

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF:

91A 1424

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>SOUTH DUBLIN PLANNING SUB-COMTEE- 14-4-92</p>	<p>Clubs Harrison Laine Quinn McGrath } fee                   } permission                   } be granted</p> <p>Scale now reduced to 41 Bedrooms Good devt</p> <p>previous application granted permission in locality (Roadstone Social Club ?) - All applicants should be treated alike outbuildings are higher than this (to be demolished)</p> <p>also fell its in the 'B' zone for Ballinacorney.</p> <p>Wants applicant allowed fullest time for application to be considered.</p> <p>P.O advised that <sup>as</sup> applicant has not yet satisfied Dept of Refence / Pds Eng as E.H.O best to withdraw</p>		

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 1424

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P 25/2/92 == ==	Noted by [W] Syndell to Council		

18 February 1992

Brian Lenihan Esq., T.D.,  
Dail Eireann,  
Baile Atha Cliath, 2.

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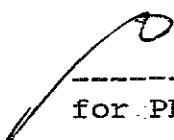
Dear Deputy Lenihan,

I wish to refer to your recent letter together with correspondence which you have received from Mr. John Deaton concerning an application for planning permission submitted on behalf of Gledswood Limited for a proposed hotel extension comprising of 56 bedrooms, associated diningroom, lounge and function room at Kingswood Country House, Kingswood, County Dublin.

This application, Reg. Ref. 91A/1424, was received in this Department on the 30th August, 1991. The period for considering this application has been further extended up to and including the 30th April, 1992. No decision has been made to date.

I shall inform you of the decision in this case in due course.


Yours faithfully,

  
\_\_\_\_\_

for PRINCIPAL OFFICER

MW/MC



DAIL ÉIREANN   
BAILE ÁTHA CLIATH, 2.  
(Dublin, 2).

17 January, 1992.

The Secretary,  
Dublin County Council,  
Planning Dept.,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.

RE: Proposed Hotel Extension at Kingswood Country  
House, Naas Rd, Rathcoole, for Gledswood Ltd.

Dear Sir,

I received the enclosed correspondence from Mr John Deaton,  
Deaton Lysaght Architects, 183 Lower Rathmines Rd. Dublin 6,  
concerning the above development.

I would be glad if you advised me of the present position on this  
matter.

Best wishes,

Yours sincerely,

20 JAN 92

-----  
BRIAN LENIHAN, T.D.

# DEATON LYSAGHT Architects

183 LOWER RATHMINES ROAD, DUBLIN 6, IRELAND.  
Telephone: 973979, 961940 Fax: 961940



Department of Defence,  
c/o Mr. Greg Craig  
Office of Mr. Brian Lenihan T.D.  
Dail Eireann,  
Dublin 2.

3rd December 1991

RE: PROPOSED HOTEL EXTENSION AT KINGSWOOD COUNTRY HOUSE,  
NAAS ROAD, RATHCOOLE, FOR GLEDWOOD LIMITED.  
DUBLIN COUNTY COUNCIL PLANNING DEPARTMENT  
REFERENCE NO. 91A/1424.

Dear Sir,

We act for Gledswood Limited, the applicants for the above mentioned development.

We understand that the Department has lodged an objection to the proposed development on the basis that its proximity to Baldonnel Airport would be unacceptable. We have not had sight of this objection but understand that it is in accordance with the Department's wishes to have no building within an area designated Zone A. My clients feel that this is a very unfair restriction to place upon them and would ask that the Department consider the following points:

1. Under the Current Development Plan the site falls within Zone B of the Department of Defence guide-lines which permit building up to 35 feet above datum. In the New Draft Development Plan (which was published after the planning application was made) the map showing the location of Zones A and B has changed and the site would now appear to fall within Zone A. It should be noted that the Draft Development Plan has yet to be adopted. As you will appreciate my clients submitted their plans for the Hotel Extension in full accordance with the Department of Defence guide-lines as published in the Development Plan, current at that time, and on this basis there should be no objection from the Department of Defence. We feel that it is unfair to follow the guide-lines in the New Draft Development Plan, which has only just been published, and upon which the public have not yet had the opportunity to comment and which after public comment will be voted upon by the elected Council and reviewed by the Planning Authority.
2. The New Zone B boundary line is now located along the southern boundary of my clients' site, the northern boundary of the site is formed by the Naas Road. It does not seem logical or fair to have a total exclusion on building in this site when immediately adjoining it building can take place up to 35 feet in height and whilst on the northern

boundary vehicular traffic, road lighting, bridges etc. would penetrate 20 feet or more above datum. At the very most this site should be designated a Transitional Zone between the upper 35 foot limit and heights applicable to the Naas Road.


3. My clients understand that Baldonnell Airport may, in the near future, become a Civilian Airport. When Civilian Aviation standards are applied to the Airport it is clear that my clients' site and proposed development therein would not infringe on Public Safety Zones as the public safety zone based at the busiest criteria does not reach our client's lands.
4. The proposed extension is to an existing building which has high chimneys and a large television mast thereon. The proposed extension is not significantly higher than the existing buildings whose height is approximately 28 feet above datum and the proposed extension being 35 feet above datum. The extension is significantly below the height of existing trees surrounding the site which are approximately 60 feet height. It is difficult to see therefore how the proposed extension could represent any significant intrusion into air space and be any impediment or danger to air traffic.
5. Notwithstanding the above comments and in consideration of the Departments concerns expressed in relation to this development, our clients would be prepared to modify the plans submitted to remove the plant room from the roof of the proposed development, thus, reducing the building height to 29 1/2 feet above datum. This we feel would represent a logical transition between a 35 foot building height and likely height applicable to the Naas Road and would, we feel, answer the Departments concerns.
6. We would also wish to stress that this is not a new build situation. Rather it is an extension to an existing established business. The project is tourist related in accordance with the Government's express desire to promote tourism as one of the major industries for the 21st century. The proposed development is also strategically located to serve the needs of Baldonnell Airport when it is civilianised. The proposed development will give employment to approximately 100 people and in this regard we wish to note that it is in proximity to two very large unemployment black spots i.e. Clondalkin and Tallaght. Should the development not proceed it would be of serious consequence both to our clients financially and to the community at large.

In consideration of the foregoing points and our clients proposal to modify the plans to meet the Departments objections, we would

ask that on this basis the objection to the Local Authority be rescinded.

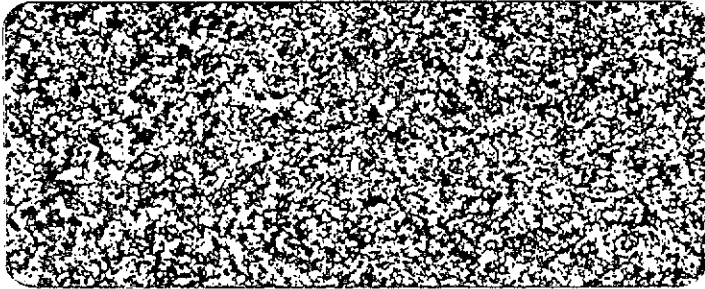
We would be very anxious to discuss this matter further with your Department should you feel this is necessary.

Yours faithfully,



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JOHN DEATON



Oireachtas





Dublin Airport, Ireland  
Telephone (01) 379900  
International 353 1 379900  
Telex 31256 Fax (01) 421605

26th November, 1991

Secretary,  
Department of Defence,  
Park House,  
DUBLIN 7.

*R  
B/12*

Attn: Ms. Margaret Barrett

Re: Application Ref. 91A/1424 for Gledswood Ltd.

Our telephone conversation and your fax, of today refers. It is recommended that Mr. Lysaght be advised along the following lines;

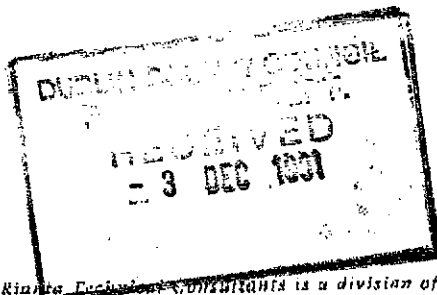
"The map on page 313a of the Dublin County Development Plan 1993 is not an accurate representation of this Department's protected areas in all respects and hence the confusion in this case. Enlarged versions of this map are used by this Department in assessing planning applications in the environs of Baldonnell. Inter alia, the boundary between sub-areas A and B in the vicinity of this development as shown in the Development Plan and on the Departments Protected Areas map are at variance. The site of application Nr. 91A/1424 is positively inside sub-area A of the Department of Defence protected areas and as such its development is objectionable."

I hope that this is of assistance.

Yours sincerely,

ALAN LEVEY,  
MANAGER - AVIATION STANDARDS

*N. Pendergast. S.C.C.*



**AerRianta**

Aer Rianta Technical Consultants is a division of Aer Rianta plc which manages the three international airports of Dublin, Shannon and Cork

*I discussed this case  
with Mr. Levey to-day.  
He promised an early  
response.*

26 November, 1991.

Mr Alan Levey  
Division Head  
Aerodrome Standards  
Aer Rianta  
Dublin Airport

*Ans 26/11.*

Dear Mr Levey,

I refer to your letter dated 8 October, 1991 concerning planning application No. \*91A/1424 - Gledswood Ltd, Kingswood Country House, Kingswood. I enclose a copy of a letter which this Department wrote to Dublin County Council Planning Department on 24 October, 1991.

*Ph.  
973979*

Mr Lysaght of Deaton Lysaght Architects ltd has been in touch with this Department and has stated that the plans for this development were made on the basis of the map attached to the 1983 Draft Development Plan which shows the site of the hotel to be situated in Zone B.

I am to request the favour of your observations on this contention as a matter of urgency. In this regard I also enclose a copy of your letter dated 29 January, 1988 and a copy of a letter from this Department to Dublin County Council dated 11 February, 1988.

Yours sincerely,

*mb*  
MARGARET BARRETT  
ASSISTANT PRINCIPAL

*Mr. Del. Lysaght phoned me again  
to-day re. this case.*

MGT14

*Ans 27/11.*

3/50719

21 October, 1991.

**Re: Planning Applications which might affect the Use of  
Casement Aerodrome, Baldonnel, Co. Dublin**

I am directed by the Minister for Defence to refer to applications:

91A/1410: A. McHale, Athgoe North, Newcastle: Retain Vehicle Park  
and Shed


No objection is seen to this proposal provided it does not  
exceed 11m in height above ground level.

91A/1424 Gledswood Ltd., Kingswood Country House, Kingswood,  
56 Bedroom Extension etc.

The site of this proposed development lies within subarea  
A of the protected areas around Casement and also within the  
approach area to Runway 29. The development constitutes a  
considerable enlargement of the existing facility.

Objection is seen to this development on the grounds that it  
lies within Zone A and would interfere with the operation and  
development of air traffic at Casement.

Yours sincerely,

  
M. LYNCH  
EXECUTIVE OFFICER  
TELEPHONE EXTENSION 2478

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

TELEPHONE: Dublin (01) 771881

TELEX: 31444 DFFMEI

FAX NO: 383953

TAGHAIRT:  
Reference



AN ROINN COŠANTA  
(Department of Defence)

TEACH NA PÁIRCE  
(Park House)

BAILLE ÁTHA CLIATH. 7  
(Dublin. 7)

R2D/1051

29 November, 1991.

Dear Mr Murray

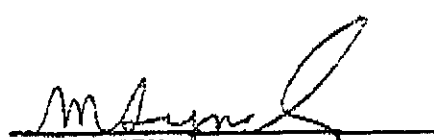
Re: Planning Application 91A/1424  
Kingswood Country House

I am to refer to our telephone conversation of todays date regarding the above.

I enclose for your information copies of this Departments letter dated 21 October 1991 to Dublin County Council, letter dated 26 November 1991 to Aer Rianta and Aer Rianta's letter dated 26 November 1991.

As Mr Lysaght is pressing for an immediate reply your urgent observations in the matter would be appreciated.

Yours sincerely,

  
M. LYNCH  
PROPERTY MANAGEMENT

Mr William Murray  
Deputy Planning Officer  
Dublin County Council

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 1424

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H + P <u>31/10/91</u></p>	<p>Noted by Cllr M. Grath</p> <p>Concerned Private treatment plant will be OK.</p> <p>If permission given will set precedent regarding other developments in area with no piped sewerage.</p>		

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF:

91A/1424

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
Belgard 24/9/91	eelist for C McRath		

PLANNING APPLICATION FEES

Reg. Ref. 91A/1424 Cert. No. 26514  
 PROPOSAL Hotel Extension  
 LOCATION Kingswood Country House, Kingswood  
 APPLICANT Gledswood Ltd

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32				
2	Domestic,	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres <u>2682.14m</u>	@£1.75 per m2 or £40	<u>4695.25</u>	<u>4695.25</u>		
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: [Signature] Grade D/T Date 5/9/91  
 Column 1 Endorsed: Signed: [Signature] Grade ..... Date .....  
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade S-0 Date 5/9/91  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: ..... Grade ..... Date .....

Richard

PAUL

The attached is on a  
Time Extension to the 30th April.

Is the submission to the  
30th March (or file) or help?

Sam

Urgent comment required from:

1/ Dept. of Defence

2/ Roads Dept.

3/ S.S.

4/ E.H.O.



LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1988 TO 1992

ASSESSMENT OF FINANCIAL CONTRIBUTION

EG. REF.: *91A/1424*

INT. REF.:

SERVICES INVOLVED: WATER/POUL SEWER/SURFACE WATER:

REA. OF SITE:

TOTAL AREA OF PRESENT PROPOSAL: *28872 FT<sup>2</sup>*

MEASURED BY:

CHECKED BY:

*J.Y.  
6/9/91.*

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDERED NO: P/ /  
DATE:

ENTERED IN CONTRIBUTION'S REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

# DEATON LYSAGHT Architects

183 LOWER RATHMINES ROAD, DUBLIN 6, IRELAND.  
Telephone: 973979, 961940 Fax: 961940



*Let for Dublin South  
Rannay please Harbison  
Theist*

Planning Permission for a 56 bedroom hotel extension was applied for on the 30th August 1991.

On information received from the County Council there are 3 objections to this scheme:

1. Objection from Department of Defence regarding height of development viz a viz the Baldonnel Aerodrome and purported interference with the safety of aircraft. The site was indicated as being in Zone B (building allowed below 35 feet) in the Current Development Plan but is shown as being in Zone A of the Proposed Draft Development Plan. Zone A does not permit any building. The proposed development would be shielded by and no higher than Kingswood House and adjoining buildings, village etc.
2. Objection from Roads Department regarding car-parking provision being insufficient and possible traffic hazard at the Kingswood junction. Discussions with Roads Department indicated that the problem of traffic hazard can be resolved by alterations to the Traffic Island on the Dual Carriageway or by the installation of traffic lights, or by the prohibiting of exit from Kingswood onto the Naas Road.
3. Concern expressed by Sanitary Services regarding sewage treatment. In this regard the Applicant is awaiting a Effluent Discharge Licence on foot of application to Dublin County Council. It is also noted that a major branch sewer from the Brown's Barn Development is planned for the area.

After negotiations and discussions with the Department of Defence, Aer Rianta, and Roads Department a revised scheme was submitted on the 27th March 1992, and included the following modifications:

1. Reduction in floor area of development, provision of additional car-parking to comply with Dublin County Council Development Plan Standards.
2. Rearrangement of site entrances in accordance with requirements of the Roads Department.



P/1816/92

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/1424

Date Received : 30th August 1991

Correspondence : Deaton Lysaght Architects,  
Name and : 183 Lower Rathmines Road,  
Address : Dublin 6

Development : Hotel extension comprising 56 bedrooms, associated  
diningroom, lounge and functions room

Location : Kingswood Country House, Kingswood, Co. Dublin

Applicant : Gledswood Ltd.

App. Type : Permission

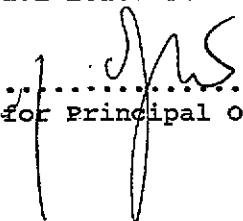
Zoning :

Floor Area : Sq.metres

In accordance with Section 26(4a) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(f) of the Local Government (Planning and Development) Act, 1976, the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of subsection (4a) of Section 26, up to and including the 30.08.92.

I recommend that the period be extended accordingly.

Reason: To facilitate full consideration of the application.

Endorsed:-  .....  
for Principal Officer

# COMHAIRLE CHONTAE ÁTHA CLIATH


## Record of Executive Business and Manager's Orders

Order: A decision pursuant to Section 26(4A) of the Local Government (Planning and Development) Act, 1963 to extend the period for considering the application as recommended is hereby made.

