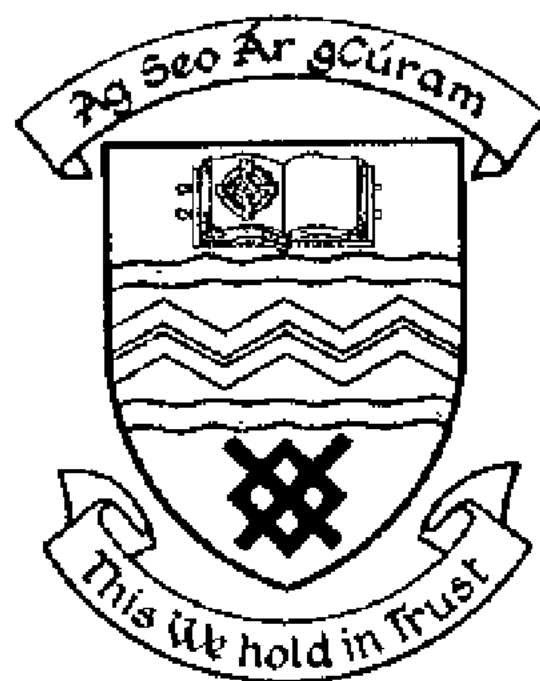


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0558	
1. Location	Bewleys Hotel, Newlands Cross, Dublin 22.		
2. Development	Erection of 6-storey extension to hotel comprising of 32 no. bedrooms suites, 1 bedroom, stores and carparking.		
3. Date of Application	10/08/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/10/1998 2.	1. 03/12/1998 2.
4. Submitted by	Name: Patrick Halley & Associates, Address: St. Catherines Hall, Catherine Street,		
5. Applicant	Name: Rhode Ireland Limited, Address: 33 Upper Fitzwilliam Street, Dublin 2.		
6. Decision	O.C.M. No. 0184 Date 01/02/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0537 Date 22/03/1999	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.	

SOUTH DUBLIN COUNTY COUNCIL
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Patrick Halley & Associates,
St. Catherines Hall,
Catherine Street,
Waterford.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0537	Date of Final Grant 22/03/1999
Decision Order Number 0184	Date of Decision 01/02/1999
Register Reference S98A/0558	Date 3rd December 1998

Applicant Rhode Ireland Limited,

Development Erection of 6-storey extension to hotel comprising
of 32 no. bedrooms suites, 1 bedroom, stores and carparking.

Location Bewleys Hotel, Newlands Cross, Dublin 22.

Floor Area 2356.00 Sq Metres

Time extension(s) up to and including

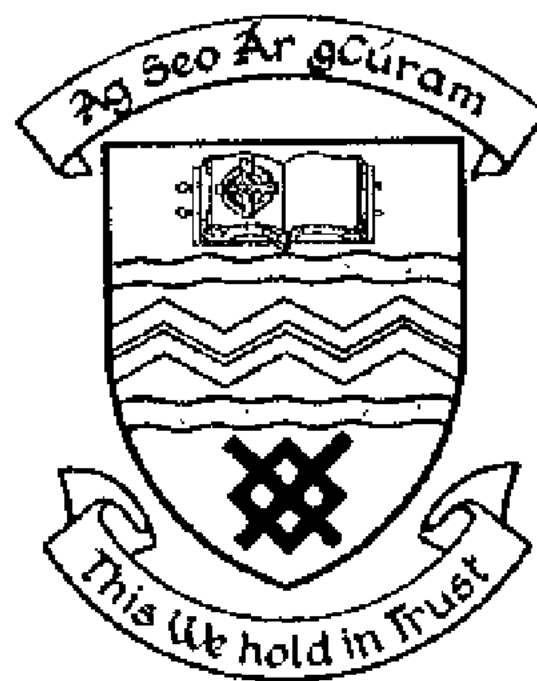
Additional Information Requested/Received 08/10/1998 /03/12/1998

A Permission has been granted for the development described above,
subject to the following (10) Conditions.

