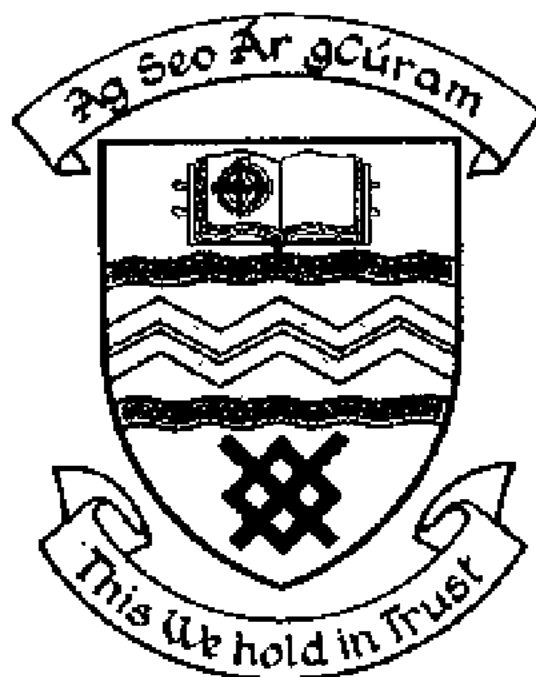


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0884	
1. Location	City West Business Campus, Brennanstown, North of the Naas Road,		
2. Development	Change of use of the former Royal Garter Stables, a list 1 building from previously approved restaurant use to public house and restaurant use.		
3. Date of Application	21/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Henry J. Lyons & Partners, Address: 104 Lower Baggot Street, Dublin 2.		
5. Applicant	Name: City West Limited, Address: 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 0321 Date 17/02/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0658 Date 01/04/1999	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

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Henry J. Lyons & Partners,
104 Lower Baggot Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0658	Date of Final Grant 01/04/1999
Decision Order Number 0321	Date of Decision 17/02/1999
Register Reference S98A/0884	Date 21st December 1998

Applicant City West Limited,

Development Change of use of the former Royal Garter Stables, a list 1 building from previously approved restaurant use to public house and restaurant use.

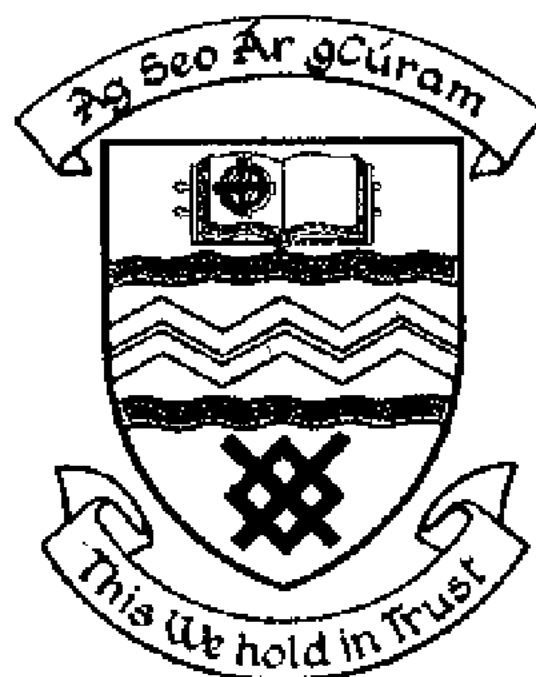
Location City West Business Campus, Brennanstown, North of the Naas Road,

Floor Area 1589.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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Conditions and Reasons

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

REASON:

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

- 2 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following shall apply:

- (a) all kitchen and food preparation waste outlets shall be fitted with grease traps;
- (b) prior to commencement of development on site the applicant/developer shall submit technical literature and construction details of storm water attenuation arrangements for the written agreement of the Planning Authority;
- (c) each commercial unit shall be metered.

