

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0555	
1. Location	Bewleys Hotel, Newlands Cross, Co. Dublin.		
2. Development	4 storey apartment/hotel block extension with clock tower comprising of 20 No. apartments, extended lobby area, stores, lift and extended service yard to Bewleys Hotel. Revised plans lodged on 29/11/96 altering the development, reducing the number of apartments to 16, extending the building by 1.5 mtrs. in length, extending the lobby by 4 mtrs., inclusion of residents lounge and office, canopy covering to the service yard and elevational changes.		
3. Date of Application	21/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Patrick Halley & Associates, Address: St. Catharines Hall, Catherine Street, Waterford.		
5. Applicant	Name: Rhode (Ireland) Ltd., Address: 33 Upper Fitzwilliam St., Dublin 2.		
6. Decision	O.C.M. No. 2453 Date 18/12/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0194 Date 30/01/97	Effect	

8.	Appeal Notified		
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

Bosca 4122,
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Patrick Halley & Associates,
St. Catherine's Hall,
Catherine Street,
Waterford.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0194	Date of Final Grant 30/01/97
Decision Order Number 2453	Date of Decision 18/12/96
Register Reference S96A/0555	Date 21st October 1996

Applicant Rhode (Ireland) Ltd.,

Development 4 storey apartment/hotel block extension with clock tower comprising of 20 No. apartments, extended lobby area, stores, lift and extended service yard to Bewleys Hotel. Revised plans lodged on 29/11/96 altering the development, reducing the number of apartments to 16, extending the building by 1.5 mtrs. in length, extending the lobby by 4 mtrs., inclusion of residents lounge and office, canopy covering to the service yard and elevational changes.

Location Bewleys Hotel, Newlands Cross, Co. Dublin.

Floor Area 1853.000 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 (10) Conditions.

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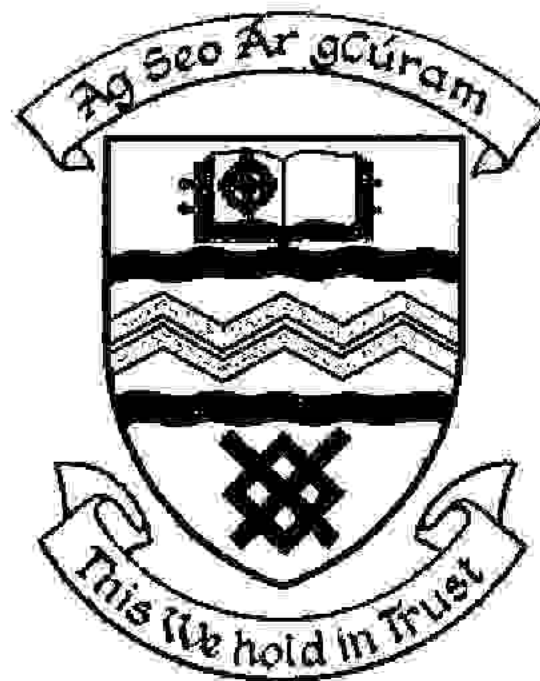
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Conditions and Reasons

- 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 the 29th November, 1996.
REASON:
 In the interests of the proper planning and development of the area.
- 2 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.
- 3 Prior to the commencement of development the developer shall submit details to the satisfaction of the Planning Authority of all proposed signage or other advertising devices to be erected or placed on the site, including method of illumination, if any. No sign or device shall be internally illuminated.
REASON:
 In the interests of the control of advertising with respect to the visual amenities of the area.
- 4 Notwithstanding condition no. 3 above, no other 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 having regard to the location of the site in proximity to the Newlands Cross junction on the Naas Road.
- 5 The proposed accommodation within the development shall not be used as permanent residential dwelling units as such.
REASON:
 In the interest of the proper planning and development of the area.
- 6 On site car and coach parking facilities shall be provided in accordance with Development Plan standards applicable

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at the time of the commencement of development. Parking areas shall be surfaced with a dense bituminous material and shall be lined with thermoplastic or other similar materials to the satisfaction of the Planning Authority.

REASON:

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

- 7 Adequate provision shall be made to facilitate access to and use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be provided with the National Rehabilitation Boards document "Access for the Disabled - Minimum Design Criteria" applicable at the time of the commencement of development.

REASON:

In the interests of ensuring that the facilities of the development are available for use by disabled persons.

- 8 Prior to the commencement of development a detailed landscaping and planting scheme for the development shall be submitted to and be to the satisfaction of the Planning Authority. All landscaping and planting shall be completed not later than the date of the first use of any part of the development.

REASON:

In the interests of the visual amenities of the area.

- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

- 10 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON:

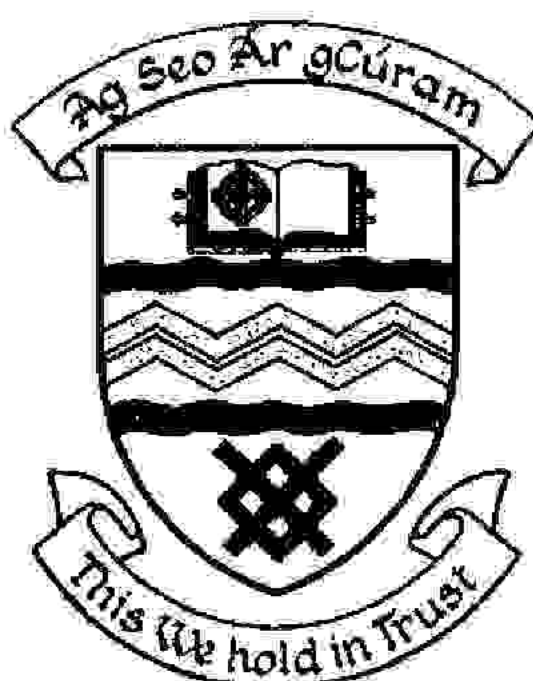
To protect the amenities of the area.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and

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Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

 31 January 1997
for SENIOR ADMINISTRATIVE OFFICER