

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0854	
1. Location	Bewley's Hotel, Newlands Cross, Co. Dublin.		
2. Development	Construction of 5 storey over basement extension to hotel comprising of basement car park, extended restaurant and kitchen, fitness centre and ancillary facilities and 40 no. bedrooms and car parking.		
3. Date of Application	11/12/00	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. Catherines House, Catherine Street,		
5. Applicant	Name: Rhode (IRL.) Ltd Address: 33 Upper Fitzwilliam Street, Dublin 2.		
6. Decision	O.C.M. No. 0295 Date 08/02/2001	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 0295	Date of Decision 08/02/2001
Register Reference S00A/0854	Date: 11/12/00

Applicant Rhode (IRL.) Ltd

Development	Construction of 5 storey over basement extension to hotel comprising of basement car park, extended restaurant and kitchen, fitness centre and ancillary facilities and 40 no. bedrooms and car parking.
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Location Bewley's Hotel, Newlands Cross, Co. Dublin.

Floor Area	Sq Metres
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Time extension(s) up to and including

Additional Information Requested/Received

Clarification of 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 (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

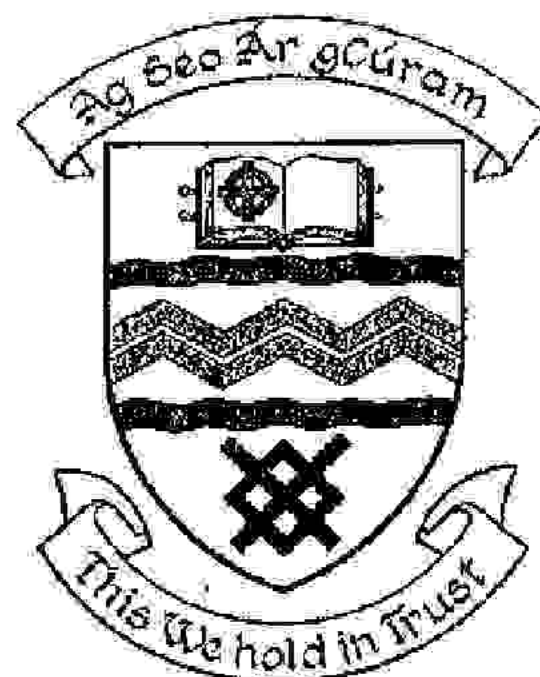
..... 08/02/01
for SENIOR ADMINISTRATIVE OFFICER

Patrick Halley & Associates,
St. Cathelines House,
Catherine Street,
Waterford.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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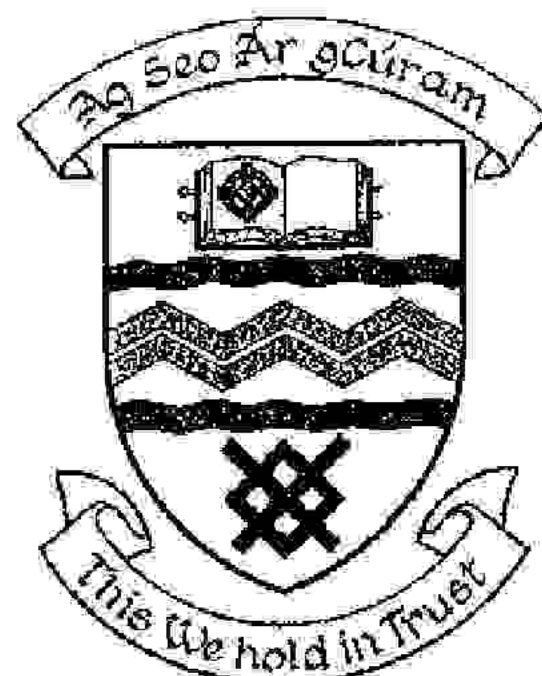
Conditions and Reasons

- 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 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.
- 3 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of the premises.
REASON:
In the interest of amenity.
- 4 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.
REASON:
In the interest of safety and amenity.
- 5 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 6 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.

