



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

Geraldine M. Lynch (Solicitor),  
15 Irishtown Road,  
Dublin 4.

Our Ref. RW/GC  
Date: 3/4/92

Re; Spawell Sports & Leisure Centre, Templeogue, Dublin 6W.  
Reg.Ref. 91A/0750 & 88A/1666

Dear Ms. Lynch,

I refer to your letter dated 13/3/92 requesting a refund of part of planning application fee paid in respect of the above application.

An outline planning application (Reg.Ref. 88A/1666) for new Cinema Building and Bedroom Block to include new car park and service tills at Spawell Sports & Leisure Centre, Templeogue was received on 13/12/88. A planning application fee in the sum of £10,420.31 was paid with this application and receipt number M44183 issued. The correct fee in respect of this application was assessed at £7,500 and a refund of overpayment of £2,920.31 was paid to John Paul & Peter Kennedy.

A second outline planning application on the same site was made by Kennddys on 9/5/91 Reg.Ref. number 91A/0750. The correct planning application fee in the sum of £1,958.25 was paid with this application and receipt number N41152 issued.

Article 10 Subarticle 3 of the Local Government (Planning & Development) (Fees) Regulations 1984 provides that a refund shall be made on a claim in that behalf made in writing to the planning authority and received by them within (but not after) the period of 2 months beginning on the day of the giving of the decision by the planning authority on the subsequent application subject to certain other criteria being satisfied.

As a decision to refuse permission was made on the subsequent application (91A/0750) on 8/7/91 and your claim for a refund was not received until 16th March, 1992, a period greater than 2 months has elapsed and accordingly no refund of fees can be made in this case.

Yours sincerely,

PRINCIPAL OFFICER

E.O.H.

# GERALDINE M. LYNCH

Solicitor, B.A. (Mod.) Legal Science, Commissioner for Oaths

15 Irishtown Road,  
Dublin 4.

Telephone 607522 (3 lines), Fax 607386

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



Our Ref: GL/CC/K114  
13 March 1992

Re : Messrs John A., Paul and Peter Kennedy  
Spawell Hospitality and Leisure Centre, Templeogue 6W

Dear Sir,

I act for the above named Kennedys who made an initial application for a new Cinema and Bedroom Block as per application 88A/166 to Dublin County Council, but permission was refused after an Appeal. In 1991 an application for a 48 Bedroom block was made at which time, Patrick Power, their Architect as per letter of 18th May 1991 specified that they did not think it was necessary to pay another fee but the initial fee of £10,000.00 as was the supplementary fee of £1,950.00 as my Clients contention was not agreed with as per letter of An Bord Pleanala 23rd May 1991.

Permission has been refused on the second application as well.

Pursuant to statutory instrument 358 of 1984 the local Government (Planning and Development)(Fee Regulations) Regulation 10 provides that three-quarters of the fee paid maybe refunded under certain conditions and I am satisfied under condition 10(2) has been complied and that therefore my Client's are entitled to the refund of three quarters of the fees in the case.

I would appreciate hearing from you in this regard.

Sincerely yours,

*Geraldine Lynch*

*pip* GERALDINE LYNCH

911A/0750

COMHAIRLE CHONTAE ATHA CLIATH

TO: G. Boothman,  
Executive Planner

REG. REF. 91A/0750

RE: Proposed new bedroom block consisting of 48 rooms and 6 squash courts at Spawell Sports and Leisure Centre, Dublin 6W for Kennedys.

I attach for your observations memo/letter dated 19th September, 1991 from An Bord Pleanála.

Please reply before: 16th October, 1991

S.M. Mullin  
for Principal Officer

DATED: 2 October 1991

OBSERVATIONS:

Lined area for observations, consisting of approximately 25 horizontal lines.

Signature of person  
making observations: \_\_\_\_\_

Countersigned: \_\_\_\_\_

(S.E.D.C.)

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0750

Date Received : 9th May 1991

Correspondence : Patrick Power Design Associates,  
Name and : 18 Adelaide Road,  
Address : Dublin 2.

Development : New bedroom block consisting of 48 rooms and 6 squash courts

Location : Spawell sports and Leisure Centre, Dublin 6W.

Applicant : Kennedys

App. Type : Outline Permission

Zoning :

(MOS/AC)

Report of the Dublin Planning officer dated 8 July, 1991.

This is an application for OUTLINE PERMISSION for the construction of a new bedroom block consisting of 48 rooms and 6 squash courts at Spawell Sports and Leisure Centre, Dublin 6W. The applicants are Messrs. Kennedy who are stated to have a freehold interest in the site.

### PLANNING HISTORY

Reg. Ref. WA.800: Approval granted by Dublin County Council for new golfing range, with accompanying tennis courts, gymnasium, clubroom and bar (Decision Order P/1404/81, dated 30.06.81).

Reg. Ref. ZA.447. Permission granted by Dublin County Council for the retention of various additions and alterations to the above approved development (Decision Order P/1843/84, dated 15.06.84).

Reg. Ref. 85A/0333. Outline permission refused by Dublin County Council for petrol filling station, inside entrance, on grounds at Spawell Golf Centre.

Reg. Ref. 85A/1066. Permission granted by Dublin County Council for proposed alterations to roof to existing function room at Spawell, Tallaght Road (Decision Order P/3512/85, dated 03.10.85).

Reg. Ref. 85A/1438. Outline permission was granted by Dublin County Council following a material contravention for a filling station inside entrance to Spawell (Decision Order P/4077/86, dated 29.10.86).



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0750

Page No: 0002

Location: Spawell Sports and Leisure Centre, Dublin 6W.

Reg. Ref. 87A/0757. Permission refused by An Bord Pleanála for 30 houses on portion of lands at Spawell (Order PL 5/6/75022).

Reg. Ref. 87A/1609. Permission was granted for a small tennis reception building at Spawell.

