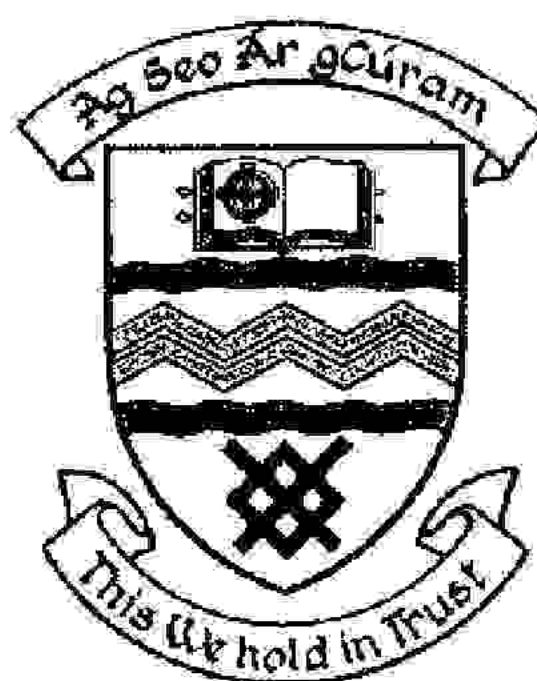


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0785	
1. Location	City West Business Campus, Brownsbarn, Naas Road.		
2. Development	A 52 bedroom Hotel with ancillary areas on two storeys together with the restoration and conversion of the former Royal Garter Stables, a List 1 building, to restaurant with ancillary areas. The site which has an area of approx. 13 acres is located north of the Naas Road at Brownsbarn, and has access off the grade separated junction subject to previous permission, Reg. Ref. 90A/2340		
3. Date of Application	02/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 29/01/98 2.	1. 15/06/98 2.
4. Submitted by	Name: Henry J Lyons and Partners Architects Address: 104 Lower Baggot Street, Dublin 2.		
5. Applicant	Name: City West Ltd Address: 27 Dawson Street, Dublin 2		
6. Decision	O.C.M. No. 1608 Date 13/08/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1928 Date 24/09/98	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1928	Date of Final Grant 24/09/98
Decision Order Number 1608	Date of Decision 13/08/98
Register Reference S97A/0785	Date 15th June 1998

Applicant City West Ltd

Development A 52 bedroom Hotel with ancillary areas on two storeys together with the restoration and conversion of the former Royal Garter Stables, a List 1 building, to restaurant with ancillary areas. The site which has an area of approx. 13 acres is located north of the Naas Road at Brownsbarn, and has access off the grade separated junction subject to previous permission, Reg. Ref. 90A/2340

Location City West Business Campus, Brownsbarn, Naas Road.

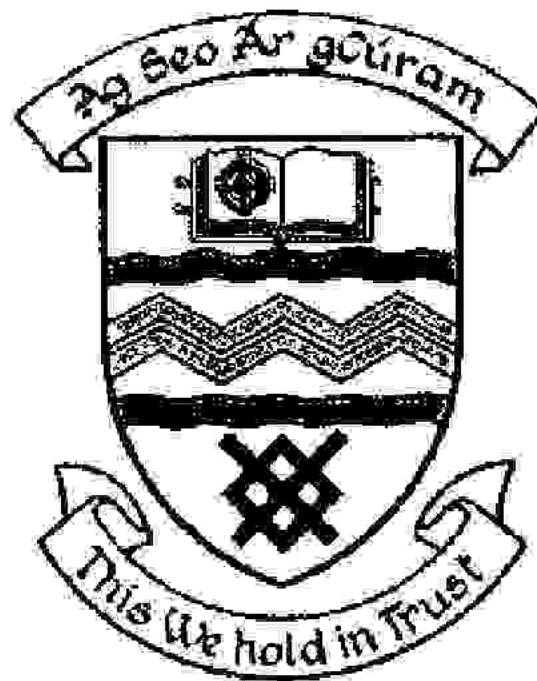
Floor Area 3051.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 29/01/98 /15/06/98