Dated : 28<sup>th</sup> April 1982 .....   
ASSISTANT COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 10<sup>th</sup> February 1982

NOTE: I have checked that the necessary entry has been made recording details of the period as extended and that the statutory expiry date on the Detail Screen has been updated.

  
.....  
Senior Staff Officer.

**COMHAIRLE CHONTAE ÁTHA CLIATH****Record of Executive Business and Manager's Orders**

Proposed hotel extension comprising 56 bedrooms, associated diningroom, lounge and functions room at Kingswood Country House, Kingswood, Co. Dublin for Gledswood Ltd.

Deaton Lysaght Architects,  
183 Lr. Rathmines Road,  
Dublin 6.

Reg. Ref.	91A/1424
App. Recd:	30.08.91
Floor Area:	2682.14 sq.m.
Site Area:	1.71 acres apx.
Zoning:	'B'

Report of the Dublin Planning Officer, dated 23 October 1991

This is an application for PERMISSION for a hotel extension comprising 56 bedrooms, diningroom, lounge and functions room with a private treatment works at Kingswood County House, Kingswood.

This corner site of 1.71 acres (0.69 ha. approx.) is situated between the Naas Dual-carriageway (N7) and the Old Naas Road (now a cul-de-sac) at a position opposite the junction of the N7 with the road to Baldonnel.

#### Development Plan

The site is in area zoned "to protect and provide for the development of agriculture" on the Development Plan. Hotel is "open for consideration" within this zoning objective.

#### Planning History

By Order No. P/1519/90, dated 10.04.90 (Reg. Ref. 89A/1796) the County Council made a decision to grant permission for a change of use from private dwelling house to guest house and restaurant with septic tank at Kingswood House. "Kingswood House" is a two-storey building with slated roof and pebble-dash finish. It is in use as approved. The existing floor area is 470 sq.m. approx.

#### Site Description and Detailed Proposals

The site has a number of outbuildings which are to be demolished and an attractive walled garden containing a number of fine deciduous trees. The rectangular area to the east of the guest-house in particular contains a significant number of trees, as indicated (though not surveyed) on block plan. This area is proposed for car parking.

Over .....

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed hotel extension comprising 56 bedrooms, associated diningroom, lounge and functions room at Kingswood Country House, Kingswood, Co. Dublin for Gledswood Ltd.

Access is proposed only 75m. approx. from the junction with the N7 and egress (out only) onto the Old Naas Road.

"Kingswood House" is to be retained and it is proposed to construct a three-storey bedroom wing with 51 additional bedrooms.

The proposed foyer entrance, public lounge, functions room and diningroom will be at ground floor level.

The external finishes are mansard roof with asbestos cement slates, with cement rendered and painted external walls.

A total of 123 car parking spaces are proposed. The car parking requirement (to Development Plan Standards) for the overall development (i.e. including existing building) is 195 spaces as follows:-

	Floor Area (Public Space)	Parking Requirement
56 Bedrooms	-	56 spaces
Diningroom & Restaurant c. 130m <sup>2</sup> c. 85m <sup>2</sup>	215 sq.m.	43 spaces
Lounge & Function Rooms c. 160 (ground)                      c. 175m <sup>2</sup> + c. 50 (1st fl.)	385 sq.m.	96 spaces

The (two storey) structure on adjoining site and which abuts the eastern site boundary is an old farm building which is used in part as dog kennels and for breeding dogs.

### Reports

Roads Engineer (15.10.91) recommends refusal because: (1) site is affected by a road reservation, (2) proposal is premature pending finalisation of road layout for the area, (3) generation of turning movements on the N7 at an uncontrolled "crossroads junction" on an existing bend on a high speed section of the road would endanger public safety by reason of traffic hazard, (4) inadequate car parking spaces proposed which would be further reduced when the road line is taken into consideration.

Sanitary Services Engineer <sup>(drainage)</sup> recommends refusal of foul and surface water drainage proposals. The proposal to pump the treated effluent to the stream is unacceptable because the stream does not have ability to absorb the effluent at low flows and with its back ground. Water Supply Engineer recommends that approval should not issue as there may not be sufficient water available to service the development from existing mains.

Over .....

## COMHAIRLE CHONTAE ÁTHA CLIATH

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

Proposed hotel extension comprising 56 bedrooms, associated diningroom, lounge and functions room at Kingswood Country House, Kingswood, Co. Dublin for Gledswood Ltd.

Supervising Environmental Health Officer reports (14.10.91) that proposal is not acceptable for a number of reasons.

#### Planning Comment

The proposal constitutes serious overdevelopment of the site and the size of the proposed development is unacceptable having regard to the objections of the Roads Engineer, Sanitary Services Department and the Supervising Environmental Health Officer.

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

1. The proposed development would generate turning movements on the National Primary Route (N7) at an uncontrolled "crossroads junction" on an existing bend on a high speed section of the road and would thereby endanger public safety by reason of a traffic hazard.
2. The site is affected by a roads reservation concerning a National Primary route. The proposed development is premature because of road layout for the area has not been approved by the Planning Authority or by the Minister for the Environment.
3. There is a considerable shortfall in provision of car parking space, to Development Plan Standards. Furthermore the proposed car parking spaces would be reduced when the road line referred to in No. 2 above is taken into consideration. On-street parking on a public road adjacent to a National Primary junction would endanger public safety by reason of traffic hazard or obstruction of road users.
4. The drainage and water supply proposals are unacceptable to the Sanitary Services Engineers for the following reasons:
  - (a) The proposal to treat effluent and pump the treated effluent to the stream is unacceptable by reason of the fact that the stream does not have the ability to absorb the effluent at low flows and with its back ground.
  - (b) There is <sup>No</sup> evidence ~~reason~~ that the surface water can:
    - (i) flow by gravity to the stream
    - (ii) be physically installed across land beyond the boundary of the site (no wayleave indicated).

Over .....



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed hotel extension comprising 56 bedrooms, associated diningroom, lounge and functions room at Kingswood Country House, Kingswood, Co. Dublin for Gledswood Ltd.

4(b) contd.

(iii) there is limited spare capacity in the existing watermain and insufficient information has been submitted on daily water requirements,  
(iv) there is insufficient water available at this location for fire fighting purposes.

5. The proposal is unacceptable to the Supervising Environmental Health Officer for the following reasons:-

(a) No evidence of a percolation or reserve percolation area is indicated. Pumping of effluent to the stream is unacceptable.

(b) Inadequate details of ventilation.

(c) No evidence to show that the existing sewage treatment system will be of adequate size to treat the additional load.

*CNE*  
(CNIÉ/AC)

*Richard Cremin SEP*  
For Dublin Planning Officer

Endorsed:-  
for Principal Officer

25-10-91

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

Dated: October, 1991.

ASSISTANT COUNTY MANAGER

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

Order No. P/387/92  
**COMHAIRLE CHONTAE ÁTHA CLIATH**

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

Proposed hotel extension comprising 56 bedrooms, associated diningroom, lounge and functions room at Kingswood Country House, Kingswood, Co. Dublin for Gledswood Ltd.

Deaton Lysaght Archs.,  
183 Lr. Rathmines Road,  
Dublin 6.

Reg. Ref. 91A/1424  
Appl. Rec'd: 30.08.1991  
Time Exts. up to: 30.01.1992  
Time Ext. let. rec'd.: 24.01.1992  
Time Ext. up to: 30.04.1992

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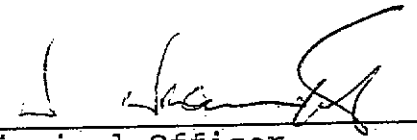
Report of the Dublin Planning Officer, dated 27 January 1992

This is an application for hotel extension comprising 56 bedrooms, associated diningroom, lounge and functions room at Kingswood Country House, Kingswood, Co. Dublin for Gledswood Ltd.

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the applicant has furnished his consent in writing to the further extension by the Council of the period for considering this application within the meaning of subsection (4A) of Section 26, up to and including 30th April, 1992.

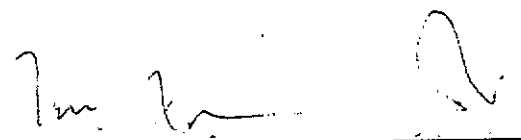
I recommend that the period to be extended accordingly.

Reason: To facilitate full consideration of the application.

  
\_\_\_\_\_  
for Principal Officer.

Order: A decision pursuant to Section 26(4A) to extend the period for considering the application as recommended is hereby made.

Dated: 28<sup>th</sup> January, 1992.

  
\_\_\_\_\_  
Dist. County Manager  
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 10<sup>th</sup> December 1991.

NOTE: I have checked that the necessary entry has been made recording details of the period as extended.

  
\_\_\_\_\_  
SENIOR STAFF OFFICER.



Dublin Airport, Ireland  
Telephone (01) 379900  
International 353 1 379900  
Telex 31266 Fax (01) 421605

26th November, 1991

Secretary,  
Department of Defence,  
Park House,  
DUBLIN 7.

Attn: Ms. Margaret Barrett

Re: Application Ref. 91A/1424 for Gledswood Ltd.

Our telephone conversation and your fax. of today refers. It is recommended that Mr. Lysaght be advised along the following lines;

"The map on page 313a of the Dublin County Development Plan 1993 is not an accurate representation of this Department's protected areas in all respects and hence the confusion in this case. Enlarged versions of this map are used by this Department in assessing planning applications in the environs of Baldonnell. Inter alia, the boundary between sub-areas A and B in the vicinity of this development as shown in the Development Plan and on the Departments Protected Areas map are at variance. The site of application Nr. 91A/1424 is positively inside sub-area A of the Department of Defence protected areas and as such its development is objectionable."

I hope that this is of assistance.

Yours sincerely,

ALAN LEVEY,  
MANAGER - AVIATION STANDARDS

N. Pendergast. S.C.C.

**AerRianta**

Aer Rianta Technical Consultants is a division of Aer Rianta opt which manages the three international airports of Dublin, Shannon and Cork

*I discussed this case  
with Mr. Levey to-day.  
He promised an early  
response.*

26 November, 1991.

Mr Alan Levey  
Division Head  
Aerodrome Standards  
Aer Rianta  
Dublin Airport

*Ans 26/11.*

Dear Mr Levey,

I refer to your letter dated 8 October, 1991 concerning planning application No. \*91A/1424 - Gledswood Ltd, Kingswood Country House, Kingswood. I enclose a copy of a letter which this Department wrote to Dublin County Council Planning Department on 24 October, 1991.

*Ph.  
973979*

Mr Lysaght of Deaton Lysaght Architects Ltd has been in touch with this Department and has stated that the plans for this development were made on the basis of the map attached to the 1983 Draft Development Plan which shows the site of the hotel to be situated in Zone B.

I am to request the favour of your observations on this contention as a matter of urgency. In this regard I also enclose a copy of your letter dated 29 January, 1988 and a copy of a letter from this Department to Dublin County Council dated 11 February, 1988.

Yours sincerely,

*mb*

MARGARET BARRETT  
ASSISTANT PRINCIPAL

*Mr. Dea. Lysaght phoned me again  
to-day re. This case.*

MGT14

*Ans 27/11.*

3/50719

3 October, 1991.

**Re: Planning Applications which might affect the Use of  
Casement Aerodrome, Baldonnel, Co. Dublin**

I am directed by the Minister for Defence to refer to applications:

91A/1410: A. McHale, Athgoe North, Newcastle: Retain Vehicle Park  
and Shed

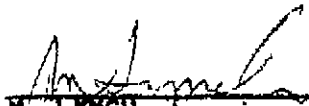
No objection is seen to this proposal provided it does not  
exceed 1m in height above ground level.

91A/1424 Gledswood Ltd., Kingswood Country House, Kingswood,  
55 Bedroom Extension etc.

The site of this proposed development lies within subarea  
A of the protected areas around Casement and also within the  
approach area to Runway 29. The development constitutes a  
considerable enlargement of the existing facility.

Objection is seen to this development on the grounds that it  
lies within Zone A and would interfere with the operation and  
development of air traffic at Casement.

Yours sincerely,

  
M. LYNCH  
EXECUTIVE OFFICER  
TELEPHONE EXTENSION 2478

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

TELEPHONE: Dublin (01) 771881

TELEX: 31444 DFPMEI

FAX NO: 385953

TAGHAIRT:  
Reference



AN ROINN COSANTA  
(Department of Defence)

TEACH NA PAIRCE  
(Park House)

BAILE ÁTHA CLIATH. 7  
(Dublin. 7)

R2D/1051

29 November, 1991.

Dear Mr Murray

Re: Planning Application 91A/1424  
Kingswood Country House

I am to refer to our telephone conversation of todays date regarding the above.

I enclose for your information copies of this Departments letter dated 21 October 1991 to Dublin County Council, letter dated 26 November 1991 to Aer Rianta and Aer Rianta's letter dated 26 November 1991.

As Mr Lysaght is pressing for an immediate reply your urgent observations in the matter would be appreciated.

Yours sincerely,

  
M. LYNCH  
PROPERTY MANAGEMENT

Mr William Murray  
Deputy Planning Officer  
Dublin County Council

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed hotel extension comprising 56 bedrooms, associated diningroom, lounge and functions room at Kingswood Country House, Kingswood, Co. Dublin for Gledswood Ltd.

Deaton Lysaght Architects,  
183, Lr. Rathmines Road,  
Dublin 6.

Reg. Ref. 91A-1424  
Appl. Rec'd: 30.08.1991  
Time Ext. to: 30.11.1991

Further T. Ext. Let. rec'd: 21.11.1991  
Further T. Ext. up to and Incl.: 30.01.1992


Report dated 26 November 1991

This is an application for permission for proposed hotel extension comprising 56 bedrooms, associated diningroom, lounge and functions room at Kingswood County House, Kingswood.

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the applicant has furnished his consent in writing to the further extension by the Council of the period for considering this application within the meaning of subsection (4A) of Section 26, up to and including 30th January, 1992.

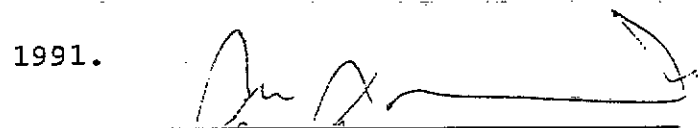
I recommend that the period to be extended accordingly.

Reason: To facilitate full consideration of the application.

  
for Principal Officer.

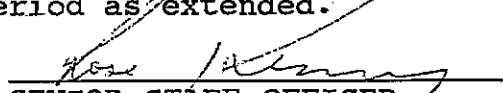
Order: A decision pursuant to Section 26(4A) to extend the period for considering the application as recommended is hereby made.

Dated: 28<sup>th</sup> November, 1991.

  
Deputy County Manager

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 6<sup>th</sup> November 1991.

NOTE: I have checked that the necessary entry has been made recording details of the period as extended.

  
SENIOR STAFF OFFICER.

Geraldine Boothman -

Urgent

Register Reference : 91A/1424

Date : 9th September 1991

Development : Hotel extension comprising 56 bedrooms, associated diningroom, lounge and functions room

LOCATION : Kingswood Country House, Kingswood, Co. Dublin

Applicant : Gledswood Ltd.

App. Type : PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 30th August 1991

DUBLIN COUNTY COUNCIL  
- 1 OCT 1991  
ENVIRONMENTAL OFFICER

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

Yours faithfully,

.....

for PRINCIPAL OFFICER

THE ABOVE PROPOSAL IS NOT ACCEPTABLE FOR THE FOLLOWING REASONS:  
INSUFFICIENT INFORMATION PROVIDED RE:

1. No evidence of a percolation or reserve percolation area indicated. Pumping of effluent to the stream is unacceptable.
2. Inadequate details of ventilation.
3. SEE ENGINEER'S REPORT RE: ~~insufficient water supply~~ <sup>insufficient water supply</sup>
4. No evidence to show that the existing sewage treatment system will be of adequate size to treat the additional load.
- 5.

for  
John O'Leary  
SUPER. ENVIRON. HEALTH OFFICER,  
33 GARDINER PLACE,  
DUBLIN 1.

14/10/91

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 16.10.91 .....  
Time ..... 10.15 .....

Peter Whelan

14/10/91



- 3) The applicant proposes inadequate car parking spaces which would be reduced still further when the road line is taken into consideration. On street parking on the public road adjacent to a National Primary junction would endanger public safety by reason of traffic hazard or obstruction to road users.
4. The proposed road layout at this location has not been completely finalized therefore permission should also be refused as the proposal is premature pending finalization by the Planning Authority of a road layout for the area.