Reg. Ref. 88A/1666. Permission was refused on appeal to An Bord Pleanála for proposed new cinema building and bedroom block to include a new car park and service roads and to reallocate existing tennis courts and alter driving range at Spawell Sports and Leisure Centre. (Order Reg. PL 5/5/80198, dated 20.09.90). Dublin County Council had previously made a decision to grant permission for this development following material contravention procedure.

Reg. Ref. 90A/2146. Dublin County Council granted approval for new petrol filling station to include adjustments to existing entrance to site at Spawell, Dublin 6W (Decision Order P/457/91, dated 30.01.91).

### REPORTS

The Roads Department report dated 04.06.91 states that it has no objection subject to the following:

- (i) Internal access road to be 7.5 metres wide.
- (ii) Construction of filling station not to be proceeded with (as granted approval under 90A/2146 on 11.03.91).
- (iii) Applicant to provide adequate parking and show how the proposal is related to the rest of the sports complex.

The Sanitary Services Department report dated 13.06.90 has been noted. The Sanitary Services Engineer has confirmed by phone (25.06.91) that permission could be granted subject to the applicant submitting a satisfactory proposal to connect to a public sewer at approval stage.

The Parks report dated 24.06.91 recommends refusal.

### PLANNING ASSESSMENT

The site is zoned 'F' in the 1983 County Development Plan with the objective "to preserve and provide for open space and recreational amenities". 'Hotel' is a land use which is "open for consideration" in this zone.

## COMHAIRLE CHONTAE ÁTHA CLIATH

### Record of Executive Business and Manager's Orders

The new bedroom block consisting of 48 rooms would, in my view, not be in accordance with the proper planning and development of this area. This area, as well as Tymon Park, forms a "green lung" between the south-west suburbs of the city and the new urban unit of Tallaght. The intensification of commercial use and the changing of its character to hotel use are not in accordance with the open space and recreational amenities zoning in my opinion. The preferred location for a hotel use in this general area is in the town centre of Tallaght rather than in this "green lung" location.

In the permission granted in 1980 for the golf driving range with accompanying squash courts, clubroom and bar (file no. TA.686 refers), condition No. 8 required the following:

"That the lands be used for the purpose of sporting and recreational use as set out in the application dated 11.04.80 and not be used for general industrial or commercial purposes save with the consent of the County Council. The applicants must enter into a written agreement with the County Council under Section 38 of the Local Government (Planning and Development) Act, 1963, with regard to these matters before the submission of detailed plans for approval".

On 8 December 1980, the applicants entered into an agreement under Section 38 that in consideration for the permission that they would not (without the prior written consent of the Council) use or permit to be used the lands for anything other than sporting and recreational purposes.

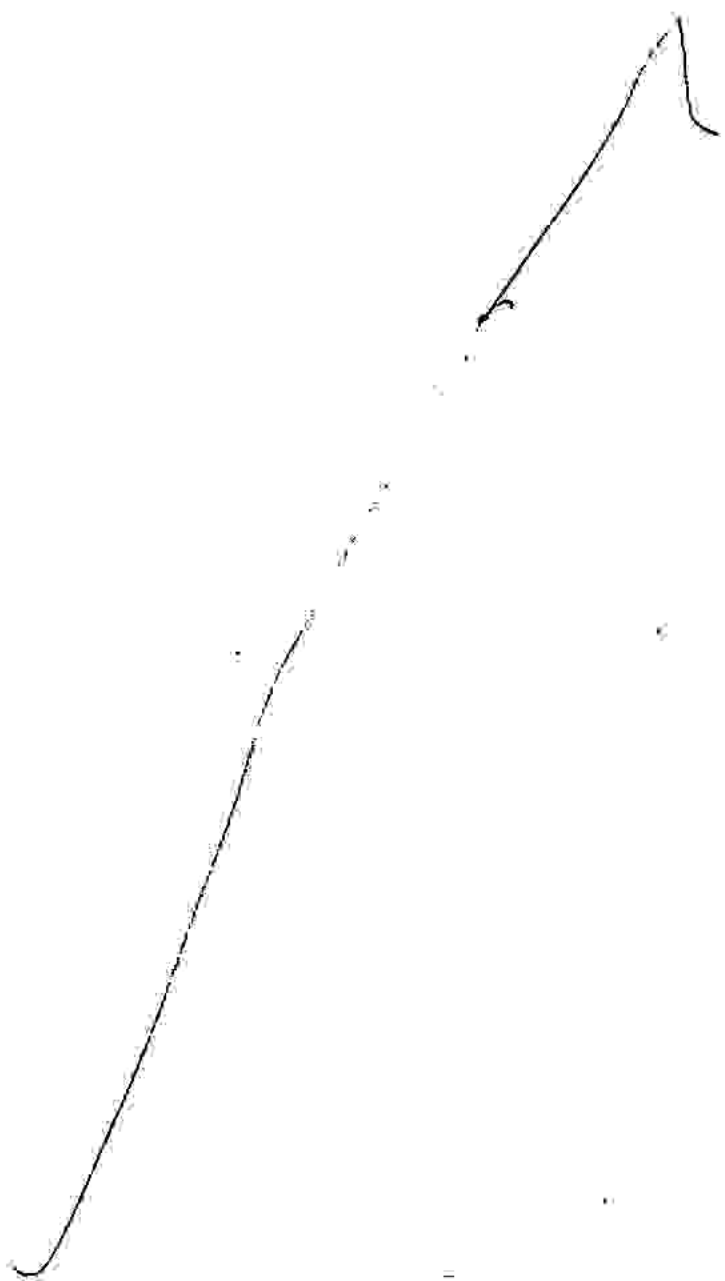
I recommend that a decision to REFUSE OUTLINE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (5) Reasons:-

1. The proposed development would seriously injure the amenities of property in the vicinity and would materially contravene the zoning objective for the area which is "to preserve and provide for open space and recreational amenities".
2. The proposed development would be contrary to the proper planning and development of the area as it does not provide for satisfactory drainage into a public sewer.
3. The proposed development would be contrary to the proper planning and development of the area as it is not clearly shown how it relates to the development of the sports complex and it does not provide for adequate car parking and internal access arrangements.
4. The proposed development would materially contravene the provisions of Condition No. 8 of the permission granted under Reg. Ref. TA.686.
5. The proposal would represent excessive development of commercial structures on a site which is zoned for open space and recreational amenities and taken together with existing development on the site would be detrimental to the open nature of lands zoned for those purposes.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed new bedroom block consisting of 48 rooms and 6 squash courts at Spawell Sports and Leisure Centre, Dublin 6W, for Kennedys.



