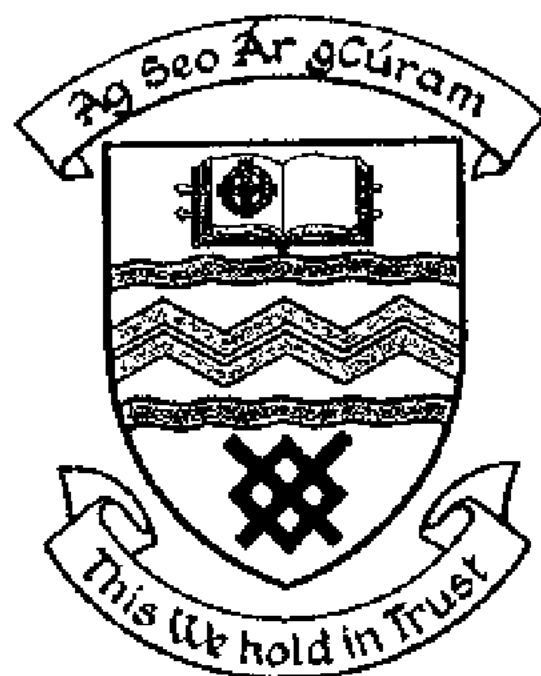


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0482	
1. Location	Royal Garter Stables, City West Campus, Brennanstown, Saggart, Co. Dublin.		
2. Development	Restaurant and public house use, including restoration and alterations of, and extension to the existing building. (A list 1 building).		
3. Date of Application	16/07/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: 3D Architects, Address: 1-2 Eustace Street, Temple Bar,		
5. Applicant	Name: Citywest Ltd., Address: 49 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 2000 Date 15/09/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2269 Date 20/10/1999	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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3D Architects,
1-2 Eustace Street,
Temple Bar,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2269	Date of Final Grant 20/10/1999
Decision Order Number 2000	Date of Decision 15/09/1999
Register Reference S99A/0482	Date 16/07/99

Applicant Citywest Ltd.,

Development Restaurant and public house use, including restoration and alterations of, and extension to the existing building.
(A list 1 building).

Location Royal Garter Stables, City West Campus, Brennanstown,
Saggart, Co. Dublin.

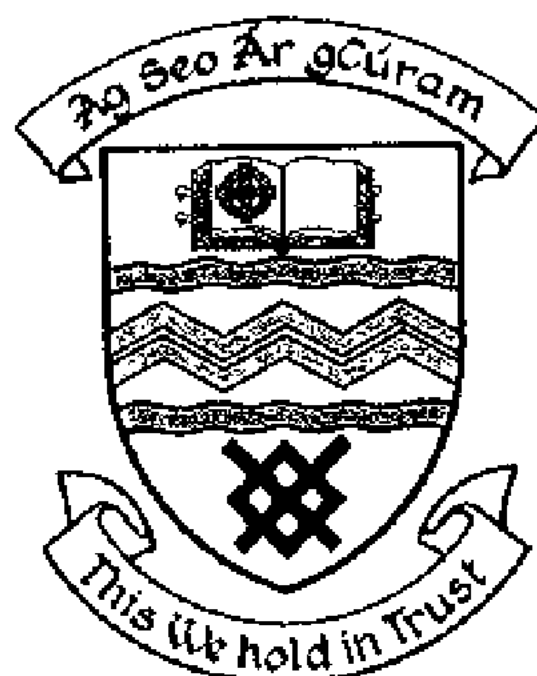
Floor Area 1482.00 **Sq Metres**
Time extension(s) up to and including 20/09/1999
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (16) Conditions.