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date .....17.10.91.....  
Time .....3.00.....

MA/BMcC  
15.10.91.

SIGNED: \_\_\_\_\_

ENDORSED: \_\_\_\_\_

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

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

Geraldine Boothman.

Agent

SS & CMA.

(P)

(R)

Register Reference : 91A/1424

Date : 9th September 1991

Development : Hotel extension comprising 56 bedrooms, associated diningroom, lounge and functions room

LOCATION : Kingswood Country House, Kingswood, Co. Dublin

Applicant : Gledswood Ltd.

App. Type : PERMISSION

Planning Officer : G. BOOTHMAN

Date Recd. : 30th August 1991

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date ..... 2.10.91 .....  
 Time ..... 10.00 .....

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  
 12 SEP 1991  
 SAN SERVICES

DUBLIN Co. COUNCIL  
 PRINCIPAL OFFICER  
 SANITARY SERVICES  
 30 SEP 1991  
 Returned *[Signature]*

Date received in Sanitary Services .....

FOUL SEWER

*Refusal recommended.  
No sewerage facilities are available.*

*The proposal to treat effluent and pump the treated effluent to the stream is unacceptable by reason of the fact that the stream does not have ability to absorb the effluent at low flows and with its back ground*

SURFACE WATER

*Refusal recommended.  
There is no evidence that the surface water can;  
1) Flow by gravity to stream.  
2) Be physically installed across land outside beyond the boundary of the site (No wayleave indicated).*

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

*[Signature]*  
23.9.91

J.R.  
25/9/91

NFB52

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date ..... 2.10.91 .....  
 Time ..... 10.00 .....

Register Reference : 91A/1424

Date : 9th September 1991

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

*Recommend Rejection*

WATER SUPPLY. *There is insufficient information to deal with the  
 file (1) daily water requirements required as there is  
 limited spare capacity in the existing watermain  
 (2) there is insufficient water available at this location  
 for fire fighting purposes.*

*Refer to C.F.O.*

*P. Howell*  
 20/9/91

*[Signature]*  
 16/9/91

ENDORSED *[Signature]* DATE 25/9/91

*X-NSA*  
 It is important  
 that approval should  
not issue in  
 this case as there  
may or be  
 sufficient water available  
 to service this development  
 for ex. mains even  
 if C.F.O. satisfied with  
 fire requirements  
*[Signature]*

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1424.  
DEVELOPMENT: Hotel extension comprising 56 bedrooms.  
LOCATION: Kingswood Country House, Kingswood.  
APPLICANT: Gledswood Ltd.  
DATE LODGED: 30.8.91.

This application is for full permission for hotel extension at Kingswood.

Previous planning history on the site originates with an approval for change of use from private dwelling house to guest house and restaurant and septic tank under Reg. Ref: 89A/1796 on 10th April, 1990. Roads advised that additional information detailing the 24 required car spaces for the 8 bedroomed development with 80m<sup>2</sup> dining area be sought. This was not acted upon.

The current submission proposes extending the development by 56 bedrooms, to increase dining area to 122m<sup>2</sup>, to construct a restaurant (51m<sup>2</sup>) and various bars (210.5m<sup>2</sup>). In all a total of 180 car parking spaces is required in accordance with 1983 Development Plan Standards.

Development Unit	Car spaces required
56 bedrooms	56
approx. 210m <sup>2</sup> Bar area	52
" 150m <sup>2</sup> Function room	37
" 120m <sup>2</sup> Dining area	35
51m <sup>2</sup> Restaurant area	

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ... 17.10.91 ...  
Time ... 3.00 ...

The applicant proposes only 123 car spaces.

The site is also severely affected by a Roads reservation line related to the outer ring road which affects both vision at the access and the area set aside for parking.

Roads recommend refusal on the following grounds:-

- 1) The site is affected by a roads reservation concerning a National Primary.
- 2) Generation of turning movements on the National Primary N7 at an uncontrolled "crossroads junction" on an existing bend on a high speed section of the road would endanger public safety by reason of traffic hazard.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed hotel extension comprising 56 bedrooms, associated diningroom, lounge and functions room at Kingswood Country House, Kingswood, Co. Dublin for Gledswood Ltd.

Deaton Lysaght Architects,  
183 Lr. Rathmines Road,  
Dublin 6.

Reg. Ref. 91A/1424  
Appl. Rec'd: 30.08.91  
Time Ext. let. rec'd: 22.10.91  
Time Ext. up to: 30.11.91

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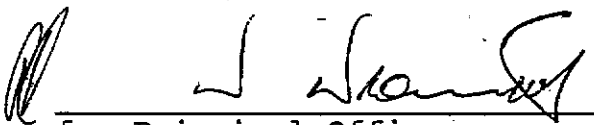
Report of the Dublin Planning Officer, dated 25 October 1991

This is an application for an hotel extension comprising 56 bedrooms, associated diningroom, lounge and functions room at Kingswood Country House, Kingswood, Co. Dublin for Gledswood Ltd.

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of subsection (4A) of Section 26, up to and including 30 November 1991.

I recommend that the period to be extended accordingly.

Reason: To facilitate full consideration of the application.

  
for Principal Officer.

Order: A decision pursuant to Section 26(4A) to extend the period for considering the application as recommended is hereby made.

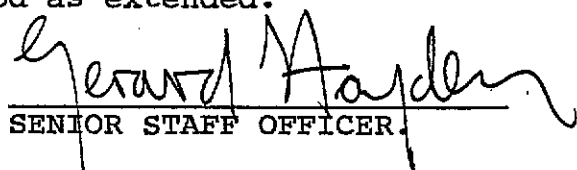
Dated: 25<sup>th</sup> October, 1991.

  
Assistant County Manager

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 23<sup>rd</sup> October 1991.

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NOTE: I have checked that the necessary entry has been made recording details of the period as extended.

  
SENIOR STAFF OFFICER.

Reg. File.

**Dublin County Council Comhairle Chontae Atha Cliath Planning Department**



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

Register Reference : 91A/1424

Date Received : 30th August 1991

Applicant : Gledswood Ltd.

Development : Hotel extension comprising 56 bedrooms, associated  
diningroom, lounge and functions room

Location : Kingswood Country House, Kingswood, Co. Dublin

Dear Sir/Madam,

It is noted that by letter dated 27/8/92 that you have withdrawn the above  
mentioned application.

Yours faithfully,

PRINCIPAL OFFICER

Date : 28/8/92

Deaton Lysaght Architects,  
183 Lower Rathmines Road,  
Dublin 6



**DEATON LYSAGHT Architects**

183 LOWER RATHMINES ROAD, DUBLIN 6, IRELAND.  
Telephone: 973979, 961940 Fax: 961940



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

27th August 1992

URGENT

RE: PROPOSED HOTEL EXTENSION TO KINGSWOOD COUNTRY HOUSE  
for GLEDSWOOD LTD. REG REF. NO. 91A/1424

Dear Mr. Smith,

On the instructions of our client we hereby withdraw the above  
application.

Yours Sincerely,

A handwritten signature in cursive script, appearing to read 'John Deaton', written over a horizontal dashed line.

JOHN DEATON  
DEATON LYSAGHT ARCHITECTS





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

Register Reference : 91A/1424

Date Received : 30th August 1991

Applicant : Gledswood Ltd.

Development : Hotel extension comprising 56 bedrooms, associated diningroom, lounge and functions room

Location : Kingswood Country House, Kingswood, Co. Dublin

Applicant : Gledswood Ltd.

App. Type : PERMISSION

Date Recd : 30th August 1991

With reference to your planning application received here on 30.08.91 in connection with the above, I wish to inform you that:-  
In accordance with Section 26(4A) of the Local Government(Planning and Development) Act 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976 the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 30.08.92.

Yours faithfully,

PRINCIPAL OFFICER

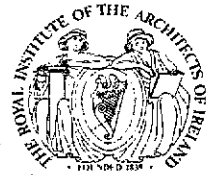
Date : 29/4/92

Deaton Lysaght Architects,  
183 Lower Rathmines Road,  
Dublin 6

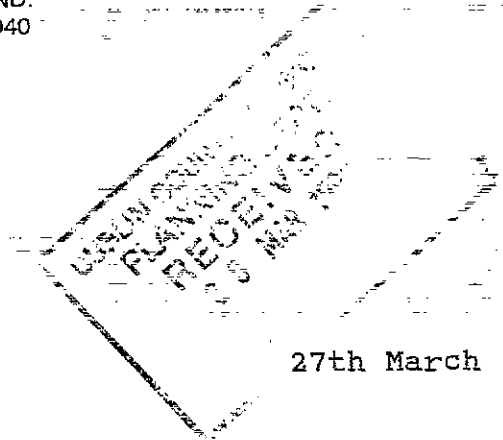
# JOHN DEATON LYSAGHT Architects

183 LOWER RATHMINES ROAD, DUBLIN 6, IRELAND.  
Telephone: 973979, 961940 Fax: 961940

91A/1424  
1-20.2  
Muzl A!



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



27th March 1992.

RE: PROPOSED HOTEL EXTENSION, DINING ROOM LOUNGE AND  
FUNCTION ROOM AT KINGSWOOD COUNTRY HOUSE,  
KINGSWOOD, CO. DUBLIN FOR GLEDSWOOD LIMITED.  
REGISTER REFERENCE NO. 91A/1424.

Dear Sir/Madam,

We refer to the above application which is current and in connection with same we have consulted with Dublin County Council Roads Department, Department of Defence/Casement Aerodrome Official/Aer Rianta. In order to take account of their requirements, we submit herewith the plans for the Hotel which have been reduced considerably from the original proposal. The modifications to the plans are as follows:

1. In order to take account of the requirements of the Roads Department with regard to the provision of car-parking the size of the development has been reduced, it is now proposed to reduce the number of bedrooms from a total of 63 bedrooms (new and existing) to a revised total of 41. The lounge and functions rooms have been reduced in area. The following is the car-parking provision in accordance with Development Plan Standards:  
41 bedrooms at 1 car space per bedroom = 41 car spaces.  
Functions room floor area 275 sq metres  
Bar floor area 27 sq metres  
Total functions and bar area therefore 302 sq metres  
 $302 \div 4 = 75$  car parking spaces.  
Existing Restaurant floor area 85 sq m; number of car parking spaces  $85 \div 5 = 17$   
Total number of car-parking spaces required 133, total number of car-parking spaces provided 137.

We are informed by the Roads Department that the old road on which Kingswood House is located is planned to become a slip road associated with a new overpass, and that all traffic from Kingswood House will then enter onto this slip road. We understand that the existing entrance beside the existing junction will then be closed on the southern side of the Naas Road. Accordingly, we wish to note that our site plan is capable of modification to include vehicular access in

and out on the south eastern side of the existing Kingswood House and that should the County Council require it the separate in and out arrangements presently shown on the plan can be thus modified. In relation to the amount of traffic generated by the proposed development, we wish to note that traffic generated by the proposed development would be predominantly day time traffic - i.e. patrons of the Hotel, guests, lunch-time trade etc. Also, we wish to note that the functions room is intended primarily for wedding receptions which again occur during the day time and early evening and which are tending to be serviced by private coach now due to the restrictions imposed by Drink/Driving Laws. In any event the impact of the proposed development on traffic movements would be considerably less than that of the Roadstone Club for which Planning Permission was granted by the County Council and which includes a much larger function room and handles up to 200 cars this traffic being generated primarily at night time. We trust that the County Council will be able to apply the same criteria to the proposed development as they did to the Roadstone Club and which resulted in a favourable decision.

2. With regard to the restrictions imposed by the Casement Aerodrome Plan, we wish to note that the site of the proposed development is clearly shown on the maps attached to the 1985 Development Plan as being in Area B which permits building up to 35 feet in height. We are most surprised that the Department of Defence argue that this site is in area A and in this regard we do note that the map attached to the 1991 Draft Development Plan indicate a change in the restricted area arrangements to include the site of the proposed development. Under the 1985 Development Plan, the height allowed would be 35 feet, or 10.6m, and the maximum height of the proposed development is now 5.75m, which is considerably lower than the height of the existing Kingswood House (which is 7.8m to ridge of roof and 9m to top of chimney). This height is consistent with the height of the existing buildings on site. It is also considerably lower than existing buildings in the general area and the several large trees on site, some of which are up to 20m in height. We enclose a analysis of the heights of buildings and other structures in the area which clearly indicate that the proposed development would not penetrate unobstructed air space. Such obstructions include 6 no. County Council lighting standards located on the far side of the Naas Road which are clearly located within Area A and which are considerably higher than the proposed development. Clearly the County Council, in considering their lighting standard location as being satisfactory, can approve the proposed development in this context.

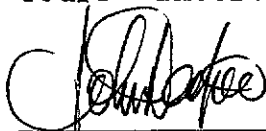
Finally, we wish to stress that there will be considerable local employment resulting from the proposed development and in this regard we wish to note that the site is located close to the

unemployment blackspots of Tallaght and Clondalkin. The employment thus generated will be skilled and unskilled and should be readily taken up by the work-force in that area. In this regard we wish to note also that the County Council in the 1991 Draft Development Plan now recognises that Tourism can make an important contribution to employment in County Dublin, and that the Council is anxious to facilitate the development of Tourism.

We trust therefore that Permission will be forthcoming for this development and should you have any queries or require any further information please do not hesitate to contact me.

In order that the revised proposals, submitted herewith, be circulated to and commented upon by the various Local Government and Statutory Authorities we request that an extension of time up to and including 30th August 1992 be granted.

Yours sincerely,



---

JOHN DEATON  
FOR AND ON BEHALF OF DEATON LYSAGHT ARCHITECTS

c.c. Mr. Tom O'Byrne.

**URGENT****DEATON LYSAGHT Architects**183 LOWER RATHMINES ROAD, DUBLIN 6, IRELAND.  
Telephone: 973979, 961940 Fax: 961940Mr. Al Smith  
Dublin County Council  
Planning Department,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1

1st April 1992

**URGENT****RE. PROPOSED HOTEL EXTENSION TO KINGSWOOD COUNTRY HOUSE  
REGISTER REFERENCE NO. 91A/1424**

Dear Mr. Smith,

We requested an extension of time to the 30th August 1992 in our letter of the 27th March, delivered by hand.

This was to allow revised proposals to be discussed and evaluated. To date we have not received an acknowledgement of our letter.

We have made considerable progress on the sewage disposal arrangements and in this regard enclose a report from National Environment Services Agency showing the treatment plant to be operating fully to specification.

Discussions with the Dept. Of Defence are ongoing in respect of how their objections can be resolved. Discussions with the Roads Dept as to the revised plans have yet to take place.

Accordingly an extension of time is requested to bring about a resolution so that a final decision may be made. We would be obliged if you could inform us by return and in advance of a determination of the application being made, as to whether you are agreeable to the granting of the extension of time.

Yours Sincerely

A handwritten signature in dark ink, appearing to read 'John Deaton', written over a horizontal dashed line.

JOHN DEATON FOR AND ON BEHALF OF  
DEATON LYSAGHT ARCHITECTS.



# National Environmental Services Agency

Ashbourne, Co. Meath. Tel. 01/350197. Fax. No. 351419.

Mr. Tom O'Byrne,  
Kingswood Country House,  
Kingswood,  
Clondalkin,  
Dublin 22.

Date: April 15, 1992

Our Ref: K4/92009005

RE: WASTEWATER TREATMENT PLANT OPERATION.

Dear Tom,

We have been monitoring the discharge from the wastewater treatment plant on a weekly basis since the nutrient addition programme was started on 14/3/92. The "start up" process was estimated to take at least four, and possibly up to eight, weeks. We decided to minimise this time requirement by seeding the plant with the addition of a concentrated bacterial culture. A "top up" dose of culture has been added to the plant each week since the restart programme was commenced on 14/3/92.

A total of three samples of treated effluent have been collected and analysed for Biochemical Oxygen Demand, (BOD); Chemical Oxygen Demand, (COD); and Total Suspended Solids, (TSS), since the programme started. The results of these analyses are presented below for your information:

	BOD	COD	TSS
13/3/92	120	348	70 mg/l
23/3/92	70	170	66 mg/l
31/3/92	30	173	< 10 mg/l
8/4/92	17	124	24 mg/l

(Note: A final effluent discharge standard of about 20mg/l BOD and 30mg/l TSS is likely to be required by the Council. A COD standard is unlikely to be applied but as a monitoring tool it is a very useful parameter. A treated effluent having a COD less than about 150mg/l would be expected to have a BOD value of less than 20mg/l).