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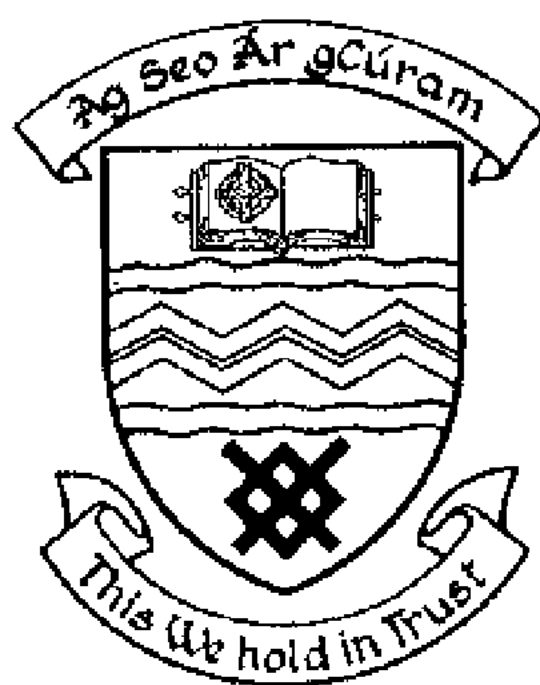
Conditions and Reasons

- 1 Subject to the conditions set out below, the development shall be undertaken strictly in accordance with the submitted plans and details as amended by the revised plans and details received by the Planning Authority on 03/12/98.
REASON:
In the interests of the visual amenities of the area.
- 2 Prior to the commencement of development the applicant/developer shall submit revised details which provide for a reduction in height of the proposed tower feature located on the north western section of the block, so that it does not exceed the height of the existing tower structure located at the south eastern end of the site and which fronts onto Newlands Cross.
REASON:
In the interests of visual amenities of the area.
- 3 External finishes, including brick and roof materials shall be in keeping with the existing hotel building on the site.
REASON:
In the interests of the visual amenities of the area.
- 4 The "existing sign relocated" which was indicated on the additional information submission of 03/12/98 shall be omitted and the existing unauthorised signage on the existing tower structure located at the south eastern end of the site fronting onto Newlands Cross shall be removed within one month of the date of grant of this permission.
REASON:
In the interests of the control of advertising with respect to the visual amenities of the area.
- 5 No advertising signs or devices shall be erected or placed on the building or within the site without first receiving a separate planning permission from South Dublin County Council including what might otherwise be considered as exempted development.
REASON:
In the interests of the control of advertising with respect to the visual amenities of the area.
- 6 Parking for cars and buses to be provided in accordance with Development Plan standards, in this regard the car parking layout shall be as shown on Drawing No. 9024/2A received by the Planning Authority on 03/12/98.
REASON:

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

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In this regard the applicant/developer shall have regard to the following:-
- (a) Applicant to submit, prior to construction, full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer;
 - (b) Applicant to ensure full and complete separation of foul and surface water systems;
 - (c) All waste water from commercial, business or institutional kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer;
 - (d) Applicant to submit, prior to construction, full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer;
 - (e) All surface water runoff from truck parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer;
 - (f) Applicant to submit details, prior to construction, of proposed watermain layout including watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulations;
 - (g) All watermains greater than 150mm diameter shall be ductile iron;
 - (h) No unit shall be further than 50m from a fire hydrant;
 - (i) Watermains shall be laid in public space;
 - (j) No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter;
 - (k) All connections, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at applicant's prior expense;
 - (l) 24 hour storage per unit shall be provided;
 - (m) Applicant may need to install balancing tanks and booster pumps on rising main to the top storeys.