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Conditions and Reasons

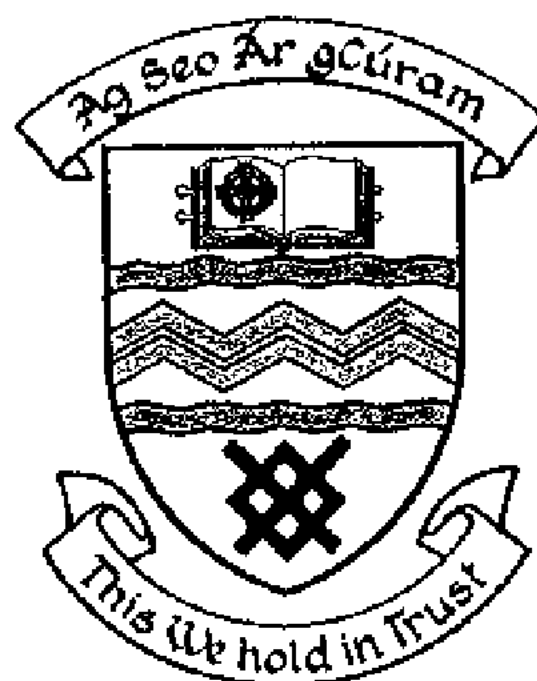
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Unsolicited Additional Information received on 01/09/99, save as may be required by the other conditions attached hereto.
 REASON:
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 All alterations and works proposed, including cleaning and re-pointing of stonework, shall be carried out under the professional supervision on site of an architect with specialised conservation expertise practice, with no unauthorised or unnecessary damage or loss of historic building fabric.
 REASON:
 To secure the authentic preservation of this important List 1 building and to ensure that the proposed works are carried out in accordance with best conservation practice.
- 3 In the development of the site, the developer shall have regard to the provisions of the National Monuments Acts in the event of the discovery of features or objects of possible archaeological significance in the course of development works, to report such findings to the National Monuments Services and to facilitate the investigation of same.
 REASON:
 In the interests of the proper planning and development of the area.
- 4 All replacement windows shall be traditional timber up and down sliding sash frames or other such windows as shall have been agreed in writing by the Planning Authority.
 REASON:
 In the interests of visual amenity and in order to protect the architectural integrity of this List 1 building.
- 5 The three windows proposed at first floor level on the south-west elevation, indicated as WF01, WF02 & WF03, as well as the two windows at ground floor level, indicated as WG09 & WG10, shall be omitted from the development.
 REASON:
 In order to protect the architectural integrity of this List 1 building.

REG. REF. S99A/0482

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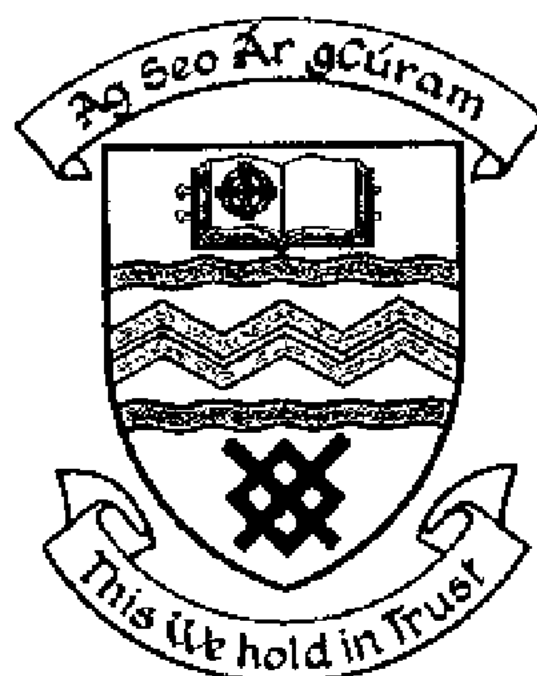


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-
- 6 The roof of the building shall be finished in natural slate and existing natural slates shall be reused where possible.
REASON:
In the interests of visual amenity and in order to protect the architectural integrity of this List 1 building.
- 7 Prior to the commencement of development, the developer shall submit the following details for the written agreement of the Planning Authority:
- a) Full details, including drawings to a scale of 1:25 of the proposed central door entrance at ground floor level on the south-west elevation;
 - b) Full details of the materials and finishes of the external walls and roof of the development which shall be as indicated on the submitted drawings and shall match in colour and texture those of the existing building.
- REASON:
To ensure a satisfactory appearance on completion of the development.
- 8 No lighting fixtures shall be located on any elevation apart from the two light fitting located on the north-west elevation, as indicated on the submitted drawings.
REASON:
In the interests of visual amenities and in order to protect the architectural integrity of this List 1 building.
- 9 Full details of proposed signage, which shall be located on the north-west elevation only, shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
In the interests of visual amenity and in order to protect the architectural integrity of this List 1 building.
- 10 Apart from the proposed signage to be agreed under Condition No. 9, no further signs including any illuminated advertisements, neon or otherwise, exhibited as part of a window display affixed to the inside of the glazing, advertising structures, banners, canopies, flags, security shutters, lighting fixtures or other projecting elements shall be erected or fixed to the building without a prior grant of planning permission.
REASON:
In the interests of visual amenity and in order to protect the architectural integrity of this List 1 building.