Director: Tom Keenan M.Sc., M.I.W.E.M.

These monitoring results show that the quality of the final effluent discharge has been improving steadily since the nutrient addition programme was introduced. The extent of the biological growth on the medium had also visibly improved on 8/4/92. We would expect the plant to continue to produce a good quality final effluent over the coming weeks.

We will continue to monitor the plant for a further period of about four weeks during which time we plan to carry out further monitoring of the discharge. We also plan to reduce, and hopefully eliminate, the addition of the bacterial culture to the plant.

It is particularly important that the addition of the essential nutrients to the system be maintained each day and that no unusual discharges of sterilising chemicals are allowed into the plant. The biological culture in the plant is quite robust but it will be adversely affected by heavy discharges of products such as "Domestos", "Harpic", or other similar sanitary chemicals.

Yours sincerely,

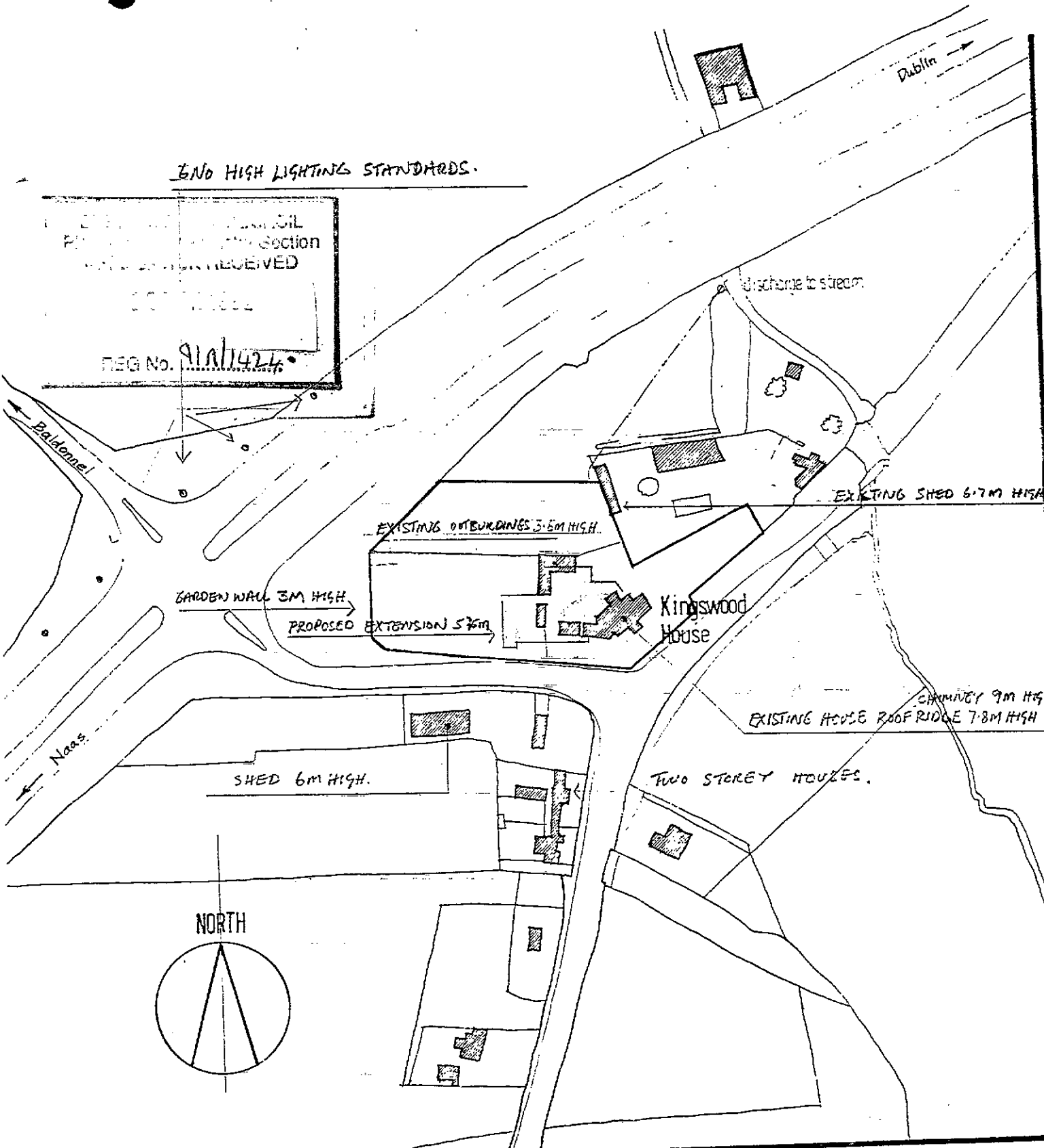


THOMAS A. KEENAN, M.Sc., MIWEM.  
Environmental Scientist.

✓ Copy: Mr. Michael Lysaght, Architect.

NO HIGH LIGHTING STANDARDS.

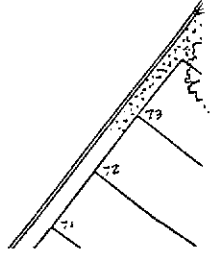
2007/01/14  
PERMITS SECTION  
RECEIVED  
REG NO. 91A11424



# SITE LOCATION MAP

SHOWING BUILDING HEIGHTS

SCALE 1 : 2500





Deaton Lysaght Architects,  
183, Lower Rathmines Road,  
Dublin 6.

91A-1424

28 January 1992

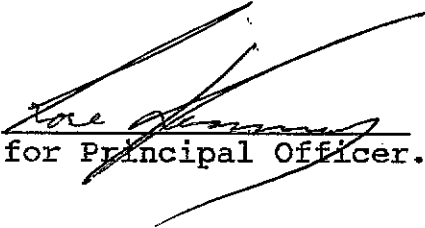
Re: Proposed hotel extension comprising 56 bedrooms, associated diningroom, lounge and functions room at Kingswood Country House, Kingswood, Co. Dublin for Gledswood Ltd.

Dear Sir/Madam,

With reference to your planning application received here on 30th August, 1991, (letter for further extension period received 24th January, 1992), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been further extended up to and including 30th April, 1992.

Yours faithfully,

  
for Principal Officer.

ly

**DEATON LYSAGHT Architects**

183 LOWER RATHMINES ROAD, DUBLIN 6, IRELAND.  
Telephone: 973979, 961940 Fax: 961940



Mr. Dermot Dromgoole,  
Dublin County Planning Department,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

24th January 1992.

RE: PROPOSED HOTEL EXTENSION TO KINGSWOOD COUNTRY HOUSE.  
REG. REF. NO. 91A/1424.

Dear Sir,

We refer to the above application which is current. In connection with this application we wish to note that discussions are taking place with the Department of Defence to determine how the scheme could be modified to meet the concerns of the Department regarding proximity to Casement Aerodrome. Discussions are also continuing with the Roads Department regarding the access arrangements for the development. Application has been made to Dublin County Council Sanitary Services Department for a Discharge Licence serving the Treatment Plant and a decision is awaited. Notwithstanding this it is our understanding that work is due to commence this year on the new trunk sewer which will facilitate our development.

We are confident that the above matters upon further discussion and negotiation can be resolved satisfactorily, and in order to facilitate same we hereby request that a further extension of time be granted for a period of six months to the 30th July 1992.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'John Deaton', written over a horizontal line.

JOHN DEATON  
DEATON LYSAGHT ARCHITECTS

*Take to 20/4/92*

# DEATON LYSAGHT Architects

183 LOWER RATHMINES ROAD, DUBLIN 6, IRELAND.  
Telephone: 973979, 961940 Fax: 961940



Mr. Dermot Dromgoole,  
Dublin County Planning Department,  
Irish Life Centre,  
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We are confident that the above matters upon further discussion and negotiation can be resolved satisfactorily, and in order to facilitate same we hereby request that a further extension of time be granted for a period of six months to the 30th July 1992.

Yours sincerely,

  
\_\_\_\_\_  
JOHN DEATON  
DEATON LYSAGHT ARCHITECTS

27 JAN 92

Deaton Lysaght Architects,  
183, Lr. Rathmines Road,  
Dublin 6.

91A-1424

28 November 1991

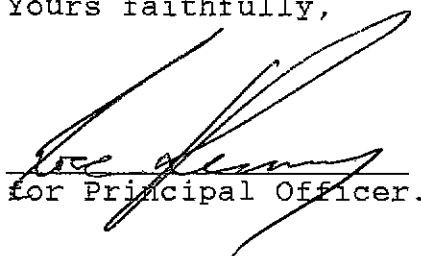
Re: Proposed hotel extension comprising 56 bedrooms, associated diningroom, lounge and functions room at Kingswood Country House, Kingswood, Co. Dublin for Gledswood Ltd.

Dear Sirs,

With reference to your planning application received here on 30th August, 1991, (letter for further extension period received 21st November, 1991), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been further extended up to and including 30th January, 1992.

Yours faithfully,



for Principal Officer.

5452



## DEATON LYSAGHT Architects

183 LOWER RATHMINES ROAD, DUBLIN 6, IRELAND.  
Telephone: 973979, 961940 Fax: 961940

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


20th November 1991.

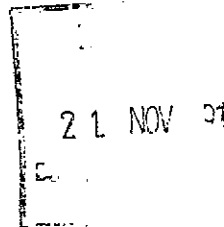
**RE: PROPOSED HOTEL EXTENSION AT KINGSWOOD COUNTRY HOUSE,  
RATHCOOLE, CO. DUBLIN, FOR GLEDWOOD LIMITED.  
REFERENCE 91A/1424.**

Dear Sir/Madam,

We refer to the above mentioned current application which is due for decision on the 30th of this month. On behalf of our clients we are having ongoing discussions with the Department of Defence with a view to meeting their requirements in respect of the restriction of height imposed by the proximity to Baldonnel Aerodrome. Accordingly, we hereby request that the time for consideration of this application be extended up to and including the 30th of January 1992.

Your faithfully,

  
\_\_\_\_\_  
JOHN DEATON



Deaton Lysaght Architects,  
183 Lr. Rathmines Road,  
Dublin 6.

Reg. Ref. 91A/1424

25 October 1991


Re: Proposed hotel extension comprising 56 bedrooms, associated diningroom, lounge and functions room at Kingswood Country House, Kingswood, Co. Dublin for Gledswood Ltd.

Dear Sir/Madam,

With reference to your planning application received here on 30 August 1991, (letter for extension period received 22 October 1991), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including 30 November 1991.

Yours faithfully,

  
\_\_\_\_\_  
for Principal Officer.

P. Kenny

1867  
4981

**DEATON LYSAGHT Architects**

183 LOWRY ROAD DUBLIN 6 IRELAND  
Tel: 01-436 1115 Fax: 01-436 1116

Principal Officer  
Dublin Co. Council  
Planning Dept.  
Irish Life Centre  
Dublin 2

22nd October 1991

RE KINGSWOOD COUNTRY HOUSE Ref. 91A-1424

Dublin 2

We refer to the above application which is current and hereby request an extension of time of one month to the 30th November 1991 to enable the submission of additional information.

Yours faithfully,

*[Handwritten signature]*  
John Deaton  
Principal

Dublin 2

ref to  
incl.  
30/11/91

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/1424

Date : 3rd September 1991

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

Dear Sir/Madam,

DEVELOPMENT : Hotel extension comprising 56 bedrooms, associated diningroom, lounge and functions room

LOCATION : Kingswood Country House, Kingswood, Co. Dublin

APPLICANT : Gledswood Ltd.

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 30th August 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Deaton Lysaght Architects,  
183 Lower Rathmines Road,  
Dublin 6





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 KINGSWOOD COUNTRY HOUSE,  
(If none, give description sufficient to identify) KINGSWOOD, CO. DUBLIN.

3. Name of applicant (Principal not Agent) GLEDWOOD LTD.

Address KINGSWOOD COUNTRY HOUSE, KINGSWOOD Tel. No. 592428

4. Name and address of DEATON LYSAGHT ARCHITECTS, 183 LR. RATHMINES RD,  
person or firm responsible for preparation of drawings DUBLIN 6. Tel. No. 973979

5. Name and address to which notifications should be sent c/o DEATON LYSAGHT ARCHITECTS,  
183 LR. RATHMINES ROAD, DUBLIN 6

6. Brief description of proposed development HOTEL EXTENSION COMPRISING 56 BEDROOMS, ASSOCIATED DINING ROOM, LOUNGE AND FUNCTIONS ROOM.

\*7. Method of drainage PRIVATE TREATMENT WORKS 8. Source of Water Supply PUBLIC 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. RESTAURANT / GUEST HOUSE

(b) Proposed use of each floor HOTEL, RESTAURANT, FUNCTIONS ROOMS & LOUNGE.

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 1.71 ACRES APPROX. Sq. m.

(b) Floor area of proposed development 2682.14 Sq. m.

(c) Floor area of buildings proposed to be retained within site 3156.91 Sq. m.

4695.25 30/8  
N 147679

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) FREEHOLD 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:  
THE REGULATIONS HAVE BEEN FULLY TAKEN INTO ACCOUNT INsofar AS THESE ARE APPLICABLE AT THIS STAGE OF DESIGN.

15.List of documents enclosed with 1. NEWSPAPER NOTICE.

appli 2. 4 COPIES DRS No's. KWH/1, 2, 3, 4, 5, 6.  
3. 4 COPIES SPECIFICATION.

CO DUBLIN Permission is sought for hotel extension comprising 56 bedrooms, associated diningroom, lounge and functions room at Kingswood Country House, Kingswood, Co. Dublin for Gledwood Ltd.

16.Gross floor space of proposed development (See back) 2682.14 Sq. m.

No of dwellings proposed (if any) — Class(es) of Development CLASS 4.

Fee Payable £ 4,695.25 Basis of Calculation 2682 x £1.75.  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) [Signature] Date 29th August '91.

Application Type P FOR OFFICE USE ONLY

Register Reference 91A/1424

Amount Received £ 2,24.4

Receipt No 21/7

Date 21/7

RECEIVED  
30 AUG 1991  
REG. SEC.

**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 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.

COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

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 47679~~

£ 4695.25

Received this 30th day of August 1987  
from B. Adams Ltd.

Kingswood Country Hotel  
Kingswood

The sum of four thousand six hundred and ninety five Pounds  
twenty five Pence being

planning application at Kingswood

Shelagh O'Carroll Cashier

S. CAREY Class 4  
Principal Officer

# DEATON LYSAGHT Architects



183 LOWER RATHMINES ROAD, DUBLIN 6, IRELAND.  
Telephone: 973979, 961940 Fax: 961940

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

30 AUG 1991  
91A/1424  
RECEIVED  
PLANNING DEPARTMENT  
DUBLIN COUNTY COUNCIL  
DUBLIN 6

30th August 1991.

RE: PROPOSED HOTEL EXTENSION TO KINGSWOOD COUNTRY HOUSE,  
NAAS ROAD, RATHCOOLE, FOR GLEDSWOOD LIMITED.

Dear Sir/Madam,

On behalf of our clients please find enclosed herewith Planning Application in respect of the above development. This is an extension to Kingswood Country House which is used at present as a Restaurant and Guest House and for which Permission was Granted Reference 90A/1796, Decision Order No. P/1519/90 - 10/4/90.

The proposal is for a extension to the existing facility to accommodate new bedroom wing, functions room, bar, lounge, kitchen and ancillary areas. The proposal includes for the preservation of all mature trees on site together with the surrounding perimeter stone wall which will be preserved, where possible. It is intended to landscape the open areas to a very high standard.

With regard to sewage disposal, we have consulted with the Sanitary Services Department of Dublin County Council and whilst the provision of mains sewage in the area has not yet been made, the proposal includes for the treatment of sewage by way of a Sewage Treatment Plant which will discharge into the adjoining stream. The Treatment Plant will be designed to produce effluent of a 20 milligram per litre B.O.D. and a 30 milligram per litre C.O.D.S. An application for Sewage Treatment Plant to serve the present development was made on the 15th July of this year, and a Decision is awaited in this regard.

The proposal was discussed in outline form with the Senior Planning Officer, Dublin County Council, and his requirements have been taken into account in the proposed development.

Accordingly, we should be obliged to receive permission for this development and should you have any queries please do not hesitate to contact us.

