

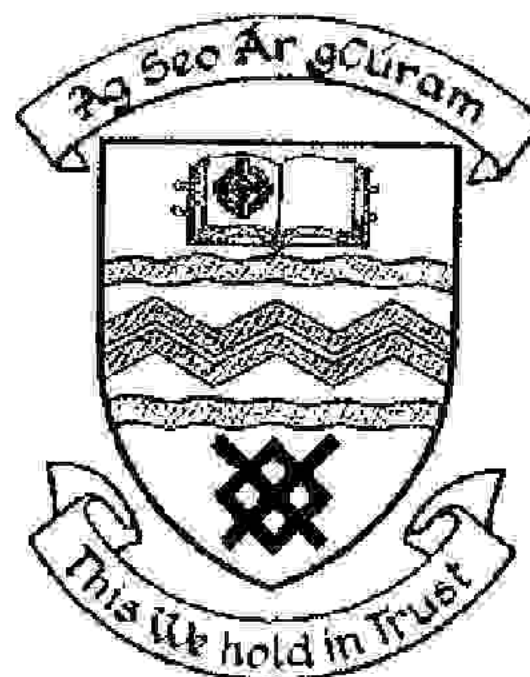
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No.  S01A/0661
1. Location	Belgard Castle, Belgard Road, Dublin 24.	
2. Development	Renovation and refurbishment of existing stable building (currently used for storage). Annex buildings (currently unused), including partial demolition of original lab building (currently used for storage). Alterations to existing mews building (currently used for offices). All Protected Structures and change of use of stable building and annex building to office use.	
3. Date of Application	04/10/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 28/11/2001 2. 1. 15/01/2002 2.
4. Submitted by	Name: Clifton Scannell Emerson Associates, Address: Seafort Lodge, Castle Dawson Avenue,	
5. Applicant	Name: C.R.H. Plc, Address: Belgard Castle, Belgard Road, Dublin 24.	
6. Decision	O.C.M. No. 0558  Date 12/03/2002	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 0876  Date 26/04/2002	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

Registrar

Date

Receipt No.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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Clifton Scannell Emerson Associates,  
Seafort Lodge,  
Castle Dawson Avenue,  
Blackrock,  
Co. Dublin.

**NOTIFICATION OF GRANT OF Permission**

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Final Grant Order Number 0876	Date of Final Grant 26/04/2002
Decision Order Number 0558	Date of Decision 12/03/2002
Register Reference S01A/0661	Date 15/01/02

Applicant C.R.H. Plc,

Development Renovation and refurbishment of existing stable building (currently used for storage). Annex buildings (currently unused), including partial demolition of original lab building (currently used for storage). Alterations to existing mews building (currently used for offices). All Protected Structures and change of use of stable building and annex building to office use.

Location Belgard Castle, Belgard Road, Dublin 24.

Floor Area 0.00 Sq Metres  
Time extension(s) up to and including  
Additional Information Requested/Received 28/11/2001 /15/01/2002