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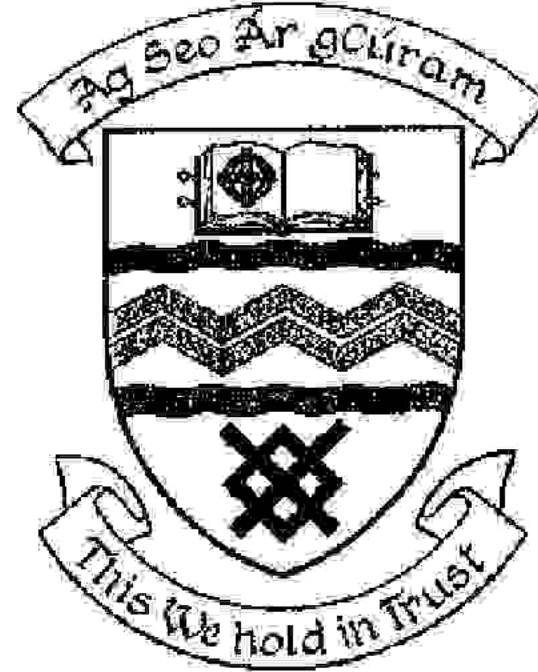
7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of South Dublin County Council. In this regard the applicant/the developer shall have regard to the following:

- a) Applicant to submit, prior to commencement of development, for the written approval of the Environmental Services Department, full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to the 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 commencement of development, for the written approval of the Environmental Services Department, full details of proposed watermain layout including watermain size, valve, metre and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulations.
- e) All surface water run off from truck parking/ marshalling areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the public sewer;
- f) All watermains greater than 150mm diameter shall be ductile iron;
- g) No unit shall be further than 50 metre from a fire hydrant;
- h) No building shall lie within 5 metres of watermains less than 225mm diameter and within 8 metres of watermains greater than 225mm diameter;
- i) All connections swabbing and chlorination and tappings of the mains to be carried out by South Dublin County Council personnel at the applicant's prior expense;
- j) 24 hour water storage per unit shall be provided;
- k) Applicant may need to install balancing tanks and booster pumps on rising main to top stories.

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REASON:

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

- 8 Prior to commencement of development the requirements of the Principal Environmental Health Officer to be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

- 9 That a financial contribution in the sum of £96,852 (Ninety Six Thousand Eight Hundred and Fifty Two Pounds) EUR 122,976 (One Hundred and Twenty Two Thousand Nine Hundred and Seventy Six Euros) 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.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0854	
1. Location	Bewley's Hotel, Newlands Cross, Co. Dublin.		
2. Development	Construction of 5 storey over basement extension to hotel comprising of basement car park, extended restaurant and kitchen, fitness centre and ancillary facilities and 40 no. bedrooms and car parking.		
3. Date of Application	11/12/00	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. Catherines House, Catherine Street,		
5. Applicant	Name: Rhode (IRL.) Ltd Address: 33 Upper Fitzwilliam Street, Dublin 2.		
6. Decision	O.C.M. No. 0295 Date 08/02/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0606 Date 26/03/2001	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
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Patrick Halley & Associates,
St. Catherine's House,
Catherine Street,
Waterford.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0606	Date of Final Grant 26/03/2001
Decision Order Number 0295	Date of Decision 08/02/2001
Register Reference S00A/0854	Date 11/12/00

Applicant Rhode (IRL.) Ltd

Development Construction of 5 storey over basement extension to hotel comprising of basement car park, extended restaurant and kitchen, fitness centre and ancillary facilities and 40 no. bedrooms and car parking.

Location Bewley's Hotel, Newlands Cross, Co. Dublin.