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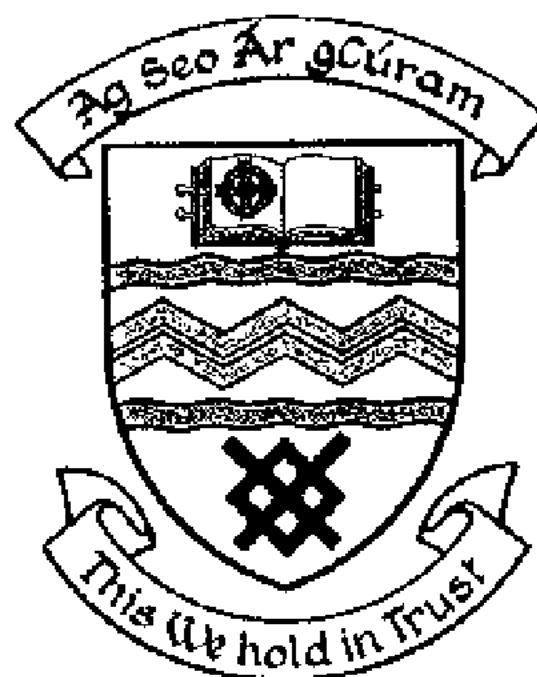
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- 11 All existing unauthorised advertising signs, including any free-standing hoardings, shall be removed prior to the commencement of development.
REASON:
In the interests of the proper planning and development of the area.
- 12 All public services to the proposed development, including electrical, telephone cables and equipment, shall be located underground throughout the entire site.
REASON:
In the interests of visual amenity.
- 13 Prior to the commencement of development, the developer shall submit the following details for the written agreement of the Planning Authority:
 - a) A detailed landscape plan for the site with full works specification. This plan shall include grading, top soiling, seeding, paths, drainage, boundary treatment, planting and street tree planting and these works shall be in accordance with South Dublin County Council's Guidelines for Open Space development & Taking in Charge.
 - b) Full details of the proposed boundary treatment, including lands bounded by the Naas Road.
REASON:
To ensure a satisfactory appearance on completion of the development.
- 14 No water tanks or additional plant or equipment external to the indicated plant room(s) shall be erected on the roof of the building unless permission shall have been granted by the Planning Authority.
REASON:
In the interests of visual amenity and in order to protect the architectural integrity of this List 1 building.
- 15 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and shall have regard to the following requirements:-
 - a. 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 sewer. The applicant shall ensure that the oils, fats and grease content of the discharge to the sewer is less than 100mg/l.

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- b. Applicant shall ensure full and complete separation of foul and surface water systems.
- c. Applicant proposes to connect to sewer not taken in charge. Applicant shall submit written evidence of permission to connect to private sewer.
- d. All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- e. No building shall take place within 5m of public sewer or sewer with potential to be taken in charge.
- f. The minimum distance between the proposed surface water attenuation storage area (Ref. Fahy Fitzpatrick Drg. F9015-688) and the fenced boundary between the applicants property and the Naas Road shall be 10m.
- g. All connections, swabbing, chlorination and tappings of County Council mains shall be carried out by South Dublin County Council personnel at applicant's prior expense.
- h. Prior to the commencement of the works, applicant shall submit for the approval of the Area Engineer, Deansrath Depot (tel. (01) 4570784) a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations.
- i. No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
- j. Each commercial unit shall be metered.
- k. 24 hour storage shall be provided.