Yours faithfully,

MICHAEL LYSAGHT,  
DEATON LYSAGHT ARCHITECTS

# DEATON LYSAGHT Architects

183 LOWER RATHMINES ROAD, DUBLIN 6, IRELAND.  
Telephone: 973979, 961940 Fax: 961940

DUBLIN COUNTY  
Planning Dept. Regis.  
APPLICATION REC'D



30 AUG 1991

91A/1424

## OUTLINE SPECIFICATION

FOR

PROPOSED HOTEL EXTENSION

TO

KINGSWOOD COUNTRY HOUSE,

NAAS ROAD,

RATHCOOLE,

CO. DUBLIN.

JULY 1991.

DUBLIN COUNTY  
Planning Dept. Regis.  
APPLICATION REC'D  
30 AUG 1991  
REG NO  
APPLICATION TYPE  
14012

## STRUCTURE

### A. BEDROOM BLOCK

Pre-cast concrete floor slabs with reinforced concrete screed on load bearing concrete block walls.

Reinforced ring beams to concrete block walls in accordance with Engineer's details.

Steel frame to mansard roof fixed to reinforced concrete ring beam on load bearing concrete block walls.

### B. PUBLIC AREAS

Steel framed roof to functions room, lobby, foyer and public lounge on reinforced concrete columns and beams and load bearing blockwork to Engineer's detail.

Reinforced concrete screed on pre-cast concrete slabs to floor of lounge/ceiling of basement.

## FLOORS

Reinforced concrete ground floor slabs comprising 75mm screed on minimum 150mm reinforced concrete floor slab on 1000 gauge Visqueen DPM on sand blinding on minimum 150mm compacted hardcore.

Upper floors to be reinforced concrete screed on pre-cast slabs as previously specified.

## EXTERNAL WALLS

400mm cavity walls comprising 100mm solid concrete block outer leaf rendered, 100mm cavity with 50mm extruded polystyrene insulation therein fixed with patent cavity ties/clips, 200mm solid concrete block inner leaf plastered all on reinforced concrete strip footings and ground beams to Engineer's detail.

## INTERNAL WALLS

200mm and 100mm solid concrete block walls on reinforced concrete footings and ground beams to Engineer's detail.

Pre-stressed concrete lintels to all opes and with minimum 225mm solid concrete blockwork, compression course over.

## ROOF

Flat roofs to consist of 25mm Mastic asphalt on felt on 50mm Woodwool slabs on 175 x 50 softwood joists at 400 centres. Pitched roofs and mansard section to be selected asbestos cement slates on timber battens on roofing felt and softwood joists. Form lead flashing to all window opes and abutments with roofs.

## GUTTERS AND DOWNPIPES

Gutters and downpipes shall be seamless extruded aluminium colour coated in accordance with colour scheme. Fascia shall be softwood, painted.

## EXTERNAL WALL FINISH

External Wall finish to be cement render painted and with painted patent reveals and plinths.

## INTERNAL WALL FINISHES

Walls generally to be gypsum plastered and decorated to later specification.

## WINDOWS AND DOORS

Windows to be hardwood framed and double glazed, stained or painted to selected colours. Entrance doors and screens to be Synthapulvin colour coated aluminium framed and glazed.

## DRAINS

Foul and surface water drains to be separated. Surface water drains shall discharge to stream in existing piped connection. Sewage treatment plant to be installed to Services Engineer's design (see report herewith). Treatment plant shall discharge to stream in existing piped connection. All pipes and accessories shall be "Wavin" uP.V.C. or equal laid in accordance with manufacturers recommendations and current codes of practice.

## HOT AND COLD WATER SERVICES

Litre cold water storage tank to be installed and additional storage as may be required by the Waterworks Department.  
Mains drinking water outlets to be provided in bedroom block.

## HEATING

Heating to be by way of low pressure hot water oil-fired system to radiators, served from central boiler location.

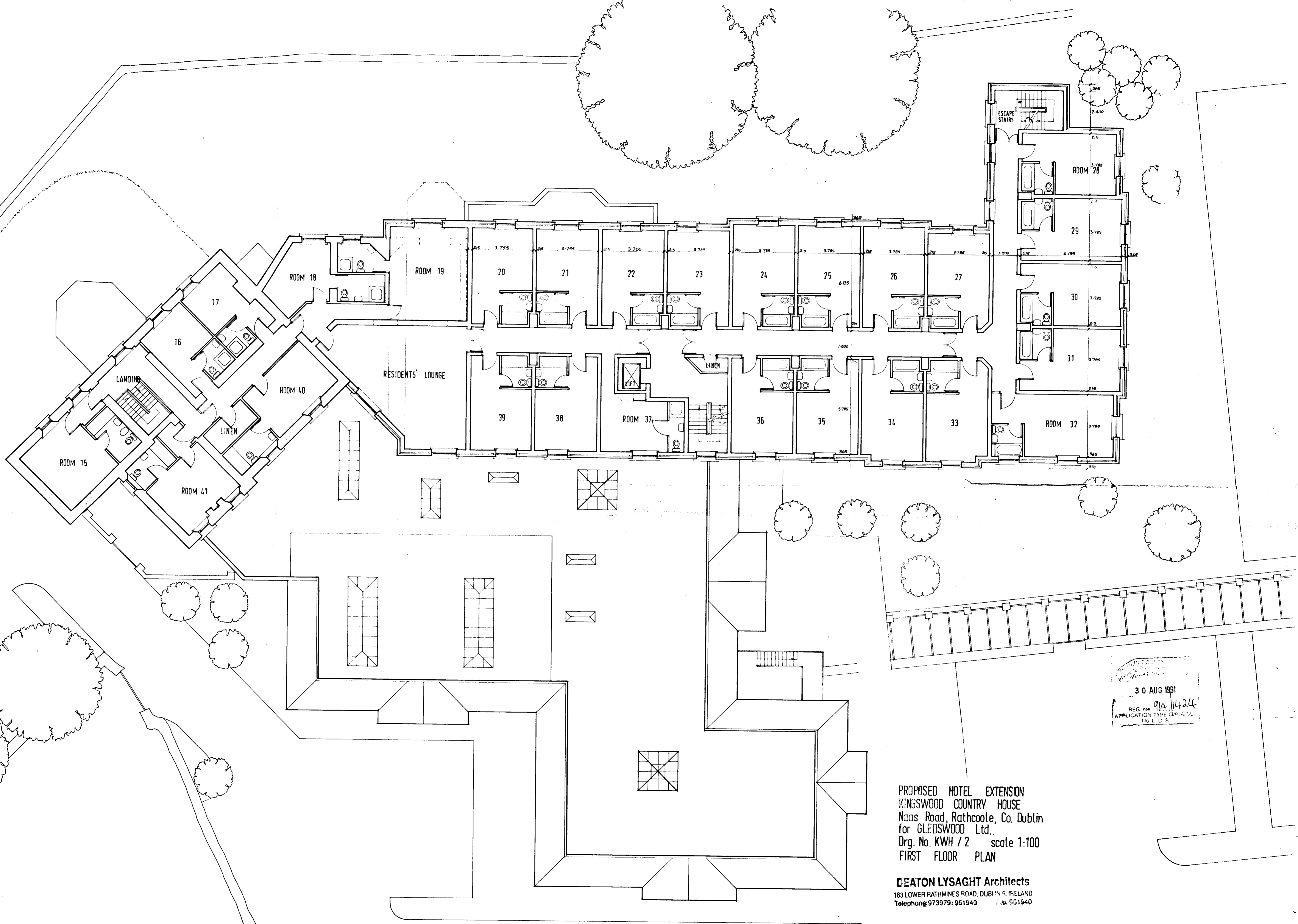
## MECHANICAL AIR HANDLING

All public areas and internal areas such as; toilets, bathrooms etc., to be mechanically ventilated in accordance with Book 2 of the C.I.B.S.E. guide.

## EXTERNAL WORKS

All alterations and opes in existing rubble walling to be undertaken in the same material to match existing.  
Vehicular surfaces to be either gravelled or tarmacadamed as indicated.  
Coloured pre-cast concrete sets to walk-way and main entrance forecourt.  
Exposed aggregate pre-cast concrete slabs where indicated.  
Pre-cast concrete kerbs generally.

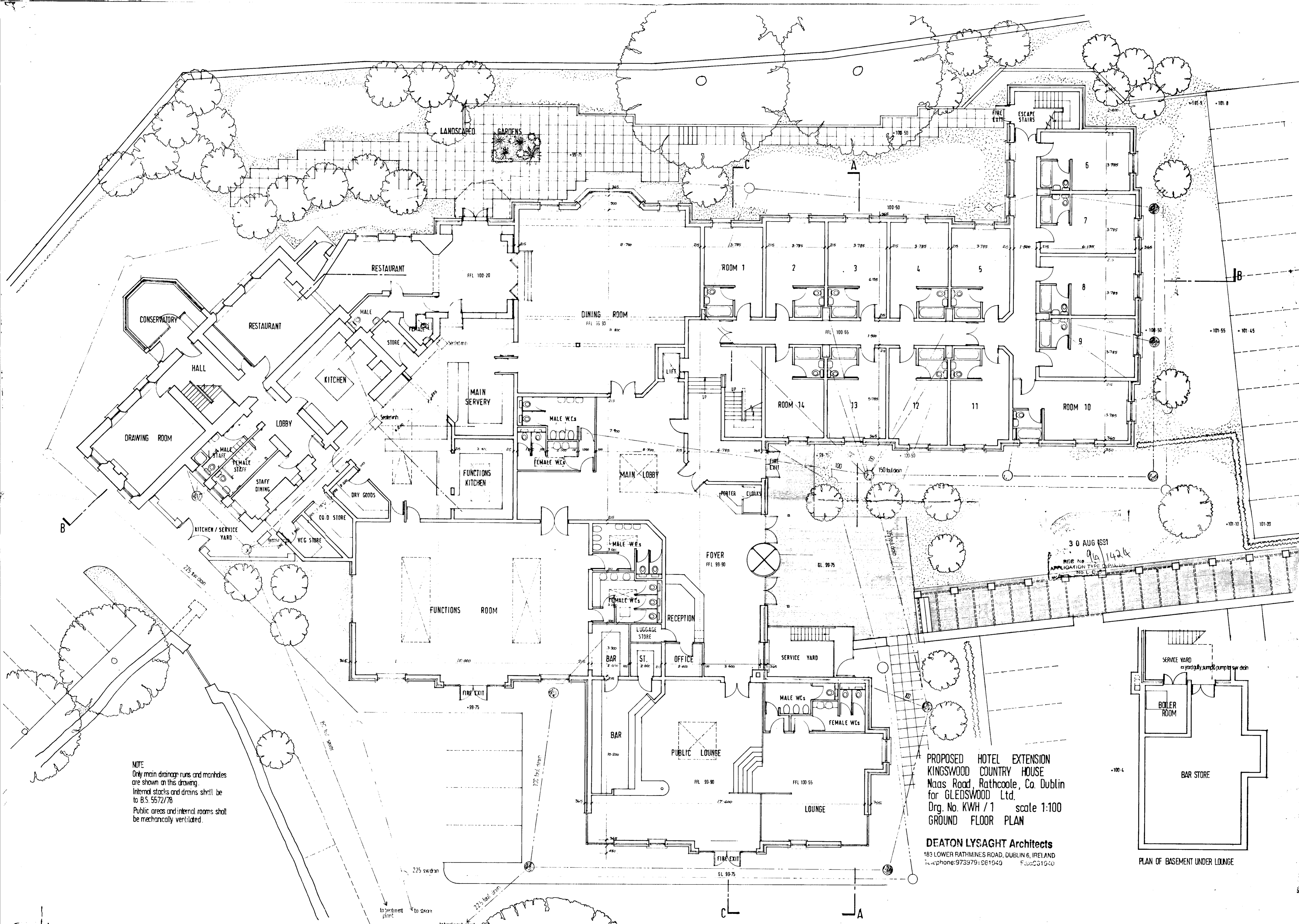




30 AUG 1991  
 REG No. 91A 1424  
 APPLICATION TYPE: C/PAUSE  
 NO. L.D.S.

PROPOSED HOTEL EXTENSION  
 KINGSWOOD COUNTRY HOUSE  
 Naas Road, Rathcoole, Co. Dublin  
 for GLEDSWOOD Ltd.  
 Drg. No. KWH / 2 scale 1:100  
 FIRST FLOOR PLAN

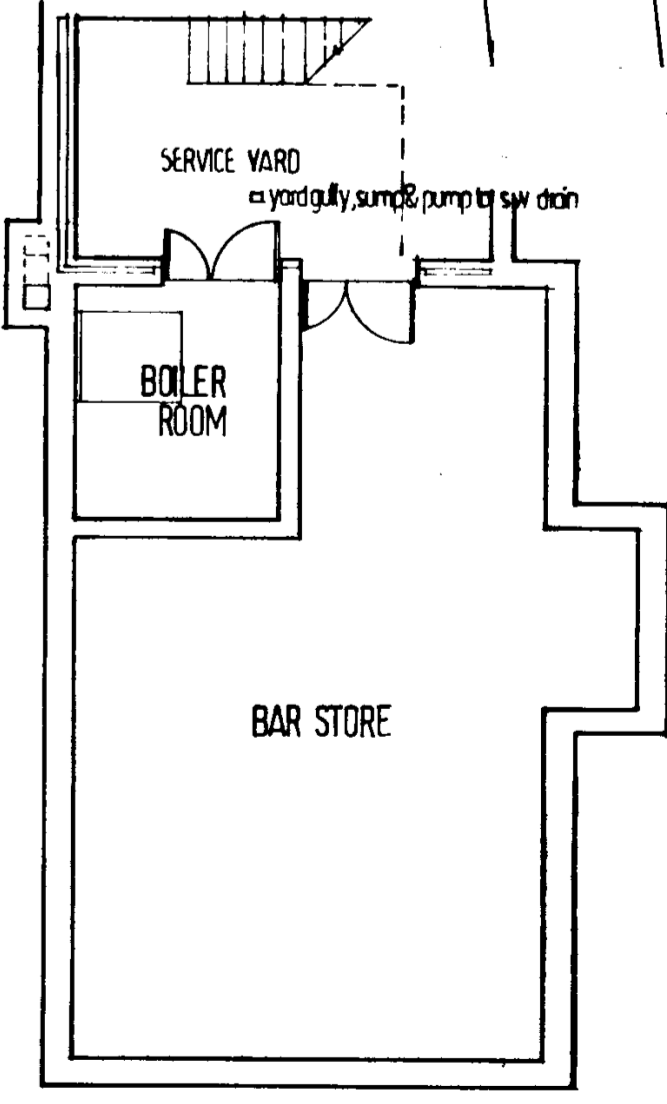
**DEATON LYSAGHT Architects**  
 183 LOWER RATHMINES ROAD, DUBLIN 6, IRELAND  
 Telephone: 973979-961940 Fax: 961940



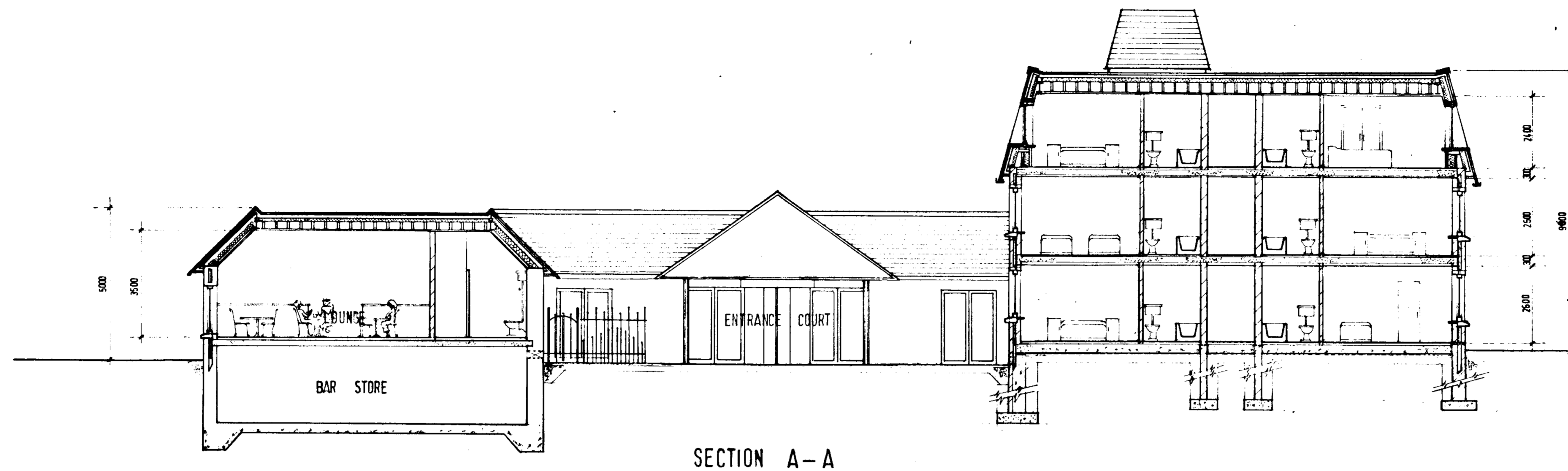
NOTE  
 Only main drainage runs and manholes  
 are shown on this drawing.  
 Internal stacks and drains shall be  
 to B.S. 5572/78  
 Public areas and internal rooms shall  
 be mechanically ventilated.