REASON:

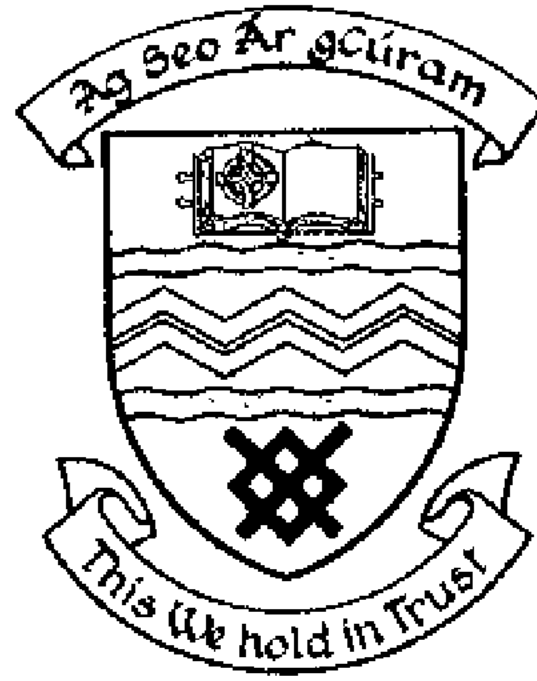
SOUTH DUBLIN COUNTY COUNCIL

REG REF. S98A/0558

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

- 8 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

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

- 9 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.

- 10 That a financial contribution in the sum of money equivalent to the value of £6,600 (six thousand six hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

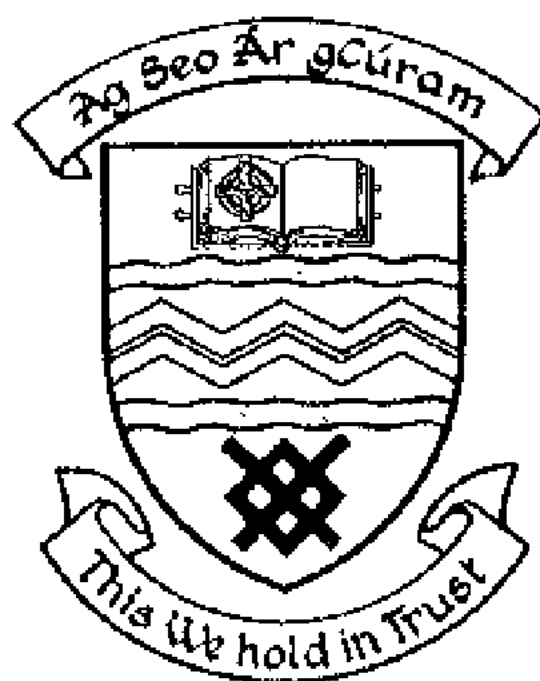
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 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

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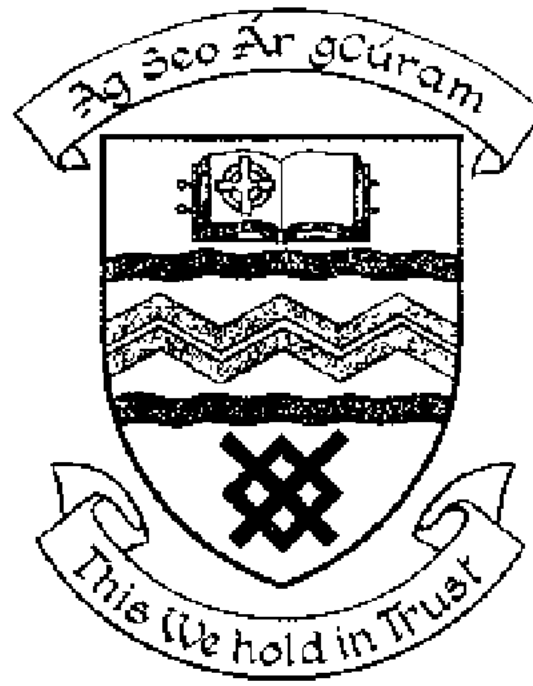
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Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

E. Beale March 1999
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2050	Date of Decision 08/10/98
Register Reference S98A/0558	Date 10th August 1998

Applicant Rhode Ireland Limited,
Development Erection of 6-storey extension to hotel comprising
of 32 no. bedrooms suites, 1 bedroom, stores and carparking.