REASON:

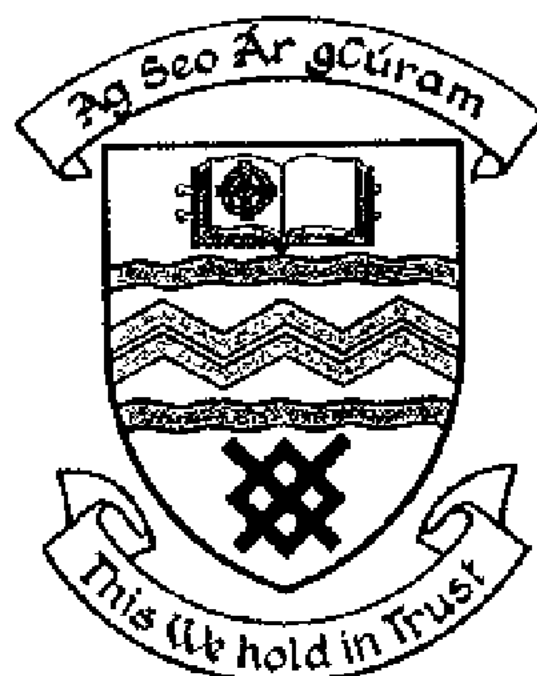
In order to comply with the Sanitary Services Acts, 1878-1964.

- 16 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 12, 13 and 14 of Register Reference S98A/0884 be strictly adhered to in respect of this development as amended.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

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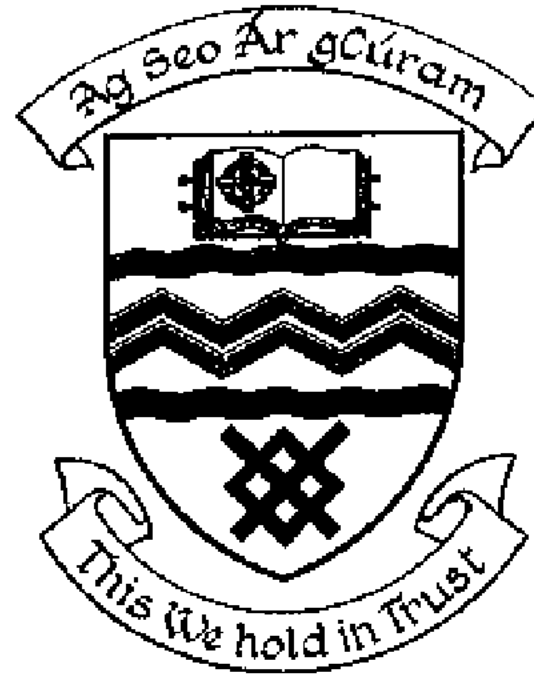
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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate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

E. Bowler.....21/10/99
for SENIOR ADMINISTRATIVE OFFICER

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2000	Date of Decision 15/09/1999 <i>LA</i>
Register Reference S99A/0482	Date: 16/07/99

Applicant Citywest Ltd.,

Development Restaurant and public house use, including restoration and alterations of, and extension to the existing building.
(A list 1 building).

Location Royal Garter Stables, City West Campus, Brennanstown,
Saggart, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 20/09/1999

Additional Information Requested/Received /

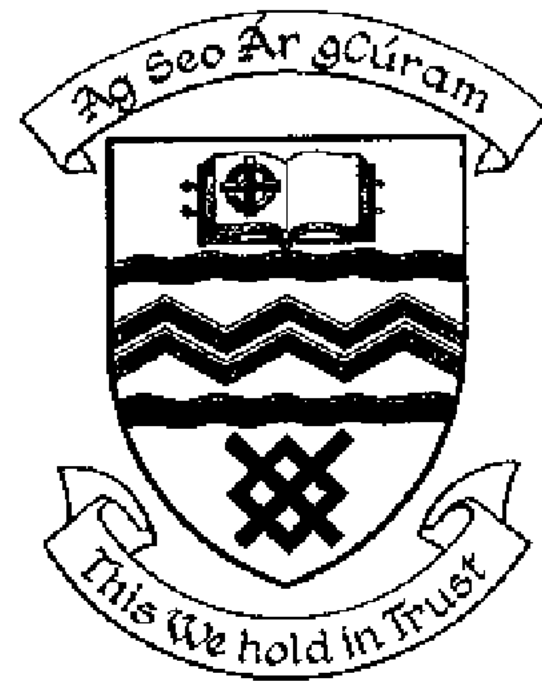
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (16) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

LA
..... 15/09/99
for SENIOR ADMINISTRATIVE OFFICER

3D Architects,
1-2 Eustace Street,
Temple Bar,
Dublin 2.