(DE/AC)

Endorsed:-   
for Principal Officer

  
For Dublin Planning Officer

Order:- Pursuant to Section 26(1) to the Local Government (Planning and Development) Acts, 1963-1990 a decision to REFUSE OUTLINE PERMISSION for the above proposal is hereby made by the Council for the (4)5 reasons set out above and OUTLINE PERMISSION is REFUSED accordingly.

Dated: 8 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.



Bosca 174  
P. O. Box 174  
5 Rae Gardiner,  
5 Gardiner Row,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)727777  
Fax. (01)727530

Mr. D. Drumgoole,  
Senior Administrative Officer,  
Planning Department,  
Dublin County Council.

Our Ref.  
Your Ref.  
Date 24.06.1991

RE: Bedroom Block and Squash Courts, Spawell. Reg. Ref. 91A/0750

With reference to this application the Parks Department's comments are:

- 1) The lands subject of this application are zoned 'F' in the 1983 County Development Plan "to preserve and provide for open space and recreational amenities". It appears that this application is another in the series of proposals which have been made on the lands in the past for housing layout, hotel and cinema complex, which have been refused on appeal by An Bord Pleanála following oral hearings.
- 2) When planning permission was granted for the original complex at Spawell a Section 38 Agreement was entered into with the County Council agreeing to sterilization of the remaining lands from any further development. This application is thus in contravention of this agreement, and it is unclear why reference has been made by the applicants to enter into a Section 38 agreement when it already exists and has been registered on title and lodged with Dublin County Council.

It is recommended that this application is refused.

**PLANNING DEPT.**  
**DEVELOPMENT CONTROL SECT**  
 Date ..... 26.06.91 .....  
 Time ..... 4.40 .....  
 .....

SENIOR PARKS SUPERINTENDENT



25.6.91

I spoke to Barry  
Moxie who said  
that if we are considering  
grants for the island,  
it can be subject  
to a condition  
with regard to  
an ascertainable  
drainage program  
being made at  
approval stage =

MOS.

25/6/91

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 750

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H+P <u>20/6/91</u>	Noted by COS Loring		

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 914 750

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P  <u>28/5/91</u> <u>          </u>	Re list - June 1991  Applic says change of entrance Doesn't appear to be  seems different than prev applic.		



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/0750

Date : 23rd May 1991

Dear Sir/Madam,

Development : New bedroom block consisting of 48 rooms and 6 squash courts

LOCATION : Spawell Sports and Leisure Centre, Dublin 6W.

Applicant : Kennedys

App. Type : OUTLINE PERMISSION

Date Recd : 9th May 1991

With reference to above proposal I wish to inform you that under Section 10(2)(A)(b) of the Local Government(Planning and Development) Act, 1982 the planning authority is precluded from deciding this application until the correct fee has been received. The statutory two month period for dealing with the application will not begin to run until the correct fee is received.

The correct fee for the above mentioned application is 1958.25.  
Please quote the Register Reference No. stated above when submitting the fee.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'M. W.', written over a dotted line.

PRINCIPAL OFFICER

Patrick Power Design Associates,  
18 Adelaide Road,  
Dublin 2.



91A/0750

CERTIFICATE NO: 25317

New Bedroom Block # 6 Squash Courts  
Spawell Blessington Road Dublin 6. W

John Paul & Peter Kennedy

1	2	3	4	5	6	7
Dwellings/Area Length/Struct	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT
Dwellings	2252					
	2216					
	2217					
	2218					
	2219					
	2220					
	2221					
	2222					
	2223					
	2224					
	2225					
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	2300					

\* 1491.78

1958.25 NIL 1958.25

1958.25 6/6/91  
N41152

\* Dublin Permission - No detailed plans supplied.

*[Signature]*

D/T/T

22/5/91

*[Signature]*

S.O

21/5/91

Columns 2, 3, 4, 5, 6 & 7 Certified & Signed  
Columns 2, 3, 4, 5, 6 & 7 Enclosed & Signed

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: *91A/750*

CONT. REG.:

SERVICES INVOLVED: WATER/FUUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: = *16058 Ft<sup>2</sup>*

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO: *5/ /*  
*DATE*

ENTERED IN CONTRIBUTIONS REGISTER:

*J. Y.  
22/5/91.*

DEVELOPMENT CONTROL ASSISTANT GRADE

DUBLIN COUNTY COUNCIL

REG. REF:

91A/750.

LOCATION:

Spawell Sports and Leisure Centre.

APPLICANT:

Kennedys.

PROPOSAL:

48 Rooms and 6 squash courts.

DATE LODGED:

9.5.91.

It is not clear if the proposed bedroom block is related to sporting activities.

No Roads objection subject to:-

1. Internal access road to be 7.5 metres wide.
2. Construction of filling station not to be proceeded with (as granted approval under 90A/2146 11.3.91. )
3. Applicant to provide adequate parking and show how the proposal is related to the rest of the Sports Complex.

TR/BMcC  
4.6.91.

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 12.06.91 .....  
..... 12.25 .....

SIGNED: *John Ryan*  
DATE: 4/8/91

ENDORSED: *E. Madden*  
DATE: 4<sup>th</sup> June '91

May 9th

PK

Dublin County Council Comhairle Chontae Atha Cliath

Development Department



P.O. Box 174  
Bosca 174,  
2/3 Cearnog Parnell,  
2/3 Parnell Square,  
Baile Atha Cliath 1,  
Dublin 1.  
Telephone. (01)727777  
Fax. (01)727247

Mr. A. Smith,  
Principal Officer,  
Planning Department,  
Dublin County Council,  
Irish Life Centre,  
Lower Abbey Street.