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

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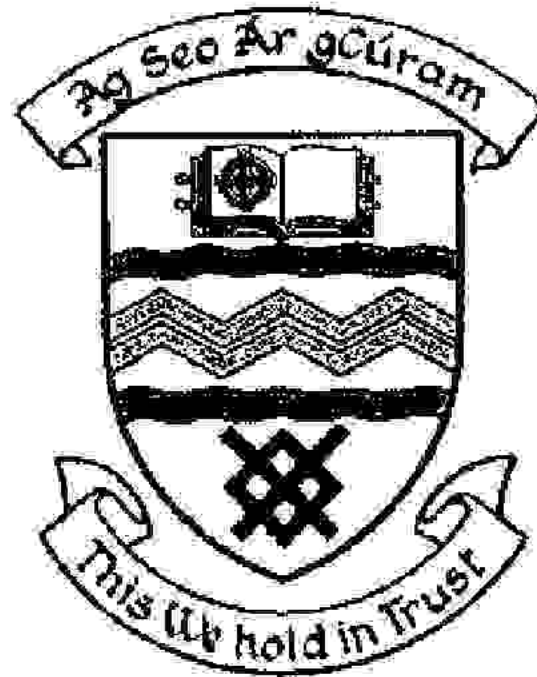
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by Additional Information received by the Planning Authority on 15.06.1998, 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 South Dublin 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 the 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 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 adequate standards of workmanship. As the provision of

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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 archeological significance in the course of development works, to report such findings to the National Monuments Service 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 hoarding 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 and a set of wooden gates in the east wall.
REASON:
To limit the demolition necessary on this List 1 structure in the interest of visual amenity and the proper planning and development.
- 10 That a financial contribution in the sum of £84,960 (eighty four thousand, nine hundred and sixty 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

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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.

- 11 The developer shall pay £84,960 (eighty four thousand, nine hundred and sixty pounds) to South Dublin County Council as a contribution towards the expenditure that is proposed to be incurred over the next seven years in respect of works (comprising the construction of the north-south distributor road from the southern boundary of the site to the southern boundary of the lands owned by the council to the south) facilitating the proposed development, in accordance with the requirements of Section 26(2)(h) of the Local Government (Planning & Development) Act, 1963. This contribution is payable before the commencement of development.

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.

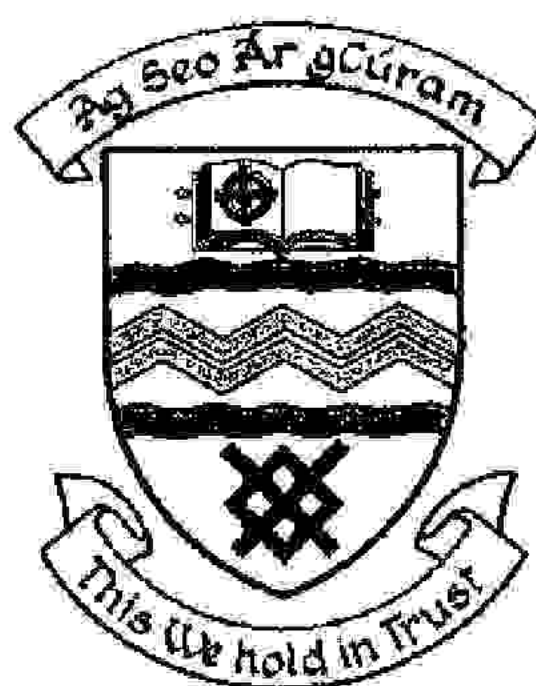
- 12 The developer shall pay, before the commencement of development, £14,160 (fourteen thousand, one hundred and sixty pounds) to South Dublin County Council as a contribution towards the expenditure that is proposed to be incurred over the next seven years in respect of works (comprising the construction of the east-west distributor road linking the north-south 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 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.

- 13 Before the development is commenced, the developer shall lodge with South Dublin County Council a Cash Deposit, a Bond of an Insurance Company or other security of £71,000

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(seventy one thousand pounds) to secure the provision and satisfactory completion and maintenance until taken-in-charge by the said Council of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development, coupled with the agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 14 That a financial contribution in the sum of £200,000 (two hundred thousand pounds) be paid to South Dublin County Council towards additional costs to be incurred providing access to adjoining industrial lands in lieu of providing access through the site as provided for in the Development Plan.

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.

- (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.

 25 September 1998
 for SENIOR ADMINISTRATIVE OFFICER