REASON:

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

- 4 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

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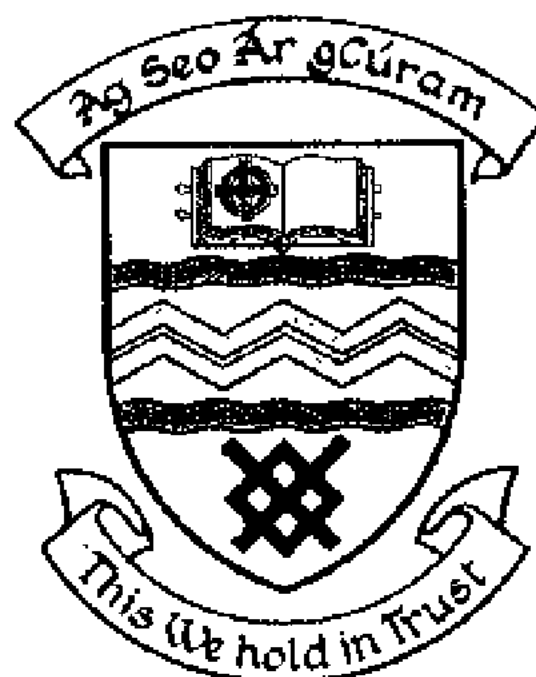
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- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
 REASON:
 In the interest of amenity.
- 6 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
 REASON:
 In the interest of the proper planning and development of the area.
- 7 In the development of the site the developer shall have regard to the provisions of the National Monuments Acts in the event of discovery of features or objects of possible archaeological significance in the course of development works, to report such findings to the National Monuments Services and to facilitate the investigation of same.
 REASON:
 In the interest of the proper planning and development of the area.
- 8 That the existing unauthorised free-standing advertising hoardings and the 2 advertising hoardings erected on the stable building be removed forthwith from the site.
 REASON:
 In the interest of the proper planning and development of the area.
- 9 The existing link walls at the eastern and western ends of the complex shall be retained and repaired/repointed except where it is proposed to insert two windows in the west wall.
 REASON:
 To limit the demolition necessary on this List 1 structure in the interest of visual amenity and the proper planning and development of the area.
- 10 A revised car parking layout shall be submitted for the agreement of the Planning Authority prior to commencement of development. In this regard the following shall apply:
 - (a) car space dimensions shall be 4.8 metres by 2.4 metres;
 - (b) 2 no. disabled persons car spaces shall be provided. The dimensions of the spaces shall be 4.8 metres by 3.0 metres;
 - (c) aisle width shall be a minimum of 6 metres.

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REASON:

In the interests of orderly development.

- 11 That a detailed landscaping plan including details of the proposed boundary treatment shall be submitted to and approved by the Planning Authority prior to commencement of development.

REASON:

In the interests of the amenities of the area.

- 12 That a financial contribution in the sum of £82,800 (eighty two thousand eight hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

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

- 13 Before development is commenced, the developer shall lodge with South Dublin County Council a cash deposit, a bond of an Insurance Company, or other security to the value of £69,000 (sixty nine thousand pounds) to secure the provision and satisfactory completion to taking in charge standard of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the Council to apply such security or part thereof of the satisfactory completion of the development.

REASON:

To ensure the satisfactory completion and maintenance of the development.

- 14 The developer shall pay before the commencement of development a sum of £124,200 (one hundred and twenty four thousand two hundred pounds) to South Dublin County Council as a contribution towards expenditure that is proposed to be incurred over the next seven years in respect of works (comprising the construction of the east-west distributor road to the Cheeverstown Road junction, including approximately 200 metres of the Cheeverstown Road extension) facilitating the proposed development in accordance with the requirements of the Section 26(2)(h) of the Local Government (Planning and Development) Act, 1963.