13 JUN 91

14/6

Our Ref.  
Your Ref.  
Date 4th June, 1991

RE Planning Application for a Hotel at Spawell  
Register Reference 91A 750 - Lodged 9th May, 1991

I refer to the above Planning Application which is a proposal to provide a 60 bedroom hotel at the Spawell complex which is located within the Green Belt between Tallaght and Templeogue. The Spawell complex was not compulsorily acquired by the County Council as part of the Tymon North CPO as it was considered to be a recreational complex compatible with the Green Belt Open Space zoning.

It is considered in this Department that the proposed hotel is inappropriate and that the more appropriate location for a commercial development of this nature would be within the town of Tallaght proper and if possible within the Town Centre zoning of the town. Accordingly, this Department recommends that the application be refused.

T. Doherty  
PRINCIPAL OFFICER

TD/ML

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date 17.06.91  
Time 2.25



Mayone O'Shea

Dublin County Council Comhairle Chontae Atha Cliath

Parks Department



Bosca 174  
P. O. Box 174  
5 Rae Gardiner,  
5 Gardiner Row,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)727777  
Fax. (01)727530

Mr. D. Drumgoole,  
Senior Administrative Officer,  
Planning Department,  
Dublin County Council.

Our Ref.  
Your Ref.  
Date 24.06.1991

RE: Bedroom Block and Squash Courts, Spawell. Reg. Ref. 91A/0750.

With reference to this application the Parks Department's comments are:

- 1) The lands subject of this application are zoned 'F' in the 1983 County Development Plan "to preserve and provide for open space and recreational amenities". It appears that this application is another in the series of proposals which have been made on the lands in the past for housing layout, hotel and cinema complex, which have been refused on appeal by An Bord Pleanala following oral hearings.
- 2) When planning permission was granted for the original complex at Spawell a Section 38 Agreement was entered into with the County Council agreeing to sterilization of the remaining lands from any further development. This application is thus in contravention of this agreement, and it is unclear why reference has been made by the applicants to enter into a Section 38 agreement when it already exists and has been registered on title and lodged with Dublin County Council.

It is recommended that this application is refused.

**PLANNING DEPT.**  
**DEVELOPMENT CONTROL SECT**  
 Date ..... 26.06.91 .....  
 Time ..... 4.40 .....

SENIOR PARKS SUPERINTENDENT

SS only

Register Reference : 91A/0750

Date : 20th May 1991

Development : New bedroom block consisting of 48 rooms and 6 squash courts

LOCATION : Spawell Sports and Leisure Centre, Dublin 6W.

Applicant : Kennedys

App. Type : OUTLINE PERMISSION

Planning Officer : M.O'SHEE

Date Recd. : 9th May 1991

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

Yours faithfully,

*Paul John*  
DUBLIN CO. COUNCIL  
SANITARY SERVICES  
PRINCIPAL OFFICER  
19 JUN 1991  
Returned *[Signature]*

DUBLIN CO. COUNCIL  
23 MAY 1991  
SAN SERVICES

Date received in sanitary services .....

FOUL SEWER

*This proposal is for the extended use of an existing Septic tank. refer to the E.H.S.*

*Note ① the applicant refer to the possible discharge to a putative system to be used since proposed housing (within the) on part of the housing Range Area. It is Engineering Service view that such a connection would require pumping. Subject to the advice of the D.A.B. U.D. it is Engineering Service view that a definite proposal should be put forward independent of possible development of housing.*

SURFACE WATER

*② applicant is advised that in the event of effluent being discharged to ground quantities of effluent which exceed 5 M<sup>3</sup>/day require a license under the Water Pollution Act. Available to existing system.*

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

*[Signature]*  
12.6.91  
PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date... 21.06.91  
Time... 9:00

*J.R.*  
12/6/91

*7.12*

Register Reference : 91A/0750

Date : 20th May 1991

.....  
ENDORSED \_\_\_\_\_

DATE \_\_\_\_\_

WATER SUPPLY

As suitable for zone we 24 hour storage to be provided. Applicant to consult & agree with main layout with S.S. Dept before applying for full P.C.

Refer to C.F.O

*[Signature]*  
30/5/91

.....  
ENDORSED \_\_\_\_\_

*[Signature]*

DATE

13/6/91

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 21.06.91 .....  
Time ..... 9.00 .....

Our Ref: PL 6/5/86467  
P.A. Reg. Ref: 91A/750

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

Date: 30th October 1991.

Appeal re: Proposed new bedroom block and squash courts at Spawell Leisure Centre, Dublin.

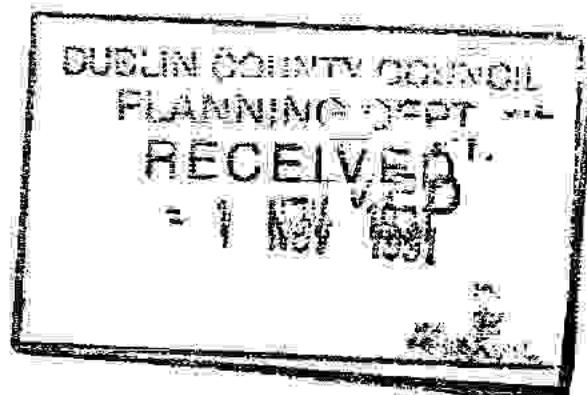
Dear Sir/Madam,

The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, has been withdrawn.