Floor Area 4621.00 Sq Metres

Time extension(s) up to and including

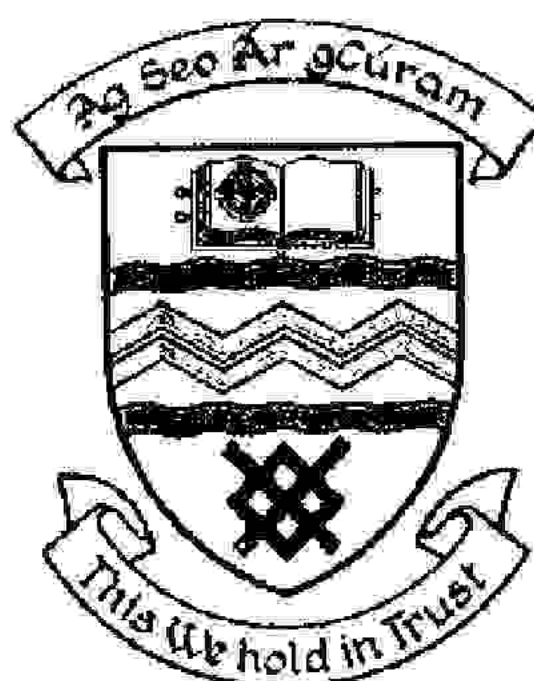
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (9) Conditions.

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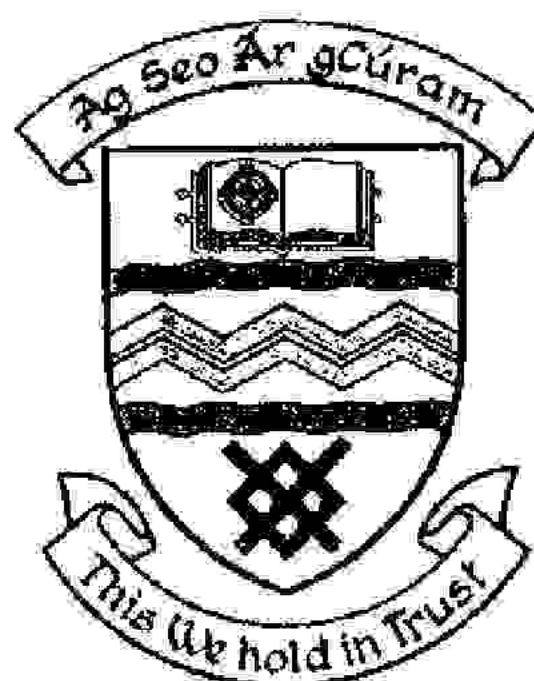
Conditions and Reasons

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 - a) Applicant to submit, prior to commencement of

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- development, for the written approval of the Environmental Services Department, full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to the 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.
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REASON:

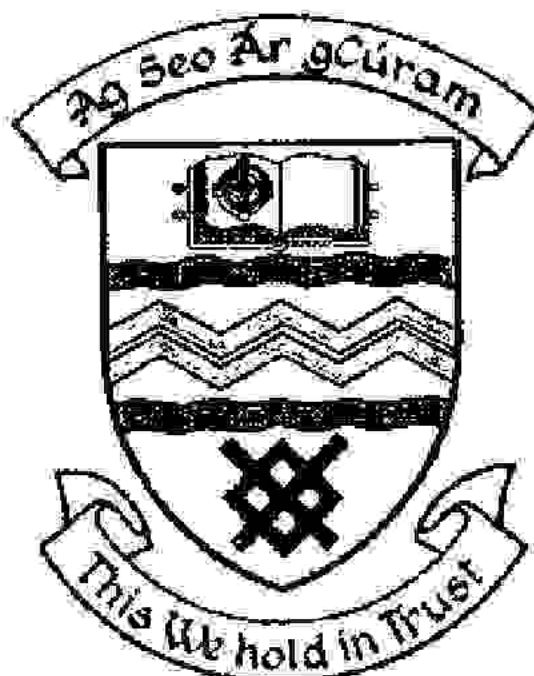
In the interest of health.

- 9 That a financial contribution in the sum of £96,852 (Ninety Six Thousand Eight Hundred and Fifty Two Pounds) EUR 122,976

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(One Hundred and Twenty Two Thousand Nine Hundred and Seventy Six Euros) 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.

..........27/03/01
for SENIOR ADMINISTRATIVE OFFICER