Location Bewleys Hotel, Newlands Cross, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 10/08/98 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

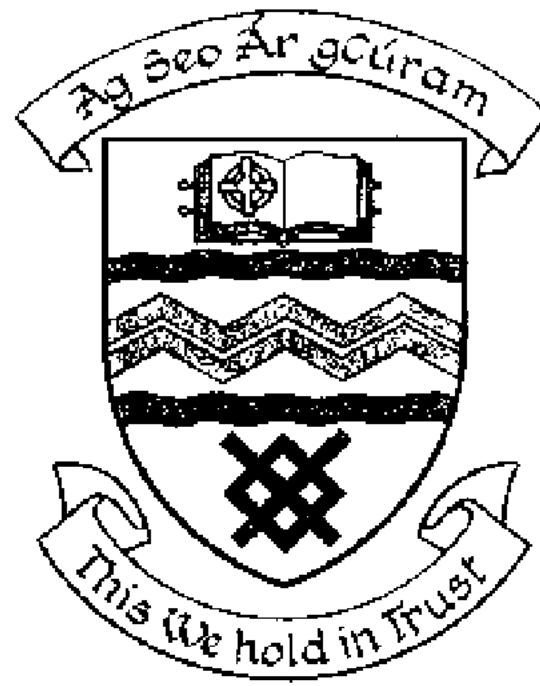
- 1 The applicant is requested to submit a carparking layout to indicate 275 car spaces (including disabled persons spaces).
- 2 The applicant is advised that the Planning Authority consider the scale of the proposed clock tower to be excessive and that the proposed extension is too close to the road edge at this location.
It is noted that the clock tower proposed is higher than the existing clock tower fronting onto Newlands Cross.
The applicant is advised that it will be necessary to scale back the length of the proposed extension by approximately 8 metres and reduce the height of the clock tower so that it does not exceed the height of the existing tower fronting onto Newlands Cross and to submit revised plans and details to provide for same.

Patrick Halley & Associates,
St. Catherine's Hall,
Catherine Street,
Waterford.

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Signed on behalf of South Dublin County Council

.....*DC*.....
for Senior Administrative Officer

08/10/98

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0558	
1. Location	Bewleys Hotel, Newlands Cross, Dublin 22.		
2. Development	Erection of 6-storey extension to hotel comprising of 32 no. bedrooms suites, 1 bedroom, stores and carparking.		
3. Date of Application	10/08/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/10/1998 2.	1. 03/12/1998 2.
4. Submitted by	Name: Patrick Halley & Associates, Address: St. Catherines Hall, Catherine Street,		
5. Applicant	Name: Rhode Ireland Limited, Address: 33 Upper Fitzwilliam Street, Dublin 2.		
6. Decision	O.C.M. No. 0184 Date 01/02/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0184	Date of Decision 01/02/1999
Register Reference S98A/0558	Date: 10/08/1998

Applicant	Rhode Ireland Limited,		
Development	Erection of 6-storey extension to hotel comprising of 32 no. bedrooms suites, 1 bedroom, stores and carparking.		
Location	Bewleys Hotel, Newlands Cross, Dublin 22.		
Floor Area	Sq Metres		
Time extension(s) up to and including			
Additional Information Requested/Received	08/10/1998	/03/12/1998	

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

..... 01/02/1999
for SENIOR ADMINISTRATIVE OFFICER

Patrick Halley & Associates,
St. Catherines Hall,
Catherine Street,
Waterford.

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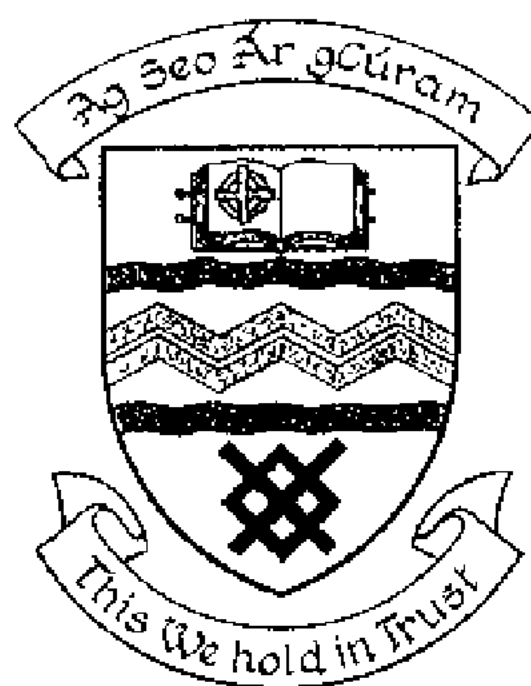
Conditions and Reasons