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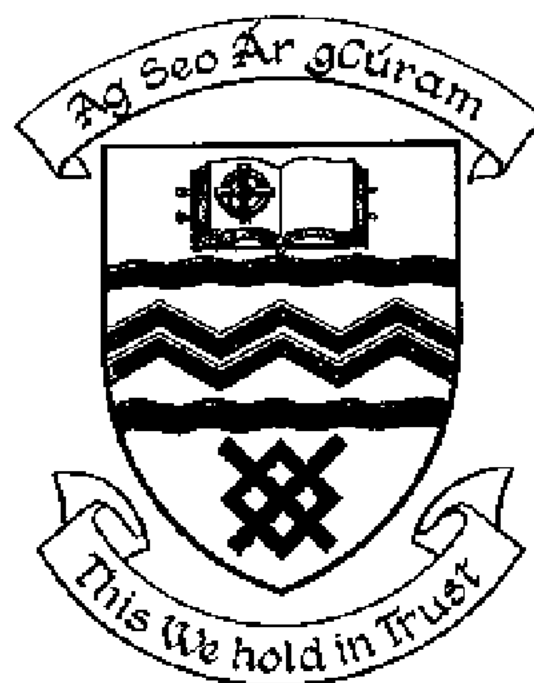
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REG REF. S99A/0482

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 Unsolicited Additional Information received on 01/09/99, 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 All alterations and works proposed, including cleaning and re-pointing of stonework, shall be carried out under the professional supervision on site of an architect with specialised conservation expertise practice, with no unauthorised or unnecessary damage or loss of historic building fabric.
REASON:
To secure the authentic preservation of this important List 1 building and to ensure that the proposed works are carried out in accordance with best conservation practice.
- 3 In the development of the site, the developer shall have regard to the provisions of the National Monuments Acts in the event of the discovery of features or objects of possible archaeological significance in the course of development works, to report such findings to the National Monuments Services and to facilitate the investigation of same.
REASON:
In the interests of the proper planning and development of the area.
- 4 All replacement windows shall be traditional timber up and down sliding sash frames or other such windows as shall have been agreed in writing by the Planning Authority.
REASON:
In the interests of visual amenity and in order to protect the architectural integrity of this List 1 building.
- 5 The three windows proposed at first floor level on the south-west elevation, indicated as WF01, WF02 & WF03, as

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REG. REF. S99A/0482

well as the two windows at ground floor level, indicated as WG09 & WG10, shall be omitted from the development.

REASON:

In order to protect the architectural integrity of this List 1 building.

- 6 The roof of the building shall be finished in natural slate and existing natural slates shall be reused where possible.

REASON:

In the interests of visual amenity and in order to protect the architectural integrity of this List 1 building.

- 7 Prior to the commencement of development, the developer shall submit the following details for the written agreement of the Planning Authority:

- a) Full details, including drawings to a scale of 1:25 of the proposed central door entrance at ground floor level on the south-west elevation;
- b) Full details of the materials and finishes of the external walls and roof of the development which shall be as indicated on the submitted drawings and shall match in colour and texture those of the existing building.

REASON:

To ensure a satisfactory appearance on completion of the development.

- 8 No lighting fixtures shall be located on any elevation apart from the two light fitting located on the north-west elevation, as indicated on the submitted drawings.