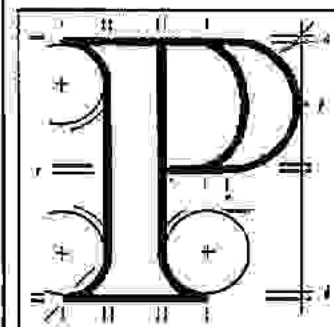
Yours faithfully,

*Suzanne Lacey*  
Suzanne Lacey

BP 302



217  
An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

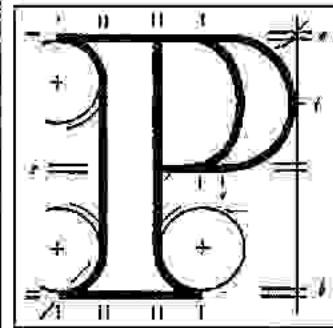


Our Ref: PL 6/5/86467  
P.A. Reg. Ref: 91A/750

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

*Handwritten initials and date:*  
R.L.  
24/9

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Date: 19th September 1991.

19 SEPT 01

Appeal re: Proposed new bedroom block and squash courts at Spawell Leisure Centre, Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within twenty-one days of the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,

*Suzanne Lacey*  
Suzanne Lacey

Encl.

BP 553

*Handwritten note:*  
OBS.

# Patrick Power

■ Design Associates ■

Chartered Designers ■ Architecture ■ Retail Design



An Bord Pleanála  
Block 2  
Irish Life Centre  
Lower Abbey Street  
Dublin 1

-- 12th August 1991

**RE: Proposed New Bedroom Block & Squash Courts At Spawell**  
**Sports & Leisure Centre, Dublin 6W.**

Your Ref: PL 6/5/86467

P.A. Ref: 91A/750

Dear Sirs,

Further to our letter to you dated 2nd August 1991, we have now referred to the Planning Authority Documents and noted that:

- A. The Planning Executives Report dated 8th July 1991, comprises of a summary of the history of Planning Applications on the site, together with an opinion suggesting that the proposal would change the character of the site to Commercial/Hotel use.

The correspondence on file from the Parks Department is also merely a history of Planning Applications previously lodged on the site with a comment, "That this application is another in a series of proposals which have been made on the lands in the past".

The report from the Sanitary Services Department refers incorrectly that the proposal is for extended use of an existing septic tank.

The file also contains a letter from the Development Department to the Principal Officer of the Planning Department, Mr. A. Smith, that the Application is to provide a 60 bedroom Hotel which is located on a green belt between Tallaght and Templeogue, and with a recommendation that a more appropriate location for the Hotel would be the town of Tallaght proper and if possible within the Town Centre.

■ 18 Adelaide Road,  
Dublin 2.  
Tel. (01) 782833-782139.  
Fax No. (01) 780211.

■ 104 Oslo Court,  
Prince Albert Road,  
London NW8.  
Tel: (071) 722 8988.

Patrick Power H.Dip. Des (Dist) F.C.S.D.  
Associates:  
Gary Lysaght Dip. Arch., B.Sc. Arch.  
Sheila Langton Dip. Arch. Tech.



Nowhere could it be found on the file available, that the Planning Authority had considered the Application on its own merits, or indeed is there anywhere on file to be found a reference to the 6 Squash Courts.

Quite extraordinarily, the proposal which is for a 48-bedroom block within an existing complex, is referred to as a 60-bedroom Hotel. It is not a 60 bedroom Hotel but a badly needed bedroom block.

The Sanitary Services Department comments that the proposal is for extended use of an existing septic tank, is incorrect, as the proposal lodged with the Planning Authority clearly states that part of the proposal includes connecting the drainage from the site into the public sewer on Wellington Lane, and discussions have taken place with the Sanitary Services Department on this matter.

From the information noted on the reports on file, it would appear that the Planning Authority have completely misread the application, which is not for a hotel but for the conversion of an existing floor area and a minor extension to incorporate 48 bedrooms and 6 Squash Courts, to augment the present facilities on the site.

It should be noted that over the years there has developed a need within the Spawell Complex for bedrooms to accommodate visiting Clinics for Golf and Tennis.

Our clients are providing a Sports recreational facility within their premises for which growth over the recent years, has demanded this facility.

In addition to coaching and training and clinics for tennis, there is a training programme for coaches who travel from overseas for this programme, our clients see this development as part of the Sports and Recreational facility.

Presently on site in the Sports and Leisure Complex, there are 2 Squash Courts, which are constantly booked out, and an additional 6 Squash Courts are required to meet demands.

The reasons for refusal given, by the Planning Authority, are referred to in our letter to you, on the 2nd August 1991, and again, we would state that it is our view that the proposal would not injure the amenities of the property in the vicinity, but would enhance the amenities of the property in the vicinity, and most certainly do preserve and provide for open space and recreational amenities, as the proposal is for a very insignificant additional floor to an



existing building to provide for bedrooms, and many additional jobs.

The Planning files also refer to inadequate Car Parking and drainage into a septic tank, and it is known by the Planning Authority from documents submitted, that there is adequate Car Parking, and the details of the layout would be provided at detail stage. It is also known by the Planning Authority and on record with them that discussions have taken place with the Sanitary Services Engineer regarding connecting the entire complex into the public sewer on Wellington Lane.

We submit that no common good whatsoever would be served by upholding the decision of Dublin County Council to Refuse Permission, and we urge An Bord to reverse that decision, and allow the said development.

We reserve the right to submit further additional information in connection with this Appeal.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Patrick J. Power". The signature is fluid and cursive, extending across the width of the page.

Patrick J. Power  
PATRICK POWER DESIGN ASSOCIATES



Our Ref: PL 6/5/86467  
P.A. Reg. Ref: 91A/750

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

Date: 19th September 1991.

Appeal re: Proposed new bedroom block and squash courts at Spawell Leisure Centre, Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within twenty-one days of the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

Please quote the above appeal reference number in any further correspondence.

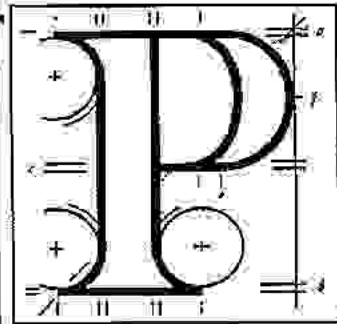
Yours faithfully,

  
Suzanne Lacey

Encl.