PROPOSED HOTEL EXTENSION  
 KINGSWOOD COUNTRY HOUSE  
 Naas Road, Rathcoole, Co. Dublin  
 for GLEDSWOOD Ltd.  
 Drg. No. KWH / 1 scale 1:100  
 GROUND FLOOR PLAN

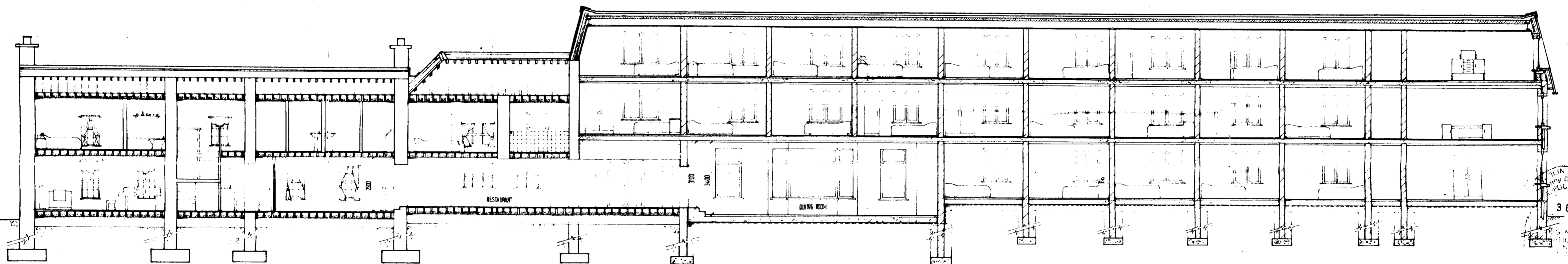
DEATON LYSAGHT Architects  
 183 LOWER RATHMINES ROAD, DUBLIN 6, IRELAND  
 Telephone: 973979; 961940 Fax: 961940



PLAN OF BASEMENT UNDER LOUNGE



SECTION A-A



SECTION B-B

IN COUNTY  
 OF DUBLIN  
 30 AUG 1991  
 91A/424

ROOF: 50MM ROUNDED PERFILES ON 100MM DENSE POLYSTYRENE INSULATION ON 3 LAYERS MASTIC ASPHALT PROTECTED BY 200MM AT ALL CORNERS, EXPANSION JOINTS & JUNCTIONS, ON 100MM REINFORCED CONCRETE ON 100MM PERFILES ON 175x50 MM JOISTS AT 300MM CENTRES SPANNING OVER CROSS-WALLS & FIXED AT PERIMETER TO 10x10x75 WALL PLATE BOLTED TO M.S. MANHOLE FRAMING TO BILKINER'S DETAIL.

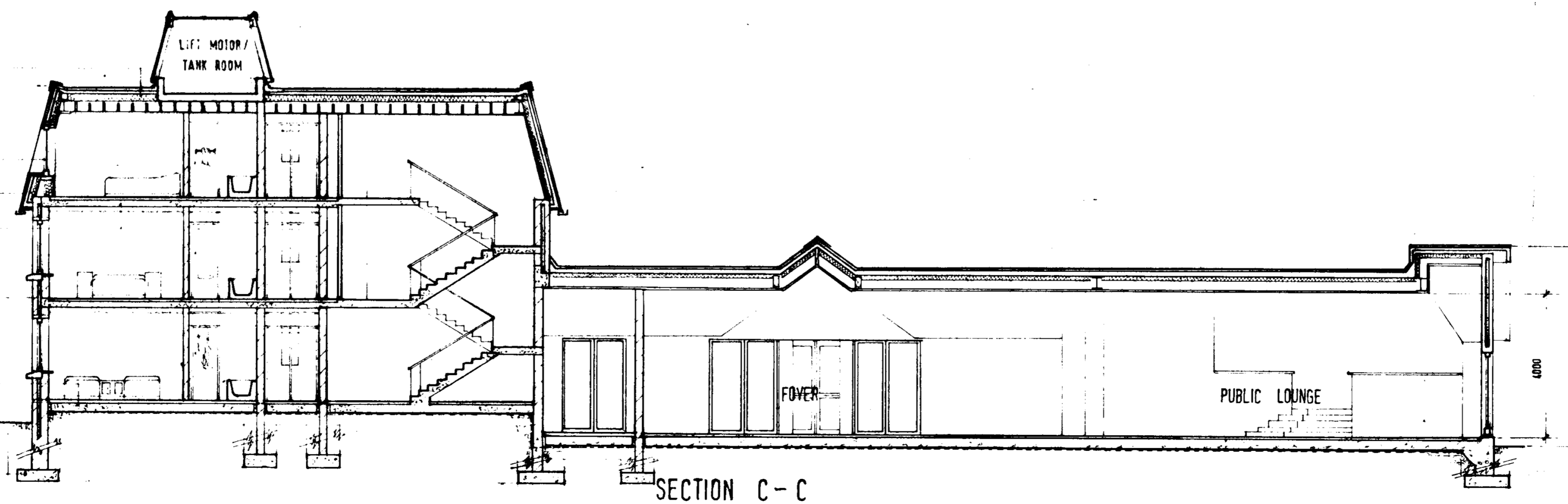
E.W. WINDOWS: DOUBLE-GLAZED, TO DETAIL.  
 A/C THROUGH SLATES ON BATTENS ON QUARTER BATTENS ON DRAINABLE TRAPPING PLOT ON 175x50 RAFTERS AT 300 CENTRES.

50MM S-FLAT ON 150MM PRE-STRESSED CONCRETE SLABS STAINLESS STEEL TO 215 CONC. BEAMS WITH 200MM DIA. STEEL PLATES ON 350MM TIE ON 50x50MM METERS AT 400 CENTRES.

INTERNAL WALLS: 100MM CONCRETE BLOCK EXTER. LEAF FINISHED IN 3 COATS: 50MM RENDER & FLIGHT FINISH, 100MM GYPSUM BOARD, 50MM TILES AT 750MM & 500MM (VERT. COEFFERS), 50MM PERFILES POLYSTYRENE INSULATION 100MM TO 100MM LEAF, 100MM LEAF 215MM HOLLOW CONCRETE BLOCKWORK, FINISHED TO 12MM GYP THICKNESS IN 3 COATS TO FINISH, TRAFFIC FINISH.

50MM SLABS ON 175MM CORR. SLAB ON 50MM INSULATION BASED ON D.P.M. ON 50MM BLENDED FILL, 150MM SAND, WELL COMPACTED HARDPOLE.

1200x200MM REINFORCED CONCRETE STRIP FINISH.

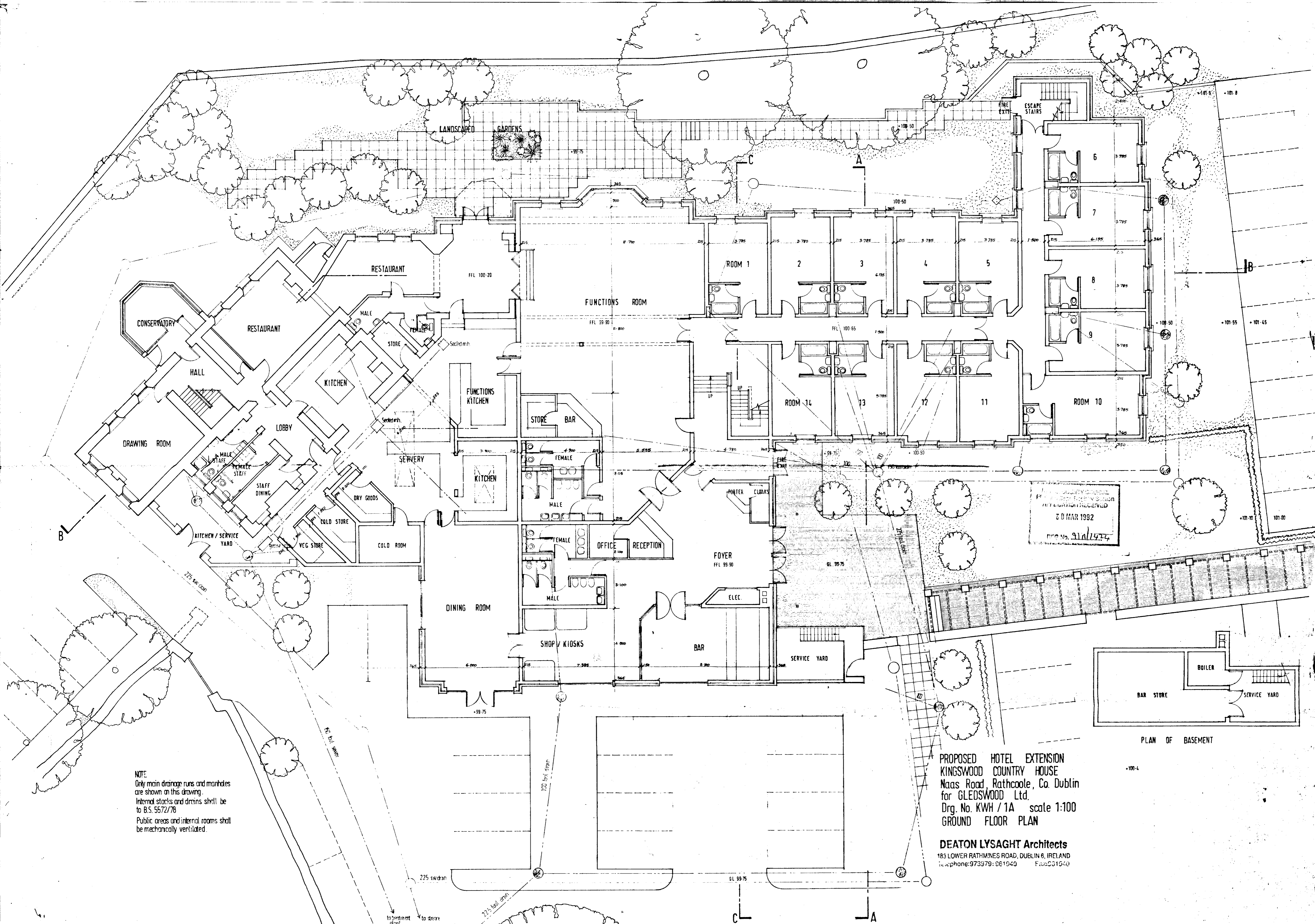


SECTION C-C

PROPOSED HOTEL EXTENSION  
 KINGSWOOD COUNTRY HOUSE  
 Naas Road, Rathcoole, Co. Dublin  
 for GLEDSWOOD Ltd.  
 Drg. No. KWH/4 SECTIONS  
 SCALE 1:50

DEATON LYSAGHT Architects  
 183 LOWER RATHMINES ROAD, DUBLIN 6, IRELAND  
 Telephone: 973979; 961940 Fax: 961940



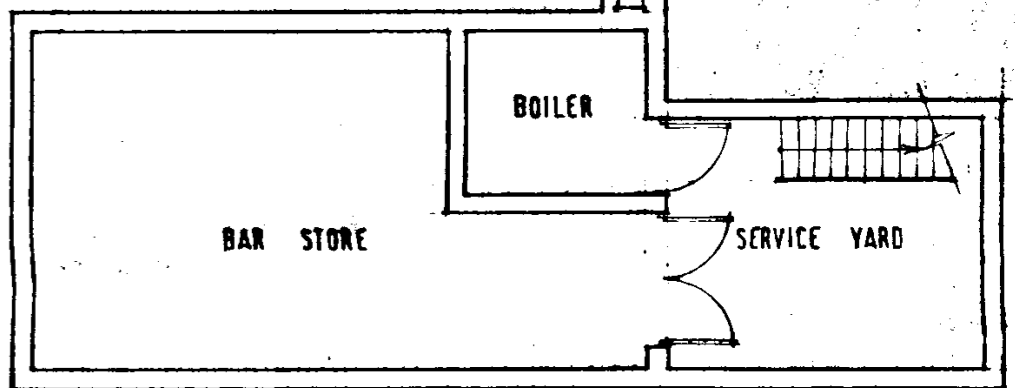


NOTE  
 Only main drainage runs and manholes are shown on this drawing.  
 Internal stacks and drains shall be to B.S. 5572/78  
 Public areas and internal rooms shall be mechanically ventilated.

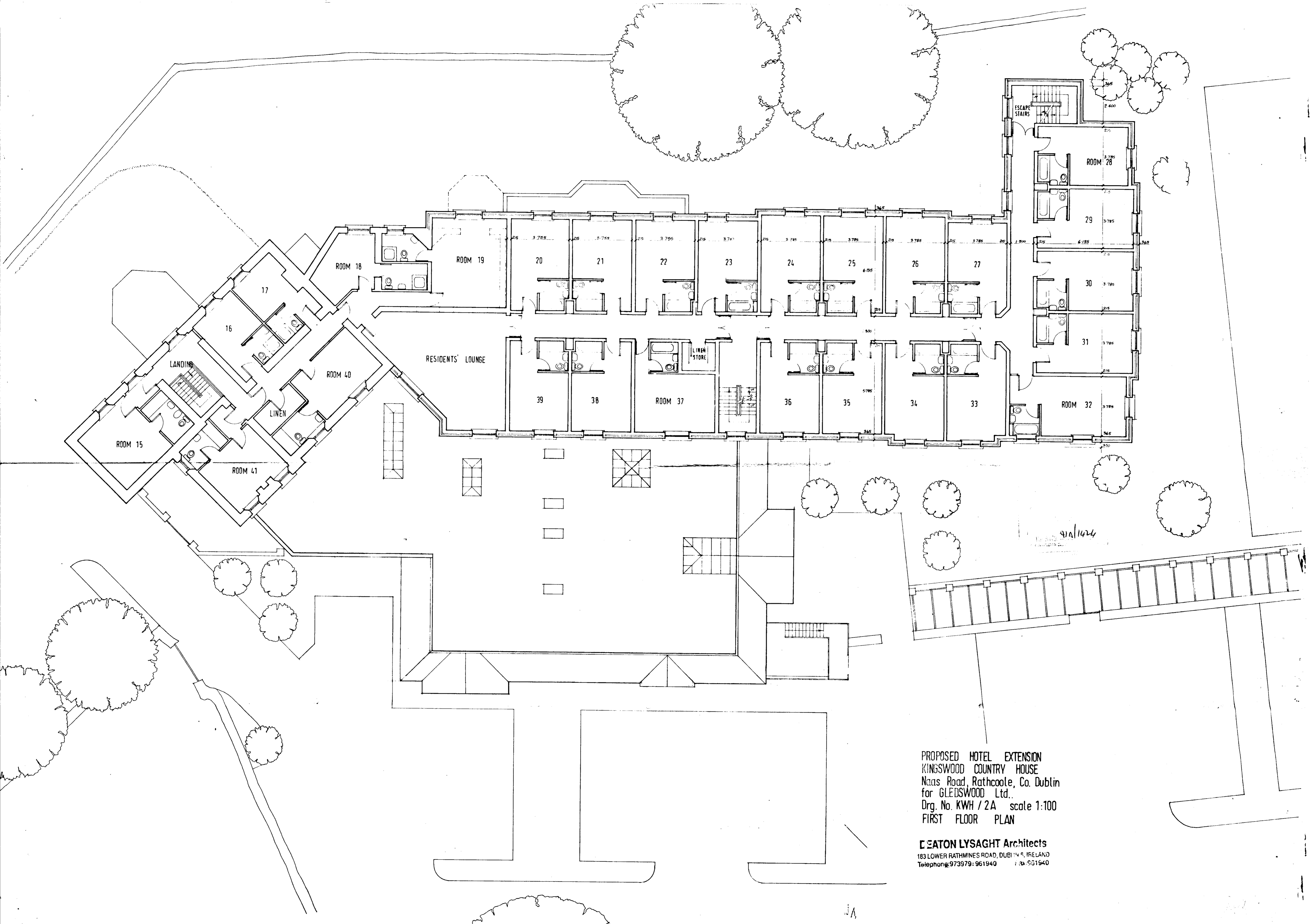
PROPOSED HOTEL EXTENSION  
 KINGSWOOD COUNTRY HOUSE  
 Naas Road, Rathcoole, Co. Dublin  
 for GLEDSWOOD Ltd.  
 Drg. No. KWH / 1A scale 1:100  
 GROUND FLOOR PLAN