REASON:

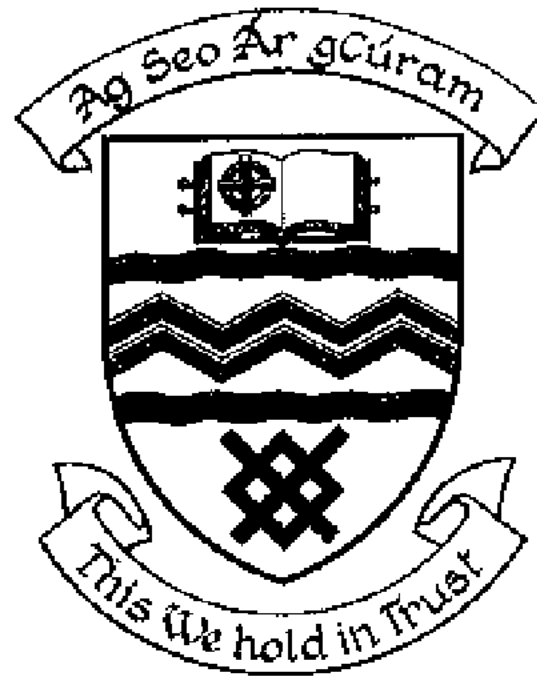
In the interests of visual amenities and in order to protect the architectural integrity of this List 1 building.

- 9 Full details of proposed signage, which shall be located on the north-west elevation only, shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.

REASON:

In the interests of visual amenity and in order to protect the architectural integrity of this List 1 building.

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- 10 Apart from the proposed signage to be agreed under Condition No. 9, no further signs including any illuminated advertisements, neon or otherwise, exhibited as part of a window display affixed to the inside of the glazing, advertising structures, banners, canopies, flags, security shutters, lighting fixtures or other projecting elements shall be erected or fixed to the building without a prior grant of planning permission.

REASON:

In the interests of visual amenity and in order to protect the architectural integrity of this List 1 building.

- 11 All existing unauthorised advertising signs, including any free-standing hoardings, shall be removed prior to the commencement of development.

REASON:

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

- 12 All public services to the proposed development, including electrical, telephone cables and equipment, shall be located underground throughout the entire site.

REASON:

In the interests of visual amenity.

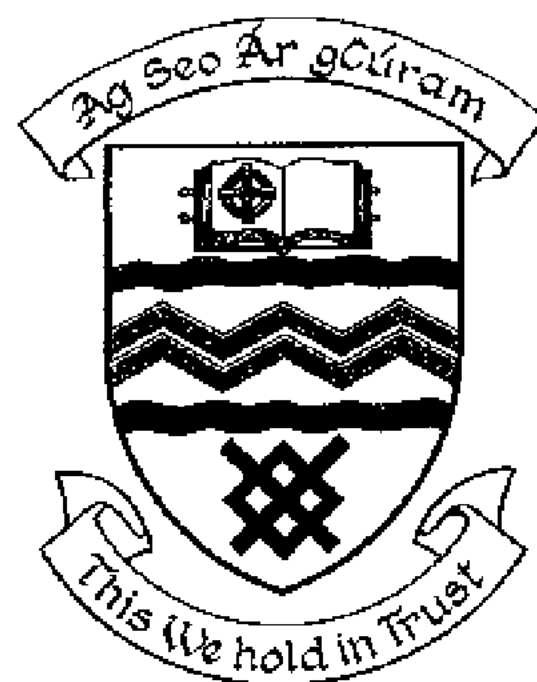
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- a) A detailed landscape plan for the site with full works specification. This plan shall include grading, top soiling, seeding, paths, drainage, boundary treatment, planting and street tree planting and these works shall be in accordance with South Dublin County Council's Guidelines for Open Space development & Taking in Charge.
- b) Full details of the proposed boundary treatment, including lands bounded by the Naas Road.

REASON:

To ensure a satisfactory appearance on completion of the development.

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- 14 No water tanks or additional plant or equipment external to the indicated plant room(s) shall be erected on the roof of the building unless permission shall have been granted by the Planning Authority.