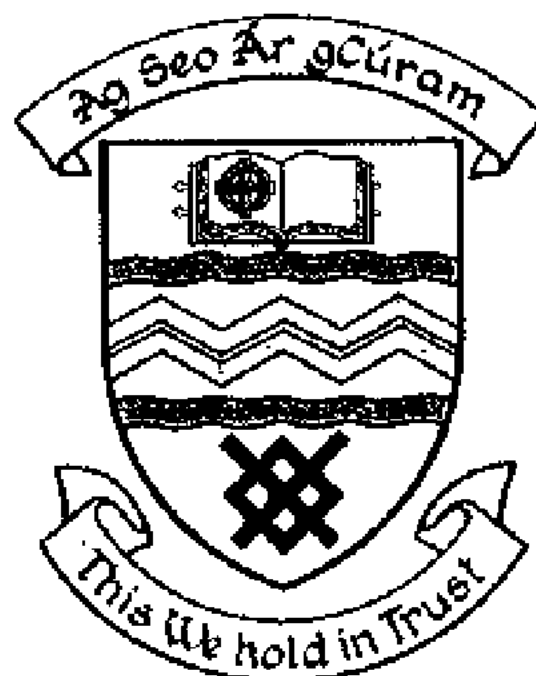
REASON:

It is considered reasonable that the developer should

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contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

Eileen O'Sullivan 7th
.....April 1999
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0321	Date of Decision 17/02/1999
Register Reference S98A/0884	Date: 21/12/1998

Applicant City West Limited,

Development Change of use of the former Royal Garter Stables, a list 1 building from previously approved restaurant use to public house and restaurant use.

Location City West Business Campus, Brennanstown, North of the Naas Road,

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

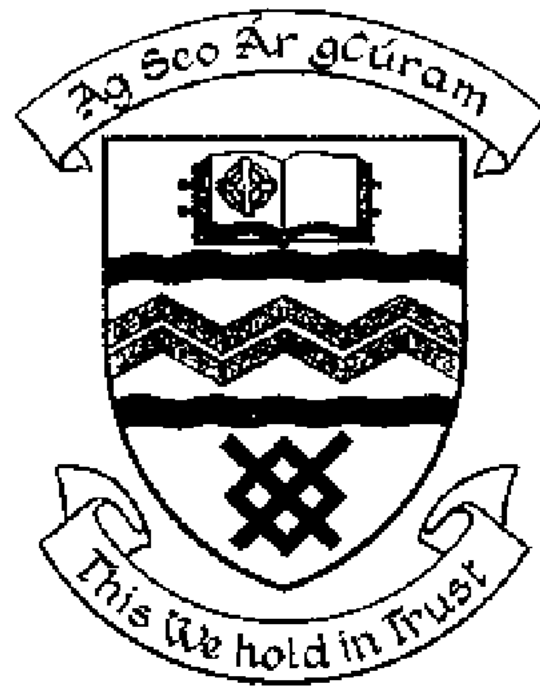
PA
..... 17/02/1999
for SENIOR ADMINISTRATIVE OFFICER

Henry J. Lyons & Partners,
104 Lower Baggot Street,
Dublin 2.

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Conditions and Reasons

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

REASON:

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

- 2 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following shall apply:

- (a) all kitchen and food preparation waste outlets shall be fitted with grease traps;
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- (c) each commercial unit shall be metered.

REASON:

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

- 4 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure

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adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

In the interest of amenity.

- 6 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 7 In the development of the site the developer shall have regard to the provisions of the National Monuments Acts in the event of discovery of features or objects of possible archaeological significance in the course of development works, to report such findings to the National Monuments Services and to facilitate the investigation of same.

REASON:

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

- 8 That the existing unauthorised free-standing advertising hoardings and the 2 advertising hoardings erected on the stable building be removed forthwith from the site.