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

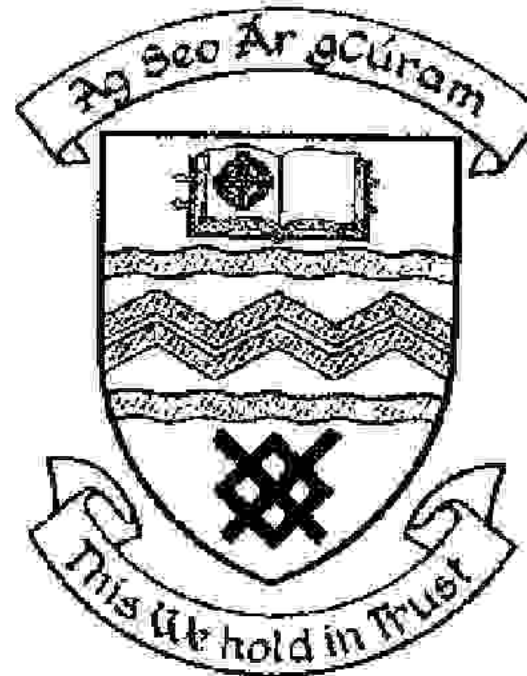


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REG REF. S01A/C06M

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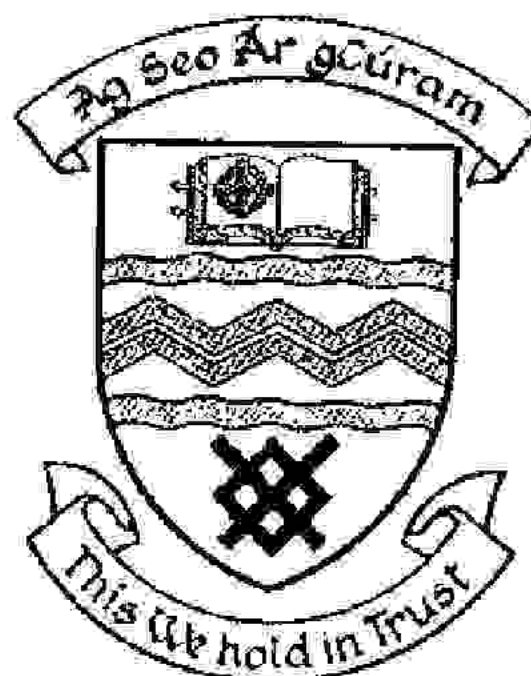
**Conditions and Reasons**

- 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 15/01/02, 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 The applicant shall remove the internal walls from the existing stable structure and provide the link to the Annex Building as originally proposed as shown on drawings received 04/10/02 and on elevations received 15/01/02.  
REASON:  
In the interest of the proper planning and development of the area.
- 3 Nothing in this decision to grant planning permission shall authorise the erection of the glass corridor (indicated as proposal 2 on drawings received 15/01/02) along the west elevation of the stable structure.  
REASON:  
In the interest of the proper planning and development of the area.
- 4 The requirements of the Conservation Officer shall be strictly adhered to. In that respect:
  - i) The re-pointing of stonework to the stable building shall be done using a lime-based mortar to match the existing. It is considered that re-pointing should only be carried out where necessary and by using a specialist contractor. The existing mortar should be analysed in order to provide an exact match. Details of the contractor and analysis should be submitted to the Conservation Officer prior to the proposed development.
  - ii) Breathable felt shall be used for the roof of the stable building. Natural slates should be used that match the existing buildings on site. All replacement timberheads shall be of timber.
  - iii) The proposed Velux roof light for the stable building shall be a Velux conservation roof window and the proposed rainwater goods shall be cast-iron.
  - iv) Repair works to the external stonework of the Mews building shall be carried out using a lime mortar.
  - v) The proposed window in the Annex Building shall

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- vi) match the existing windows.  
The existing roof slates of the Annex building shall be re-used and natural slate to match the existing should be used to make up any shortfall.
- vii) The re-pointing of the Annex building stonework shall only be carried out where necessary and with a lime based mortar to match existing.

REASON:

In order to ensure that the protected structure is restored, repaired and converted in a sympathetic way in the interest of the proper planning and development of the area.

- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:-
- i) Septic Tank / Effluent Treatment System and percolation / irrigation area are to be in accordance with S.R.6: 1991 and the requirements of the Environmental Protection Agency's Wastewater Treatment Manuals.  
Certification of compliance by an Engineer to the aforementioned standard must be submitted to South Dublin County Council.
  - ii) Septic Tank / Effluent Treatment System and percolation / irrigation area shall meet the requirements of Environmental Health Officer.
  - iii) Applicant shall ensure full and complete separation of foul and surface water systems.
  - iv) Applicant is subject to the provisions of the water pollution acts and, depending on volume and nature of discharge, may be required to apply to the Environmental Services Department for a licence under Section 4 of the Local Government (Water Pollution) Acts 1977 and 1990 to discharge sewage and/or trade effluent to waters.
  - v) The surface water run-off from the buildings and hard standing area shall drain to soakage areas designed and constructed in accordance with BRE digest 365, with certification of compliance by Engineer to be submitted.
  - vi) Soakage areas to meet the requirements of Environmental Health Officer.
  - vii) If not already the case the water supply to the development shall be commercially metered.