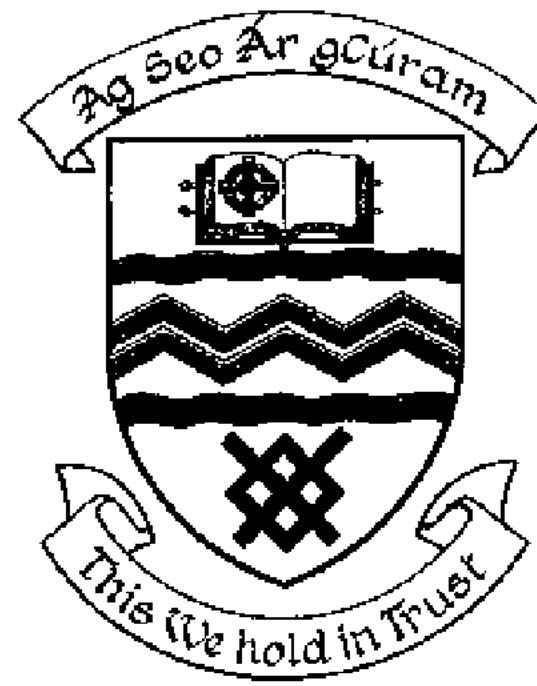
REASON:

In the interests of visual amenity and in order to protect the architectural integrity of this List 1 building.

- 15 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and shall have regard to the following requirements:-

- a. 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 sewer. The applicant shall ensure that the oils, fats and grease content of the discharge to the sewer is less than 100mg/l.
- b. Applicant shall ensure full and complete separation of foul and surface water systems.
- c. Applicant proposes to connect to sewer not taken in charge. Applicant shall submit written evidence of permission to connect to private sewer.
- d. All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- e. No building shall take place within 5m of public sewer or sewer with potential to be taken in charge.
- f. The minimum distance between the proposed surface water attenuation storage area (Ref. Fahy Fitzpatrick Drg. F9015-688) and the fenced boundary between the applicants property and the Naas Road shall be 10m.
- g. All connections, swabbing, chlorination and tappings of County Council mains shall be carried out by South Dublin County Council personnel at applicant's prior expense.
- h. Prior to the commencement of the works, applicant shall submit for the approval of the Area Engineer, Deansrath Depot (tel. (01) 4570784) a watermain

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REG REF. S99A/0482

layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations.

- i. No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
- j. Each commercial unit shall be metered.
- k. 24 hour storage shall be provided.

REASON:

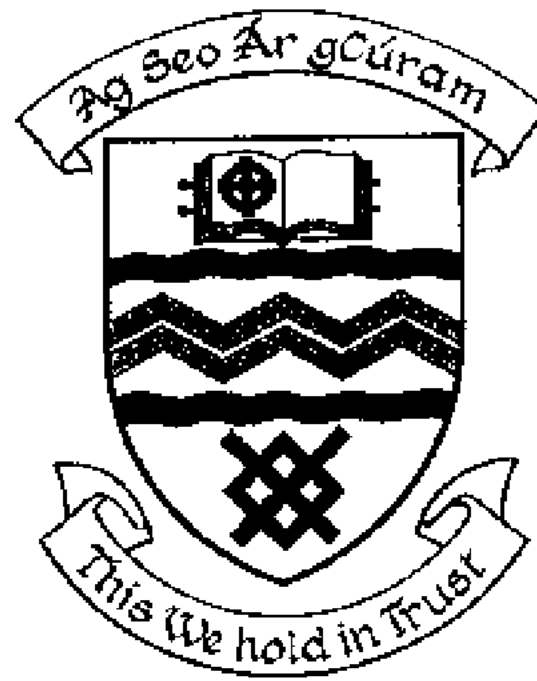
In order to comply with the Sanitary Services Acts, 1878-1964.

- 16 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 12, 13 and 14 of Register Reference S98A/0884 be strictly adhered to in respect of this development as amended.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

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

Decision Order Number 1999	Date of Decision 15/09/1999 <i>MA</i>
Register Reference S99A/0482	Date 16/07/99

Applicant Citywest Ltd.,
App. Type Permission
Development Restaurant and public house use, including restoration and alterations of, and extension to the existing building.
(A list 1 building).

Location Royal Garter Stables, City West Campus, Brennanstown,
Saggart, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 20/09/1999

Yours faithfully

MA
..... 15/09/99
for SENIOR ADMINISTRATIVE OFFICER

3D Architects,
1-2 Eustace Street,
Temple Bar,
Dublin 2.