REASON:

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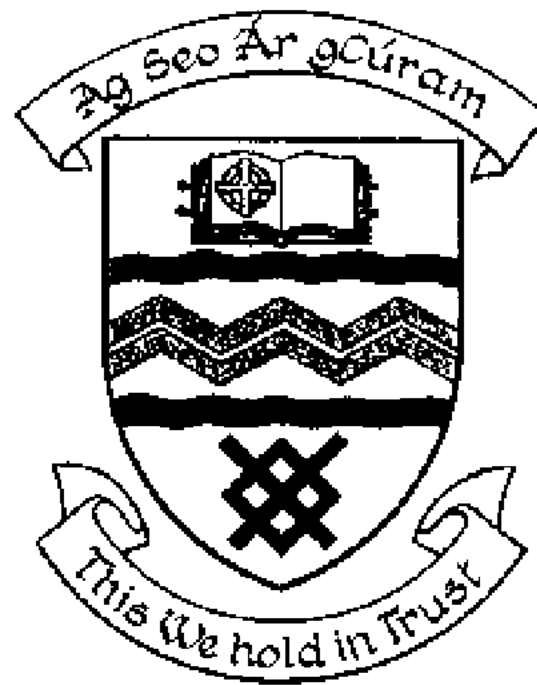
REASON:

To limit the demolition necessary on this List 1 structure

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in the interest of visual amenity and the proper planning
and development of the area.

- 10 A revised car parking layout shall be submitted for the
agreement of the Planning Authority prior to commencement of
development. In this regard the following shall apply:
- (a) car space dimensions shall be 4.8 metres by 2.4
metres;
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The dimensions of the spaces shall be 4.8 metres by
3.0 metres;
 - (c) aisle width shall be a minimum of 6 metres.

REASON:

In the interests of orderly development.

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proposed boundary treatment shall be submitted to and
approved by the Planning Authority prior to commencement of
development.

REASON:

In the interests of the amenities of the area.

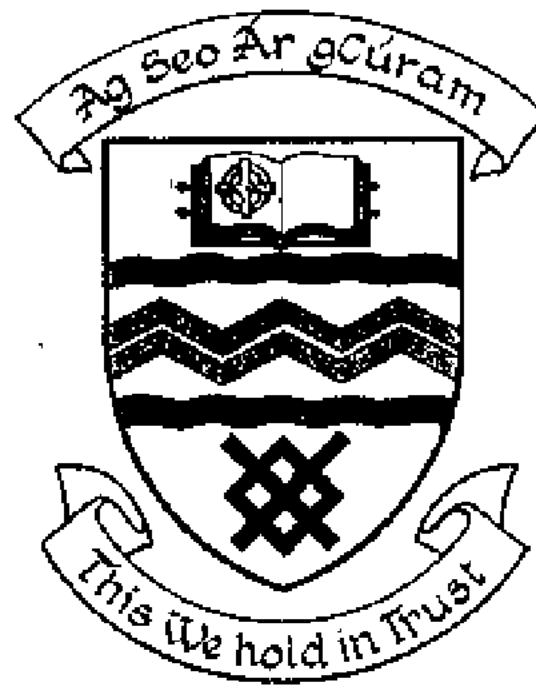
- 12 That a financial contribution in the sum of £82,800 (eighty
two thousand eight hundred pounds) be paid by the proposer
to South Dublin County Council towards the cost of provision
of public services in the area of the proposed development
and which facilitate this development; this contribution to
be paid before the commencement of development on the site.

REASON:

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

- 13 Before development is commenced, the developer shall lodge
with South Dublin County Council a cash deposit, a bond of
an Insurance Company, or other security to the value of
£69,000 (sixty nine thousand pounds) to secure the provision
and satisfactory completion to taking in charge standard of
roads, footpaths, watermains, drains, public open space and
other services required in connection with the development,
coupled with an agreement empowering the Council to apply
such security or part thereof of the satisfactory completion

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of the development.

REASON:

To ensure the satisfactory completion and maintenance of the development.

- 14 The developer shall pay before the commencement of development a sum of £124,200 (one hundred and twenty four thousand two hundred pounds) to South Dublin County Council as a contribution towards expenditure that is proposed to be incurred over the next seven years in respect of works (comprising the construction of the east-west distributor road to the Cheeverstown Road junction, including approximately 200 metres of the Cheeverstown Road extension) facilitating the proposed development in accordance with the requirements of the Section 26(2)(h) of the Local Government (Planning and Development) Act, 1963.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.