DEATON LYSAGHT Architects  
 183 LOWER RATHMINES ROAD, DUBLIN 6, IRELAND  
 Telephone: 973979; 961949 Fax: 031940

PLANNING PERMISSION RECEIVED  
 7 MAR 1992  
 D.P. No. 31.01.92



PLAN OF BASEMENT



PROPOSED HOTEL EXTENSION  
 KINGSWOOD COUNTRY HOUSE  
 Naas Road, Rathcoole, Co. Dublin  
 for GLEDSTWOOD Ltd.  
 Drg. No. KWH / 2A scale 1:100  
 FIRST FLOOR PLAN

**EATON LYSAGHT Architects**  
 183 LOWER BATHMINES ROAD, DUBLIN 5, IRELAND  
 Telephone: 973979; 961940 Fax: 961940

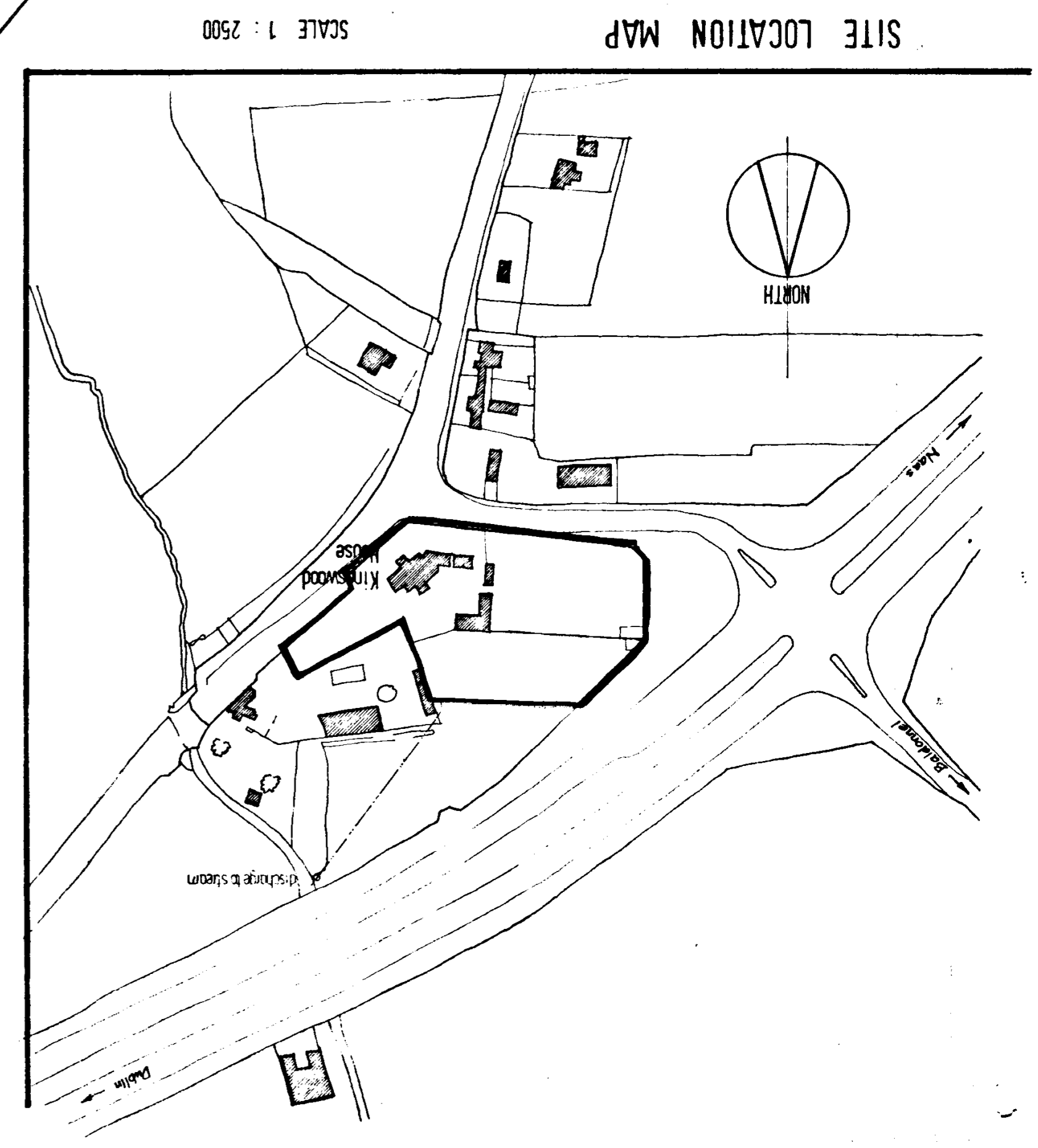
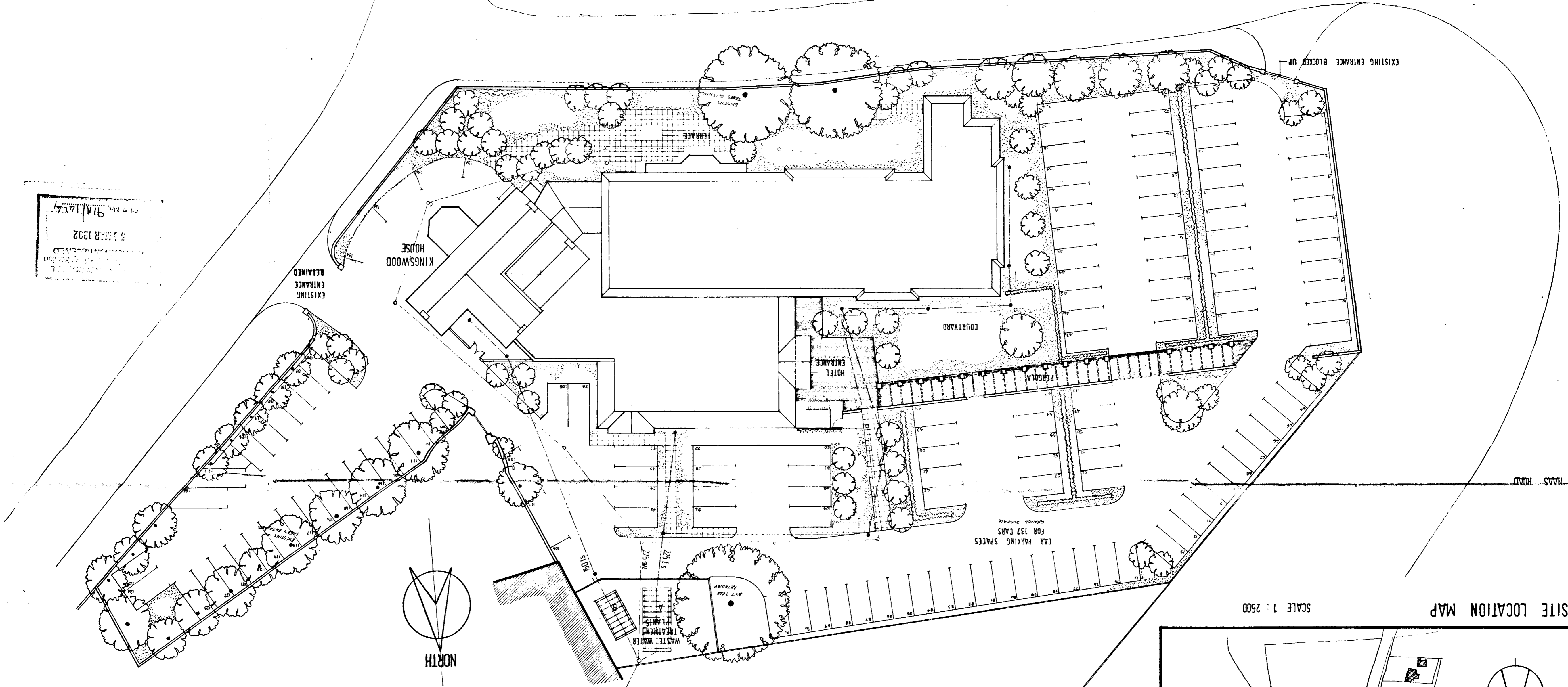
9/11/14/24

3A



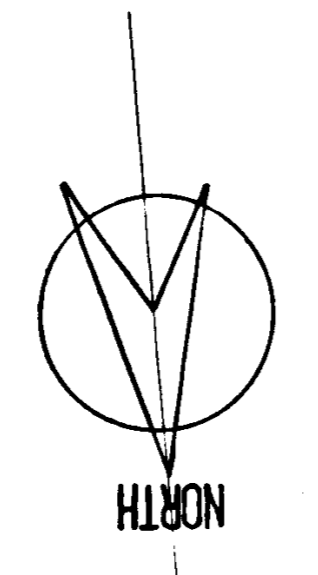
PROPOSED HOTEL EXTENSION  
 KINGSWOOD COUNTRY HOUSE  
 Naas Road, Rathcoole, Co. Dublin  
 for GLEDSTOOD Ltd.  
 Drg No KWH/6A SITE PLANS  
 SCALE 1:250, 1:2500  
**DEATON LYSAGHT Architects**  
 183 LOWER RATHMINES ROAD, DUBLIN 6, IRELAND  
 Telephone: 973979; 961940 Fax: 961940

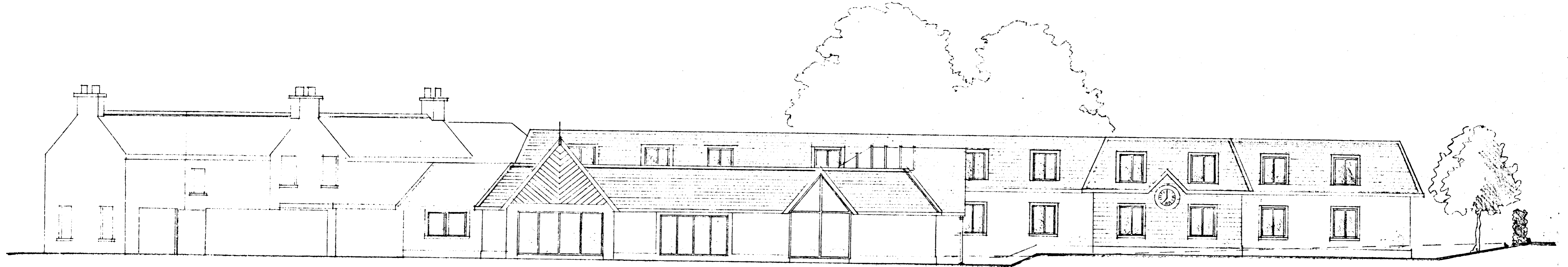
PLANNING PERMISSION  
 03 MAR 1992  
 183 LOWER RATHMINES ROAD, DUBLIN 6, IRELAND  
 DEATON LYSAGHT ARCHITECTS



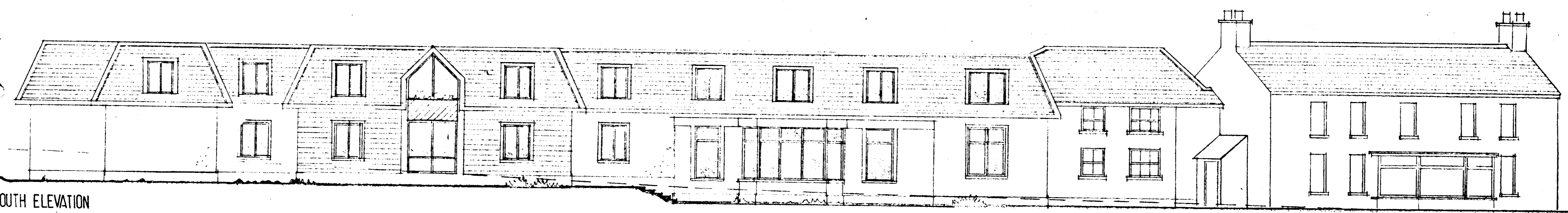
SITE LOCATION MAP  
 SCALE 1:2500

Existing connection to storm  
 to take surface water + joint effluent

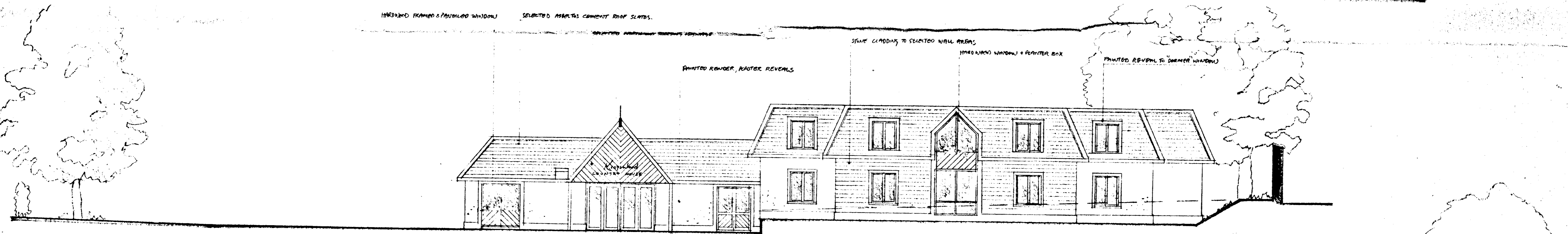




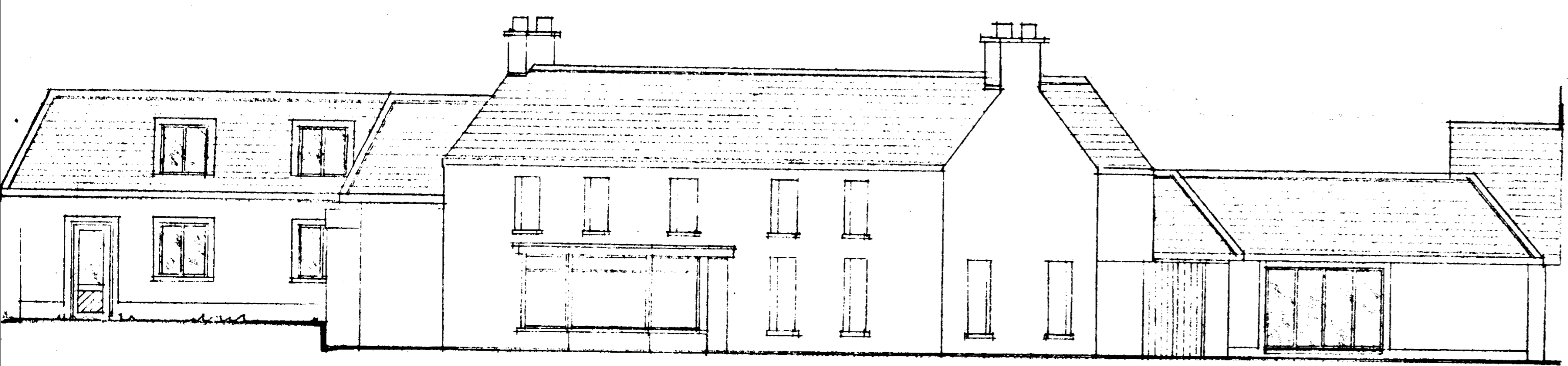
NORTH ELEVATION



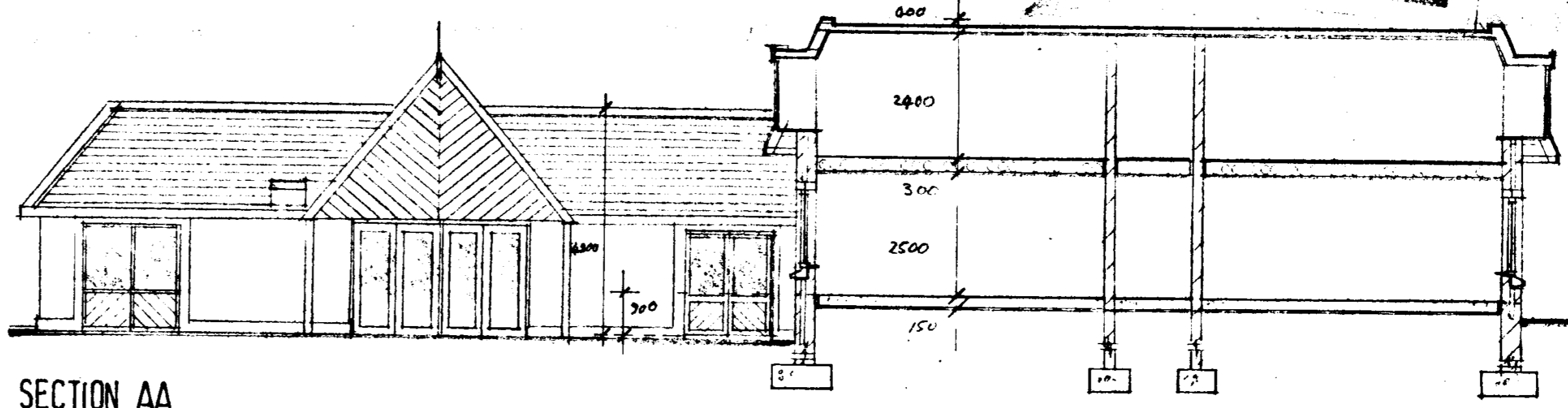
SOUTH ELEVATION



WEST ELEVATION



NORTH EAST ELEVATION



SECTION AA

PROPOSED HOTEL EXTENSION  
 KINGSWOOD COUNTRY HOUSE  
 Drg no. KWH7 Scale 1:100  
 DEATON LYSAGHT Architects  
 183 LOWER RATHMINES ROAD, DUBLIN 6, IRELAND  
 Telephone: 973979; 951940 Fax: 961940

