotel inclusive of 7 no. bedrooms, kitchen block, lounge and function roof and relocation of fire escape route at Ninth Lock Road, Clondalkin for Cavvies Ltd.

The proposed site is located to the north of Clondalkin Village in an area zoned 'E' "to protect and provide for the development of industry" in the Dublin County Development Plan, 1983.

Reg. Ref. No. 86A-0070 refers to a grant of planning permission by Dublin County Council and on appeal (third party) to An Bord Pleanala for the erection of an 11 bedroom motel, lounge bars and restaurant at this location for Ninral Ltd.

Reg. Ref. No. 90-1335 refers to a grant of permission for alterations and two storey additions to existing approved hotel premises to include an additional 7 no. bedrooms kitchen block, extended lounge and the use of an adjoining premises as a function room. The applicants in this instance were Cavvies Ltd.

The current application provides for alterations to elevations, i.e. the replacement of window with fire door (side elevation) and the blocking up of ground floor windows to rear elevation. This rear elevation is to have a plastered finish. There are minor changes to the internal floor area. Areas previously designated as "TV lounge, hall and servery" have been incorporated into the function room to give a floor area of c. 337 sq. m. (public space) at this location. The ground floor lounge is slightly larger than that previously approved.

Lodged plans identify a total of 101 car parking spaces on site. A similar number were identified in the previous application under Reg. Ref. No. 90A-1335. In that instance, the applicants also indicated additional car parking space in the industrial area to the east. This was considered unsatisfactory and the applicant was requested by additional information to comply with Development Plan standards regarding car parking. The applicant responded by calculating the car

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Retention of alterations and additions to the Jensen Hotel inclusive of seven bedrooms, kitchen block, lounge and function room, and relocation of fire escape route at Ninth Lock Road, Clondalkin for Cavvies Ltd.

(Continued)

parking requirements of the existing and proposed development as 128 car parking spaces in all, although the Planning Officers report on that application stated 145 no. spaces were required to facilitate 512 sq. m. public space and 17 no. bedrooms. According to the applicant 150 spaces were being provided, i.e. 101 on site spaces and a total of 49 spaces adjoining industrial units to the east. Evidence was submitted of the entitlement to park on these adjoining lands. This was considered adequate and planning permission was subsequently granted by the Council in November, 1990.

The current application involves increasing the function roof area by c. 108 sq. metres. Measurements were taken from drawings and it is estimated that c. 153 no. car parking spaces are required to serve the proposed development (on the basis of 2 spaces per 8 sq. metres of 542 sq. metres public space in respect of the lounges and function room and 1 space per bedroom).

As stated, lodged plans identify 101 car parking spaces on site. ~~From site inspection it was noted that only those spaces to the front and side (south) of the original building have been marked out on site.~~ The area of the 49 additional spaces (identified under Reg. Ref. No. 90A-1335) is overgrown and fenced off. While these spaces are shown on drawings in the current application they are not indicated as being available to the applicants. An extra area of car parking is shown to the south of the site adjoining an E. S. B. compound. Lodged plans indicate 25 no. spaces at this location. Documents submitted with the application (letter from Solicitors) states that arrangements have been finalised whereby the applicants, Cavvies Ltd., are entitled to park vehicles at this location.

The proposed site is located in an industrial area off a busy road. Therefore, it is critical that adequate off street car parking facilities be provided to serve the proposed development. The applicants were requested to submit additional information on 20.05.91 in order to clarify the matter regarding the availability of additional off street car parking.

ADDITIONAL INFORMATION was requested from the applicant with regard to the following:-

1. The proposed development involves alterations to the ground floor layout from that originally approved under Reg. Ref. No. 90A-1335. In particular the proposed function room is to be increased in size by c. 108 sq. m.

Over

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Retention of alterations and additions to the Jensen Hotel inclusive of seven bedrooms, kitchen block, lounge and function room, and relocation of fire escape route at Ninth Lock Road, Clondalkin for Cavvies Ltd.

It is calculated that c. 153 off street car parking spaces are required at this location to meet Development Plan standards. Lodged plans indicate 101 on site car parking spaces. An additional 25 no. are identified on lands to the south of the site.

Under Reg. Ref. No. 90A-1335 an additional 49 no. car parking spaces were identified on adjoining lands to the east. The applicant is requested to clarify whether these lands are still available to them for car parking purposes and to submit documentary evidence of same.