BP 553

*PK*  
An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

*24/9*  
20 SEPT 91

# Willington Community Council

c/o 5 Templeogue Wood  
Templeogue,  
Dublin 6W.

6<sup>th</sup> Sept. 1991

A Chara,

The committee of the Willington Community Council notes with interest that permission was refused by Dublin County Council for the Kennedy Brothers to build a hotel at their Spawell complex (Ref. '91 A/0750). We note, also with interest, that the Kennedys have now lodged a first party appeal against that decision (Ref. PL/6/5/86467).

We would like to ask an Bord Pleanála to keep us informed of events concerning this appeal. I enclose a cheque for £15 and hope to hear from you in the near future.

Is mise le meas,

Eleanor Brady  
(Secretary)

11/9/91
£15 enq
24301

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755  
Ext. 268/269

Planning Department,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.

Your Ref.: PL6/5/ ~~86467~~

~~19.08.91~~

Our Ref.: ~~91A 750~~

An Bord Pleanála,  
Blocks 6 and 7,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

Proposal: ~~proposed new bedroom block and  
squash courts at ripawell  
leisure centre, Dublin 6W~~

Applicant: ~~Kennedys~~

Dear Sir,

With reference to your letter dated ~~12.08.91~~ I enclose  
herewith:-

(1) & (2) A copy of the application which indicated the applicant's  
interest in the land or structure.

(3) A copy of the public notice given, i.e

~~IRISH PRESS 07.05.91~~

(4) The plan(s) received from the applicant on 09.05.91

(6) & (7) A certified copy of Manager's Order P/3029/91

DATED, 08.07.91 together with technical reports in  
connection with the application.

(8) Histories included: ZA 447 85A-1066 SSA-1438 90A 2146  
NA: 800 6/5/55226

Yours faithfully, 85A 333 6/5/69342

M. N. ... 87A 454 6/5/75022

for Principal Officer. 88A 1666 6/5/80198  
Encls.

Our Ref: PL 6/5/86467  
Your Ref: 91A/750

DEVELOPMENT  
15 AUG 1991  
CONTROL

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

13 AUG 91 12/4

Date: 12th August 1991.

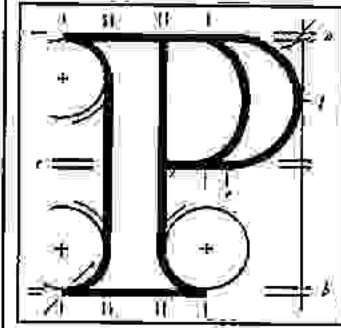
**Planning authority decision re:** Proposed new bedroom block and squash courts at Spawell Leisure Centre, Dublin 6W.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

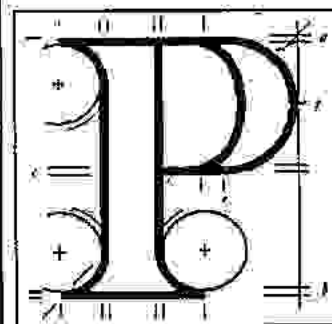
- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.

211  
An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,

*Suzanne Lacey*  
Suzanne Lacey

Encl.

BP 005



# Patrick Power

■ Design Associates ■

Chartered Designers ■ Architecture ■ Retail Design

"An Bord Pleanála"  
Block 2  
Irish Life Centre  
Lower Abbey Street  
Dublin 1

2nd August 1991

**RE: PROPOSED NEW BEDROOM BLOCK & SQUASH COURTS AT SPAWELL**  
**SPORTS & LEISURE CENTRE DUBLIN 6W**

Decision Order No. P3029/91 - Dated 8.7.91

Plan Reg. No. 91A - 0750

Dear Sirs,

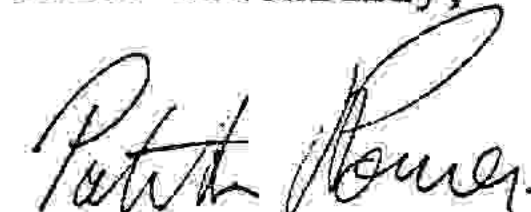
We refer to the above decision by Dublin County Council to refuse Outline Permission and on our clients behalf, Messrs. John, Paul and Peter Kennedy, appeal that decision.

Our Grounds for Appeal are that:

- A. The proposed development would not seriously injure the amenities of the property in the vicinity, and do preserve and provide for open space and recreational amenities.
- B. The proposed development does provide for satisfactory drainage into the public sewer on Wellington Lane, and as expressed in the application.
- C. The development would not be contrary to the proper planning and development of the area, as it does relate to the development of the sports complex, and the expansion of the complex, and does provide for adequate Car-Parking and internal access arrangements.

We enclose herewith a fee for £36 in accordance with regulations, and undertake to submit further grounds of appeal having examined the internal reports of the Planning Authority.

Yours faithfully,



Patrick J. Power  
PATRICK POWER DESIGN ASSOCIATES

AN BORD PLEANALA
4/8/91
£36 che
B

■ 18 Adelaide Road,  
Dublin 2,  
Tel. (01) 782833-782139.  
Fax No. (01) 780211.

■ 104 Oslo Court,  
Prince Albert Road,  
London NW8.  
Tel: (071) 722 8988.

Patrick Power H.Dip. Des (Dist) F.C.S.D.  
Associates:  
Gary Lysaght Dip. Arch., B.Sc. Arch.  
Sheila Langton Dip. Arch. Tech.

# Patrick Power

■ Design Associates ■

Chartered Designers ■ Architecture ■ Retail Design

An Bord Pleanála  
Block 2  
Irish Life Centre  
Lower Abbey Street  
Dublin 1

6th August 1991

**RE: Proposed New Bedroom Block & Squash Courts at  
Spawell, Sports & Leisure Centre, Dublin 6W**

Decision Order No: P302991  
Dated: 8th July 1991  
Plan Reg No: 91A 0750

Dear Sirs,

I refer to the above Appeal forwarded to you on the 2nd August 1991, and enclose herewith cheque in the sum of £64, being the amount due, owing to an underpayment of the Appeal fee in our letter to you of the 2nd August 1991.