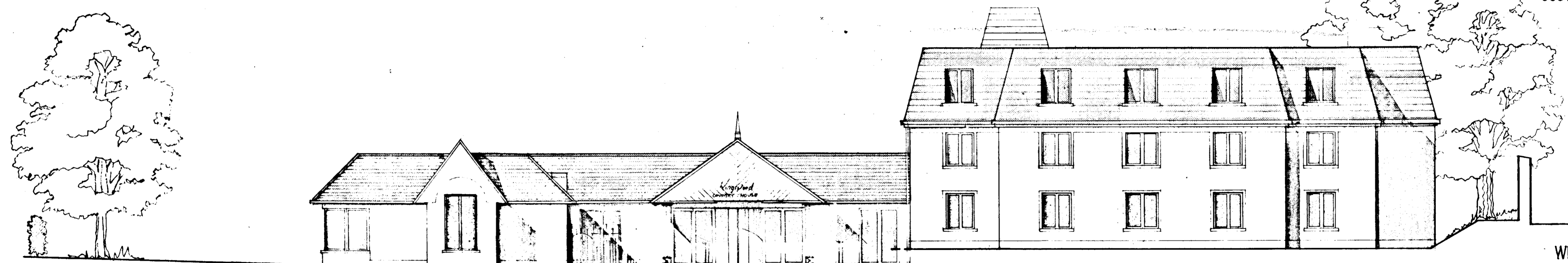




NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



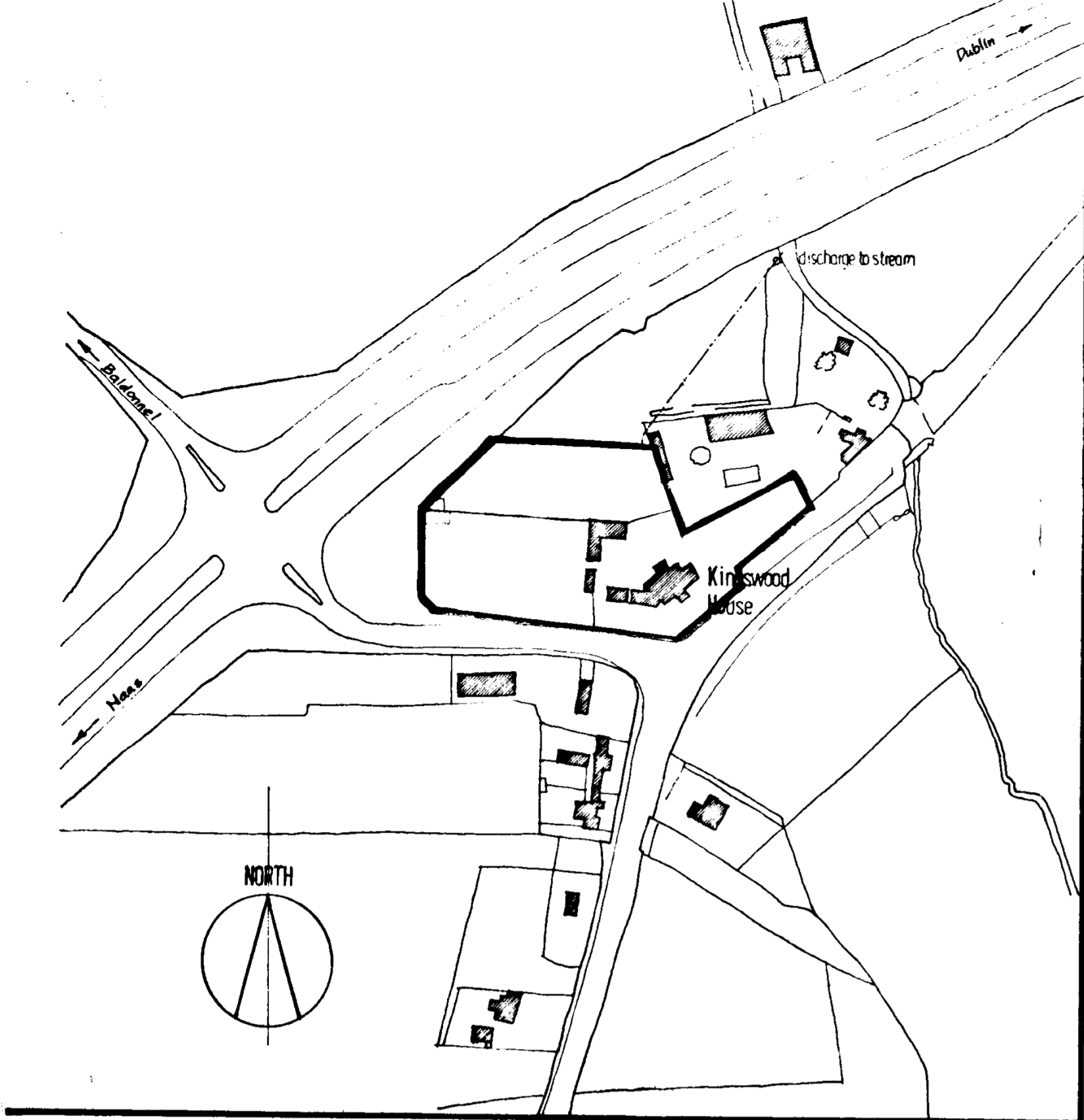
NORTH EAST ELEVATION

EXTERNAL FINISHES  
 MANSARD - Selected asbestos cement slates on battens & felt on timber rafters on steel frames.  
 WALLS - Cement rendering to conc. block cavity walls, painted. Selected pointing to window reveals, plinths.  
 WINDOWS - Hardwood framed double glazed varnished or painted.

30 AUG 1991  
 912/1424  
 REG. NO. APPLICATION

PROPOSED HOTEL EXTENSION  
 KINGSWOOD COUNTRY HOUSE  
 Naas Rd., Rathcoole, Co. Dublin  
 for GLEDSWOOD Ltd.  
 Drg no. KWH/5 ELEVATIONS Scale 1:100  
 DEATON LYSAGHT Architects  
 163 LOWER BATHMANS ROAD, DUBLIN 6, IRELAND  
 Telephone: 973370-961840 Fax: 961940



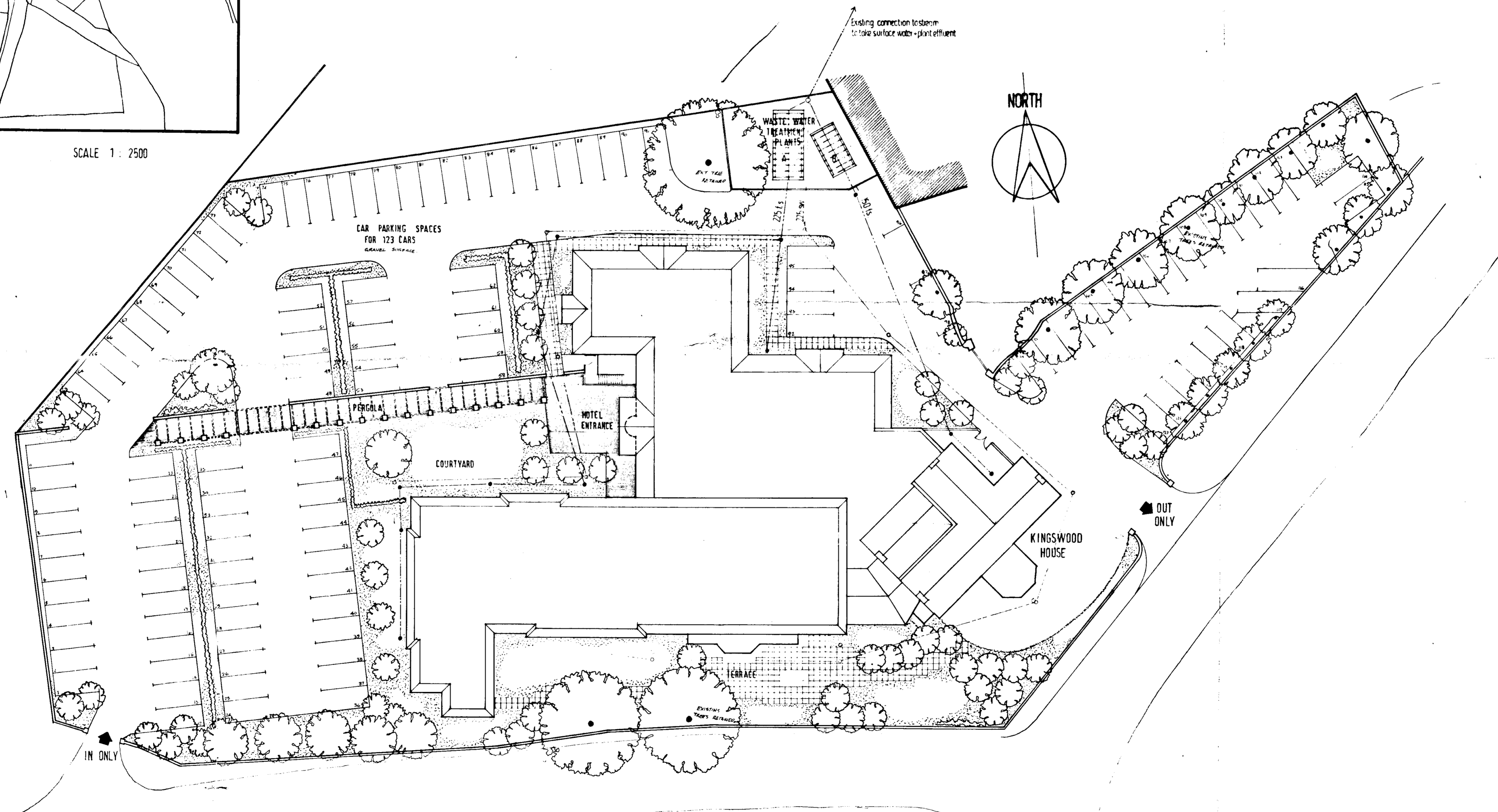


SITE LOCATION MAP

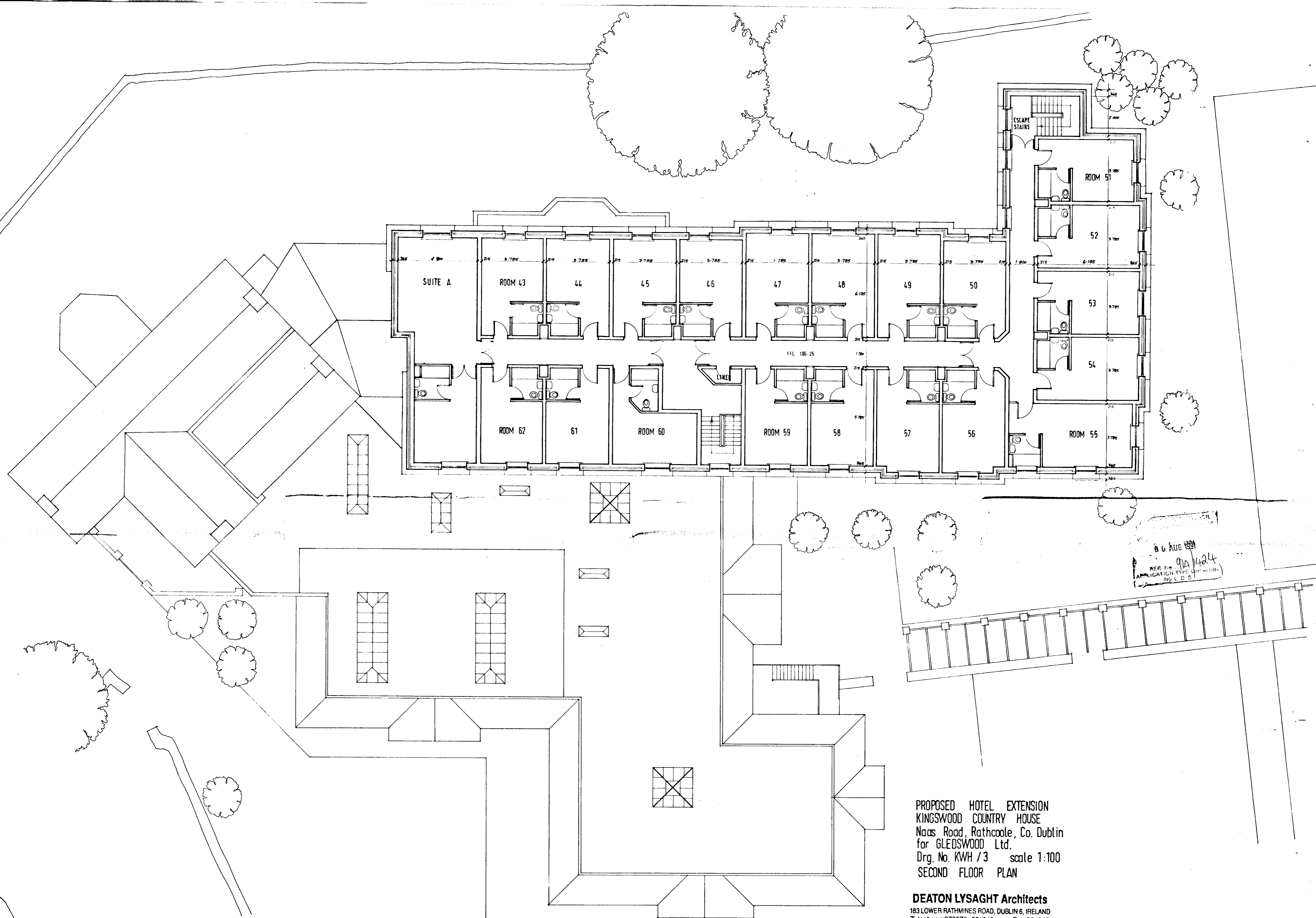
SCALE 1 : 2500

NAAS ROAD

30 AUG 1991  
 REG. NO. 91A/1424  
 APPLICATION TYPE 3 & 4



PROPOSED HOTEL EXTENSION  
 KINGSWOOD COUNTRY HOUSE  
 Naas Road, Rathcoole, Co. Dublin  
 for GLEDSWOOD Ltd.  
 Drg No KWH/6 SITE PLANS  
 SCALE 1:250, 1:2500  
**DEATON LYSAGHT Architects**  
 163 LOWER RATHMINES ROAD, DUBLIN 6, IRELAND  
 Telephone: 973979; 961940 Fax: 961940



8 0 AUG 1991  
 REG. NO. 912/424  
 APPLICATION TYPE CIVIL ENGINEER  
 NO. L.D.S.

PROPOSED HOTEL EXTENSION  
 KINGSWOOD COUNTRY HOUSE  
 Naas Road, Rathcoole, Co. Dublin  
 for GLEDWOOD Ltd.  
 Drg. No. KWH / 3 scale 1:100  
 SECOND FLOOR PLAN

**DEATON LYSAGHT Architects**  
 183 LOWER RATHMINES ROAD, DUBLIN 6, IRELAND  
 Telephone: 973979; 961940 Fax: 961940