- 1 Subject to the conditions set out below, the development shall be undertaken strictly in accordance with the submitted plans and details as amended by the revised plans and details received by the Planning Authority on 03/12/98.
REASON:
In the interests of the visual amenities of the area.
- 2 Prior to the commencement of development the applicant/developer shall submit revised details which provide for a reduction in height of the proposed tower feature located on the north western section of the block, so that it does not exceed the height of the existing tower structure located at the south eastern end of the site and which fronts onto Newlands Cross.
REASON:
In the interests of visual amenities of the area.
- 3 External finishes, including brick and roof materials shall be in keeping with the existing hotel building on the site.
REASON:
In the interests of the visual amenities of the area.
- 4 The "existing sign relocated" which was indicated on the additional information submission of 03/12/98 shall be omitted and the existing unauthorised signage on the existing tower structure located at the south eastern end of the site fronting onto Newlands Cross shall be removed within one month of the date of grant of this permission.
REASON:
In the interests of the control of advertising with respect to the visual amenities of the area.
- 5 No advertising signs or devices shall be erected or placed on the building or within the site without first receiving a separate planning permission from South Dublin County Council including what might otherwise be considered as exempted development.
REASON:
In the interests of the control of advertising with respect to the visual amenities of the area.

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- 6 Parking for cars and buses to be provided in accordance with Development Plan standards, in this regard the car parking layout shall be as shown on Drawing No. 9024/2A received by the Planning Authority on 03/12/98.

REASON:

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

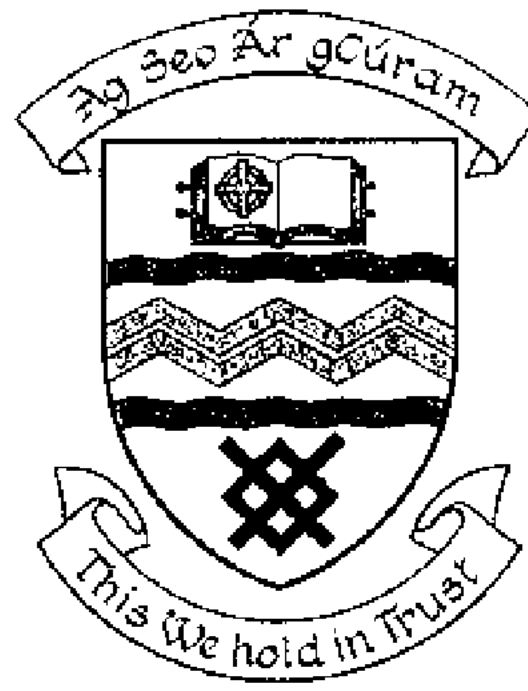
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In this regard the applicant/developer shall have regard to the following:-

- (a) Applicant to submit, prior to construction, full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer;
- (b) Applicant to ensure full and complete separation of foul and surface water systems;
- (c) All waste water from commercial, business or institutional kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer;
- (d) Applicant to submit, prior to construction, full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer;
- (e) All surface water runoff from truck parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer;
- (f) Applicant to submit details, prior to construction, of proposed watermain layout including watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulations;
- (g) All watermains greater than 150mm diameter shall be ductile iron;
- (h) No unit shall be further than 50m from a fire hydrant;
- (i) Watermains shall be laid in public space;

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- (j) No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter;
- (k) All connections, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at applicant's prior expense;
- (l) 24 hour storage per unit shall be provided;
- (m) Applicant may need to install balancing tanks and booster pumps on rising main to the top storeys.

REASON:

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

- 8 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

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

- 9 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.

- 10 That a financial contribution in the sum of money equivalent to the value of ~~£~~6,600 (six thousand six hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road

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improvement works and traffic management schemes
facilitating the proposed development.