I should be obliged if you would acknowledge receipt of this amount.

Yours faithfully,



**Patrick J. Power**  
**PATRICK POWER DESIGN ASSOCIATES**

8/8/91

£64 chq

324337

Patrick Power H.Dip. Des (Dist) F.C.S.D.  
Associates:  
Gary Lysaght Dip. Arch., B.Sc. Arch.  
Sheila Langton Dip. Arch. Tech.

■ 18 Adelaide Road,  
Dublin 2.  
Tel. (01) 782833-782139.  
Fax No. (01) 780211.

■ 104 Oslo Court,  
Prince Albert Road,  
London NW8.  
Tel: (071) 722 8988.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

## NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION: ~~PERMISSION~~ ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-<sup>1990</sup>~~1993~~

To Patrick Power Design Associates, Register Reference No. 91A-0750  
18, Adelaide Road, Planning Control No. \_\_\_\_\_  
Dublin 2. Application Received 09.05.1991  
Additional Information Received \_\_\_\_\_  
Applicant Kennedys

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, P/ 3029/91 dated 08.07.1991 decided to refuse:

OUTLINE PERMISSION ~~PERMISSION~~ ~~APPROVAL~~

For new bedroom block consisting of 48 rooms and 6 squash courts at  
Spawell Sports and Leisure Centre, Dublin 6W.  
for the following reasons:

1. The proposed development would seriously injure the amenities of property in the vicinity and would materially contravene the zoning objective for the area which is "to preserve and provide for open space and recreational amenities".
2. The proposed development would be contrary to the proper planning and development of the area as it does not provide for satisfactory drainage into a public sewer.
3. The proposed development would be contrary to the proper planning and development of the area as it is not clearly shown how it relates to the development of the sports complex and it does not provide for adequate car parking and internal access arrangements.
4. The proposed development would materially contravene the provisions of Condition No. 8 of the permission granted under Reg. Ref. TA.686.
5. The proposal would represent excessive development of commercial structures on a site which is zoned for open space and recreational amenities and taken together with existing development on the site would be detrimental to the open nature of lands zoned for those purposes.

Signed on behalf of the Dublin County Council .....  
for PRINCIPAL OFFICER .....  
Date 8th July, 1991.

### IMPORTANT:

NOTE: (1) 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. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 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 in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

OMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

Issue of this receipt is not an acknowledgment that the fee tendered is the prescribed application fee.

PAID BY DUBLIN COUNTY COUNCIL 16/49 UPPER O'CONNELL STREET DUBLIN 1.

CHEQUE  
M.O.  
B.L.

N 41152  
Balance

£1958.75

June 1991  
day of

Received this

from J. P. Kennedy

Spawell  
St. 6W

the sum of one thousand nine hundred fifty eight Pounds  
Pence, being

twenty five  
planning application

91A/750

S. CAREY Class 4  
Principal Officer

Modder Dean  
Cashier



# Patrick Power

■ Design Associates ■

Chartered Designers ■ Architecture ■ Retail Design

Dublin County Council  
Planning Department  
Block 2  
Irish Life Centre  
Lower Abbey Street  
Dublin 1

4th June 1991

**RE: New Bedroom Block & Squash Courts at Spawell Sports & Leisure Centre, Dublin 6W.**

Your Reg. Ref No. 91A/0750

Dear Sirs,

We refer to the above and your letter to us dated the 23rd May 1991, in which you are seeking a fee in the sum of £1,958.25.

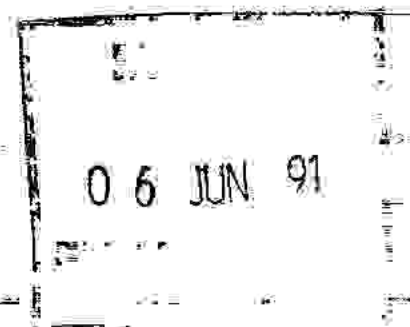
We have taken our client's instructions on this matter, and now enclose herewith Without Prejudice, cheque in the sum sought as the Planning Fee.

Our client's are of the opinion that a fee is not due for this application, as substantial fees have already been paid to the County Council to process a similar application 2 years ago. However, so that the application process will not be delayed, the cheque is enclosed Without Prejudice,

Yours faithfully,



**Patrick J. Power,**  
**PATRICK POWER DESIGN ASSOCIATES.**



■ 18 Adelaide Road,  
Dublin 2.  
Tel. (01) 782833-782139.  
Fax No. (01) 780211.

■ 104 Oslo Court,  
Prince Albert Road,  
London NW8.  
Tel: (071) 722 8988.

Patrick Power H.Dip. Des (Dist) F.C.S.D.  
Associates:  
Gary Lysaght Dip. Arch., B.Sc. Arch.  
Sheila Langton Dip. Arch. Tech.



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/0750

Date : 10th May 1991

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

Dear Sir/Madam,

DEVELOPMENT : New bedroom block consisting of 48 rooms and 6 squash courts

LOCATION : Spawell Sports and Leisure Centre, Dublin 6W.

APPLICANT : Kennedys

APP. TYPE : OUTLINE PERMISSION

With reference to above, I acknowledge receipt of your application received on 9th May 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Patrick Power Design Associates,  
18 Adelaide Road,  
Dublin 2.



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 SPANWELL BLESSINGTON ROAD  
 (If none, give description sufficient to identify) DUBLIN 6W.