REASON:

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

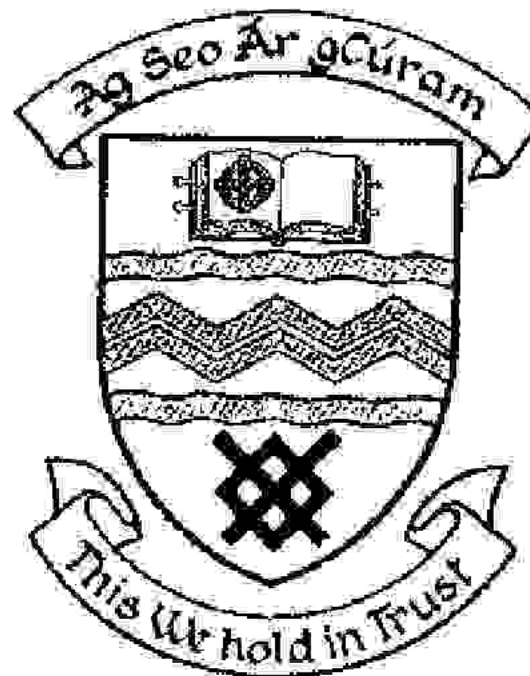


# SOUTH DUBLIN COUNTY COUNCIL

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- 6 The requirements of the Environmental Health Officer shall be strictly adhered to. In that respect:
- i) During demolition works on the site, all necessary steps to contain dust arising from the demolition shall be taken so as to prevent a nuisance being carried out to occupiers of other buildings in the locality. This shall include covering skips and slack-heaps, daily washing down of pavements or other public areas, use of water spray at demolition site to suppress dust and any other precautions necessary to prevent dust nuisances. During the demolition phase the proposed development shall comply with BS 6187 Code of Practice for Demolition.
  - ii) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open sites.
  - iii) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.
  - iv) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 08:00 hours on weekdays and 09:00 hours on Saturdays nor after 18:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

REASON:

In the interest of public health and safety.

- 7 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.

- 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.

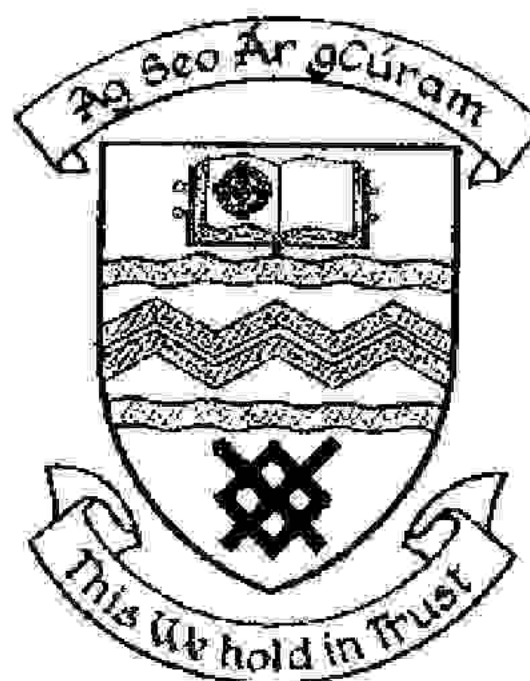
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/06 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- 9 That a financial contribution in the sum of EUR 315 (three hundred and fifteen euro) 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.