Additional information was submitted by the applicants on 31.05.91. This clarified that the abovementioned areas to the east are still available to the applicants. Documentary evidence was submitted in this regard.

Sanitary Services Department reports services available.

Roads Department reports that planning permission was granted for a similar proposal under Reg. Ref. 90A/1335. Report states no objection to the current proposal and requires that all conditions of the previous permission to apply where appropriate. This report notes that the roadworks conditioned (no. 10) under the previous permission are substantially complete although a panel of a bus shelter now impedes vision at the access.

The proposed development is considered acceptable .

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (8) conditions:-

(SEE CONDITIONS OVER)

MS (MG/AC)

Endorsed:-


for Principal Officer


For Dublin Planning Officer

Order:-

A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to GRANT PERMISSION for the above proposal subject to the (8) conditions set out above is hereby made.

Dated:

19 July, 1991.


ASSISTANT CITY & COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 8 July, 1991.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Retention of alterations and additions to the Jensen Hotel inclusive of seven bedrooms, kitchen block, lounge and function room, and relocation of fire escape route at Ninth Lock Road, Clondalkin for Cavvies Ltd.

CONDITIONS

REASONS FOR CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

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

3. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development. In this regard, the following requirements to be complied with:

3. In the interest of health.

(a) Full compliance with the Food Hygiene Regulations 1950/89 with specific reference to numbers and types of meals proposed and nature of functions proposed.

(b) All water closet accommodation and lobbies leading thereto being permanently and inadequately ventilated to the open air.

(c) Permanent ventilation to the outer air being provided to all (i) habitable rooms, (ii) food rooms.

(d) Suitable and separate sanitary accommodation being provided for male and female staff.

(e) Internal w.c. accommodation being ventilated in line with L8 of the proposed building regulations.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Retention of alterations and additions to the Jensen Hotel inclusive of seven bedrooms, kitchen block, lounge and function room, and relocation of fire escape route at Ninth Lock Road, Clondalkin for Cavvies Ltd.

CONDITIONS

REASONS FOR CONDITIONS

(f) If oil fired central heating is to be installed the sulphur content of the oil, capacity of the plant and position and height of the flue must be shown.

(g) Drainage details of the entire premises being submitted.

(h) Compliance with the requirements of the Public Dance Halls Act 1935.

(i) Drinking water to be provided in kitchen and bar area directly from rising main.

all
omit
4. That the arrangements made for the payment of the financial contribution in the sum of £3,659.00 in respect of the overall development required by Condition No. 3 of planning permission granted under Reg. Ref. 90a/1335 be strictly adhered to in respect of the above proposal.

4. 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
WR
5. That the arrangements made for the payment of the financial contribution in the sum of £15,600.00 in respect of the overall development required by Condition No. 6 of planning permission granted under Reg. Ref. 90A/1335 be strictly adhered to in respect of the above proposal.

5. 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.

5
6. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

6. In order to comply with the Sanitary Services Acts 1878-1964.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Retention of alterations and additions to the Jensen Hotel inclusive of seven bedrooms, kitchen block, lounge and function room, and relocation of fire escape route at Ninth Lock Road, Clondalkin for Cavvies Ltd.

CONDITIONS

REASONS FOR CONDITIONS

6 7. That no advertising sign or structure be erected, except those which are exempted development, without prior approval of the Planning Authority.

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

7 8. The development shall be carried out in conformity with Conditions Nos. 8, 10-12 of the decision to grant permission by Order No. P/5604/90, dated 29.11.90, Reg. Ref. 90A/1335, save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

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

NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.

8 9. That a financial contribution in the sum of £3,768. be paid by the proposer to the Dublin County Council towards the provision of public services in the area of the proposed development and which will facilitate the proposed development; this contribution to be paid prior to the commencement of development on site.

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

Mary G

EASTERN HEALTH BOARD

P.C. _____ Reg. Ref: 91A/0416

Proposed: Retention of alterations and additions at

At: Jensen Hotel, North Lock Rd. Clondalkin

For: Carvies Ltd

Plans lodged: 22/3/91

Architect: _____

Observations and recommendations of Env. Health Officers and/or Supervising Env. Health Officer.