3. Name of applicant (Principal not Agent) MESSRS JOHN PAUL AND PETER KENNEDY  
 Address SPANWELL DUBLIN 6W Tel. No. 901826

4. Name and address of person or firm responsible for preparation of drawings PATRICK FOWLER DESIGN ASSOCIATES  
18 ADELAIDE ROAD DUBLIN 2 Tel. No. 782139

5. Name and address to which notifications should be sent AS NO 4

6. Brief description of proposed development NEW BEDROOM BLOCK AND 6 NO SQUASH COURTS

7. Method of drainage NEW CONNECTION TO BE MADE TO PUBLIC SEWER 8. Source of Water Supply EXHAUSTED MAIN

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. EX RESTAURANT, BARS, AND SPORTS FACILITIES TO BE RETAINED

(b) Proposed use of each floor NEW BLDG. TO HAVE 48 NO BEDROOMS AND 6 SQUASH COURTS

Shirley  
 Pres  
 3/5/91

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO

11. (a) Area of Site 34.316 ACRES 1308.74 Sq. m.  
 (b) Floor area of proposed development 1491.78 Sq. m.  
 (c) Floor area of buildings proposed to be retained within site 3998.00 Sq. m.

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

CO DUBLIN Outline planning permission is being sought from Dublin County Council to build a new bedroom block consisting of 48 rooms and 6 squash courts at Spawell Sports and Leisure Centre, Dublin 6W For Kennedys.

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:  
DRAFT BUILDING REGULATIONS HAVE NOT YET BEEN TAKEN INTO ACCOUNT

15. List of documents enclosed with application. SEE ATTACHED LETTER

**BYE LAW APPLICATION**

16. Gross floor space of proposed development (See back) NIL 1308.74 Sq. m.

No of dwellings proposed (if any) NIL Class(es) of Development RESIDENTIAL

Fee Payable £ NIL Basis of Calculation SEE LETTER

If a reduced fee is tendered details of previous relevant payment should be given REF 88A/1666

Signature of Applicant (or his Agent) Patrick J. Fowler Date 8.5.1991

Application Type OUTLINE FOR OFFICE USE ONLY 9/1  
 Register Reference 91A/0750

Amount Received £ 3,12.0  
 Receipt No .....  
 Date 22/5/91

**RECEIVED**  
 09 MAY 1991  
 BFG SEC.

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

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Act 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, Lt. 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 16.

PLANNING APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m <sup>2</sup> (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)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/Commercial Purposes	£3.50 per m <sup>2</sup> (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
		Min. Fee £30.00
		Max. Fee £20,000

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.



# Patrick Power

■ Design Associates ■

Chartered Designers ■ Architecture ■ Retail Design

Dublin County Council  
Planning Department  
Irish Life Centre  
Lower Abbey Street  
Dublin 1

8. May 1991.

RE: Proposed New Bedroom Block and Squash Courts at Spawell  
-----  
Dublin 6W.  
-----

Dear Sirs,

On behalf of our clients Messrs. John, Paul and Peter Kennedy we apply herewith for Outline Planning Permission for the above development.

In support of this application we enclose the following documents and drawings.

DRAWING NO.

TITLE.

90.24.02

- Site Survey 4 copies.

91.08.01

- Site Layout / Location Map 4 copies.

91.08.02

- Outline Elevations 4 copies.

- Newspaper Advertisement dated 7.5.1991.

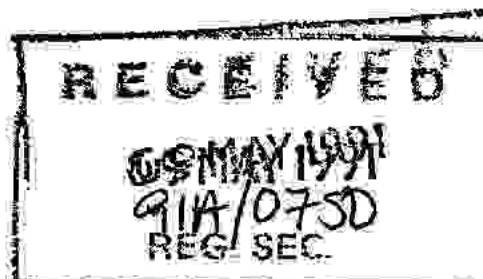
- Description of Proposed Development.

- Completed Application Form.

With regard to the proposal our clients have instructed us to advise you that it is a general proposal offering more recreational facilities to meet the demands of patrons and to include a Bedroom Block which will provide much needed accomodation in the complex.

Our clients have also instructed us to advise you that it is their view that should this application be successful it will do away with the need to construct a Filling Station for which approval was granted on 11.3.91 REF. NO. 90A / 2146 and in this regard our instructions are to advise you that if Outline Permisson is granted prior to the latest date for commencement of the Filling Station that it will not proceed.

Patrick Power H.Dip. Des (Dist) F.C.S.D.  
Associates:  
Gary Lysaght Dip. Arch., B.Sc. Arch.  
Sheila Langton Dip. Arch. Tech.



■ 18 Adelaide Road,  
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Tel. (01) 782833-782139.  
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■ 104 Oslo Court,  
Prince Albert Road,  
London NW8.  
Tel: (071) 722 8988.

We are further instructed by our clients to advise you that the proposal for the 48 Bedroom Block is their only proposal for non-recreational use and that it is their intention to enter into a Section 38 Agreement with you not to seek Planning Permission in the future other than for recreational use or buildings provided Planning Permission is granted for this application.

Finally it is our clients' view that a further Planning Fee is not payable for this application as the proposal is similar to an earlier submission REF: 88A / 1666 for which a fee of £10420.31 was paid.

We trust that you will treat this application favourably and we look forward to an early reply .

Yours faithfully

A handwritten signature in cursive script that reads "Patrick Power". The signature is written in dark ink and is positioned above a horizontal line.

PATRICK J. POWER.



**BRIEF DESCRIPTION**

**OF**

**PROPOSED DEVELOPMENT**

**AT**

**SPAWELL**

**DUBLIN 6W.**

**7.5.91.**

The Proposal provides for the development of a Bedroom Block consisting of 48 no. bedrooms with 6 no. Squash Courts at Ground Floor Level to one end.

To accomodate the block as a low rise building it is proposed to demolish the first floor area over the present sports reception area and to link the block to the existing restaurant and lounge bar complex.

All existing sports facilities on site would be retained and the extensively landscaped.

The entrance to the site from Wellington is proposed to be removed and new gates erected.

The drainage presently discharging into a septic tank on the site is proposed to be connected along with the new development into the public sewer on Wellington Lane and discussions have taken place with Dublin County Council Roads Engineer on this matter.