- 10 That a financial contribution in the sum of EUR 819 (eight hundred and nineteen euro) 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 facilitates 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.

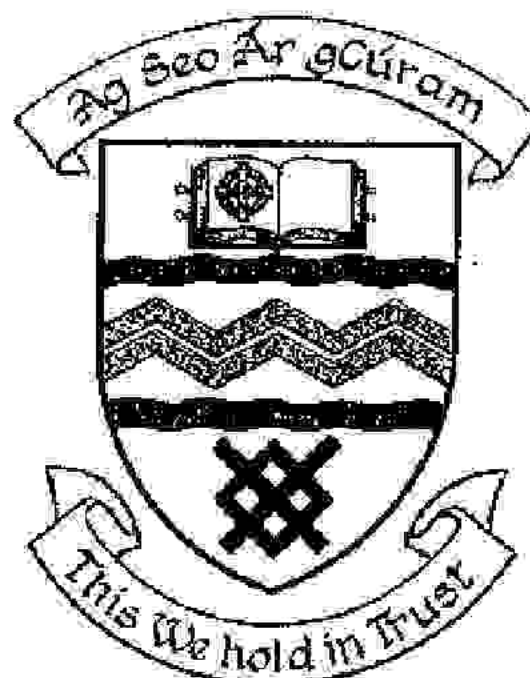
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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.

.....26/04/02  
for SENIOR ADMINISTRATIVE OFFICER



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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3495	Date of Decision 28/11/2001
Register Reference S01A/0661	Date: 04/10/01

**Applicant** C.R.H. Plc,  
**Development** Renovation and refurbishment of existing stable building (currently used for storage). Annex buildings (currently unused), including partial demolition of original lab building (currently used for storage). Alterations to existing mews building (currently used for offices). All Protected Structures and change of use of stable building and annex building to office use.

**Location** Belgard Castle, Belgard Road, Dublin 24.

**App. Type** Permission

Dear Sir/Madam,  
With reference to your planning application, received on 04/10/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant shall submit revised proposals and drawings of the Stable building ensuring that the existing floor plan layout is retained.
- 2 The applicant shall submit details of the type of materials to be used for the glazed link between the Stable Building and Mews. Details of how the link is to be attached to the above buildings shall also be included.
- 3 The applicant shall provide clear details of the installation of Platon Membrane and what this would entail.

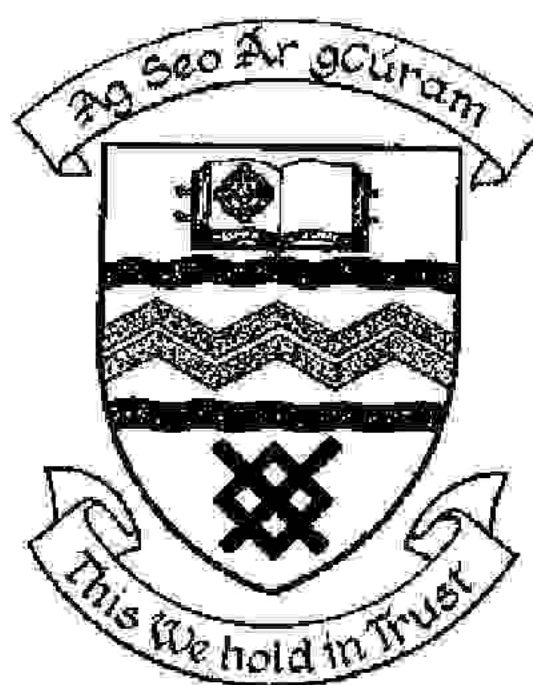
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REG REF. S01A/0661

- 4 The applicant is requested to provide clear details and drawings of proposals for the area of the existing lab building proposed for demolition.
- 5 The applicant shall provide details in relation to how the it is proposed to safeguard the Annex building from vehicles entering the proposed new vehicular access at the East end of the lab building.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

29/11/01