I have no objections to this proposal, provided the following conditions are met.

1) Permanent fresh air inlets must be provided in all external walls including all sanitary accommodation and staff cloakrooms.

Mechanical ventilation must be provided give the following

- a) All sanitary accommodation 4-6 a.c/h.
- b) All lobbies attached to " " 2 a.c/h.
- c) Kitchen and food preparation areas 12-20 a.c/h.
- d) lounge / bar / function areas 10-15 a.c/h.

3) Drinking water to be provided in kitchen and bar areas and to ice machines directly from rising main.

For Devine for John O'Reilly SGO Jackie Kelly EHO 7/6/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT

Date 11.06.91
Time 5.20

Mary Galvin

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0416.
DEVELOPMENT: Ret. of alterations and additions to Jensen Hotel inclusive of seven bedrooms, kitchen block, lounge and function room and relocation of fire escape route.
LOCATION: Ninth Lock Road, Clondalkin.
APPLICANT: Cavvies Ltd.
DATE LODGED: 31.5.91.

Roads did not receive the original file. However, permission was granted for a similar proposal 90A/1335.

No Roads objection.

All Conditions of previous permission to apply where appropriate. Roadworks as conditioned by Condition no. 10 are substantially completed. However, a panel of a new bus shelter located on the 9th Lock Road frontage seriously impedes vision at the new access. Roads do not seem to have got the file. This should be removed by enforcement procedure if necessary in the interest of traffic safety.

(Conditions 6, 9, 10 of 90A/1335 to be noted).

TR/BMcC
5.7.91.



SIGNED: Jensen
DATE: 5/7/91

ENDORSED: CPB
DATE: _____

Register Reference : 91A/0416

Date : 3rd April 1991

Development : Retention of alterations and additions to Jensen Hotel inclusive of seven bedrooms, kitchen block, lounge and function room and relocation of fire escape route

LOCATION : Ninth Lock Rd. Clondalkin

Applicant : Cavvies Ltd.

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 22nd March 1991

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

Yours faithfully,

DUBLIN Co. COUNCIL
18 APR 1991
SAN SERVICES

DUBLIN Co. COUNCIL
SANITARY SERVICES
PRINCIPAL OFFICER
21 MAY 1991
Returned...

Date received in sanitary services

FOUL SEWER

Available

.....

SURFACE WATER

Available

L. Sullivan 12/5/91

SENIOR ENGINEER,
SANITARY SERVICES DEPARTMENT,
46/49 UPPER O'CONNELL STREET,
DUBLIN 1

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date .. 22.5.91 ..
Time .. 12.35 ..

J. R. 16/5/91

Filed

Register Reference : 91A/0416

Date : 3rd April 1991

.....
ENDORSED _____

DATE _____

WATER SUPPLY.....

Available for further expansion
storage to be provided. Note applicant to
consult & agree with SS. dimension of vent
water main which would be located under the
proposed extension line of a main as indicated
appear on drawing.
Refer to C.T.D.

.....
ENDORSED _____

DATE _____

[Signature] 8/5/91
[Signature] 16/5/91

[Signature]
7/5/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Retention of alterations and additions to the Jensen Hotel inclusive of seven bedrooms, kitchen block, lounge and function room, and relocation of fire escape route at Ninth Lock Road, Clondalkin for Cavvies Ltd.

Dermot Walsh Architects,
Florence Centre,
Florence Road,
Bray,
Co. Wicklow.

Reg. Ref. 91A-0416
Appl. Rec'd: 22.03.1991
Floor Area: 846.5 sq. m.
Site Area: 4,216 sq. m.
Zoning: E

Report of the Dublin Planning Officer, dated 14 May 1991

This is an application for PERMISSION for retention of alterations and additions to Jensen Hotel inclusive of 7 no. bedrooms, kitchen block, lounge and function room and relocation of fire escape route at Ninth Lock Road, Clondalkin for Cavvies Ltd.

The proposed site is located to the north of Clondalkin Village in an area zoned 'E' "to protect and provide for the development of industry" in the Dublin County Development Plan, 1983.

Reg. Ref. No. 86A-0070 refers to a grant of planning permission by Dublin County Council and on appeal (third party) to An Bord Pleanála for the erection of an 11 bedroom motel, lounge bars and restaurant at this location for Ninral Ltd.

Reg. Ref. No. 90-1335 refers to a grant of permission for alterations and two storey additions to existing approved hotel premises to include an additional 7 no. bedrooms, kitchen block, extended lounge and the use of an adjoining premises as a function room. The applicants in this instance were Cavvies Ltd.

The current application provides for alterations to elevations, i.e. the replacement of a window with fire door (side elevation) and the blocking up of ground floor windows to rear elevation. This rear elevation is to have a plastered finish. There are minor changes to the internal floor area. Areas previously designated as "TV lounge, ~~bar~~ and ~~server~~ ^{bar}" have been incorporated into the function room to give a floor area of c. 337 sq. m. ^(public space) at this location. The ^{new} ground floor lounge is slightly larger than that previously approved.

Lodged plans identify a total of 101 car parking spaces on site. A similar number were identified in the previous application under Reg. Ref. No. 90A-1335. In that instance, the applicants also indicated additional car parking space in the industrial area to the east. This was considered unsatisfactory and the applicant was requested by additional information to comply with Development Plan standards regarding car parking. The applicant responded by calculating the car

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Retention of alterations and additions to the Jensen Hotel inclusive of seven bedrooms, kitchen block, lounge and function room, and relocation of fire escape route at Ninth Lock Road, Clondalkin for Cavvies Ltd.

(Continued)

parking requirements of the existing and proposed development as 128 car parking spaces in all, although the Planning Officers report on that application stated 145 no. spaces were required to facilitate 512 sq. m. public space and 17 no. bedrooms. According to the application 150 spaces were being provided, i.e. 101 on site spaces and a total of 49 spaces adjoining industrial units to the east. Evidence was submitted of the entitlement to park on these adjoining lands. This was considered adequate and planning permission was subsequently granted by the Council in November, 1990.

The current application involves increasing the function roof area by c. 108 sq. metres. Measurements were taken from drawings and it is estimated that c. 153 no. car parking spaces are required to serve the proposed development (on the basis of 2 spaces per 8 sq. metres of 542 sq. metres public space in respect of the lounges and function room and 1 space per bedroom).

As stated, lodged plans identify 101 car parking spaces on site. From site inspection it was noted that only those spaces to the front and side (south) of the original building have been marked out on site. The area of the 49 additional spaces (identified under Reg. Ref. No. 90A-1335) is ~~unavailable and fenced off~~ ^{overgrown and fenced off}, etc. While these spaces are shown on drawings in the current application they are not indicated as being available to the applicants. An extra area of car parking is shown to the south of the site adjoining an E. S. B. compound. Lodged plans indicate 25 no. spaces at this location. Documents submitted with the application (letter from Solicitors) states that arrangements have been finalised whereby the applicants, Cavvies Ltd., are entitled to park vehicles at this location.

Roads Department report on this application not received.

Sanitary Services report not received.

The proposed site is located in an industrial area off a busy road. Therefore, it is critical that adequate off street car parking facilities be provided to serve the proposed development.

It is considered that the matter regarding the availability of additional off street car parking be clarified by additional information.

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:-

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders
Retention of alterations and additions to the Jensen Hotel inclusive of seven bedrooms, kitchen block, lounge and function room, and relocation of fire escape route at Ninth Lock Road, Clondalkin for Cavvies Ltd.

(Continued)

1. The proposed development involves alterations to the ground floor layout from that originally approved under Reg. Ref. No. 90A-1335. In particular the proposed function room is to be increased in size by c. 108 sq. m.

It is calculated that c. 153 off street car parking spaces are required ^{at this location} to meet Development Plan standards. Lodged plans indicate 101 on site car parking spaces. An additional 25 no. are identified on lands to the south of the site.

Under Reg. Ref. No. 90A-1335 an additional 49 no. car parking spaces were identified on adjoining lands to the east. The applicant is requested to clarify whether these lands are still available to them ^{for} car parking purposes and to submit documentary evidence of same.

(MG/DK)


mg

Endorsed: - 
for Principal Officer


For Dublin Planning Officer

Order:- I direct that ADDITIONAL INFORMATION be requested from the applicant for planning permission as set out in the above report and that notice thereof be served on the applicant.

Dated: 20 May, 1991.


Assistant City and County Manager
to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 26th April, 1991.