

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0927	
1. Location	Site 2000 located East of the North/South distributor road through City West Business Campus, Brownsbarn, Naas Road, Dublin 24.		
2. Development	2 storey building for use as business accommodation for either showrooms, warehousing, offices or production in any proportion of the above, and new road and car parking on a site of approx 1.95 acres, with access from the distributor road and through a local access road. The site has the benefit of an overall permission Reg. Ref. 90A/2340.		
3. Date of Application	24/12/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 25/02/1999 2. 30/09/19	1. 03/08/1999 2. 18/01/20
4. Submitted by	Name: Anthony Reddy Associates, Address: The North Block, Malt House,		
5. Applicant	Name: Davy Hickey Properties, Address: 3006 Lake Drive, City West Business Campus, Dublin 24.		
6. Decision	O.C.M. No. 0540  Date 15/03/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 863  Date 26/04/2000	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

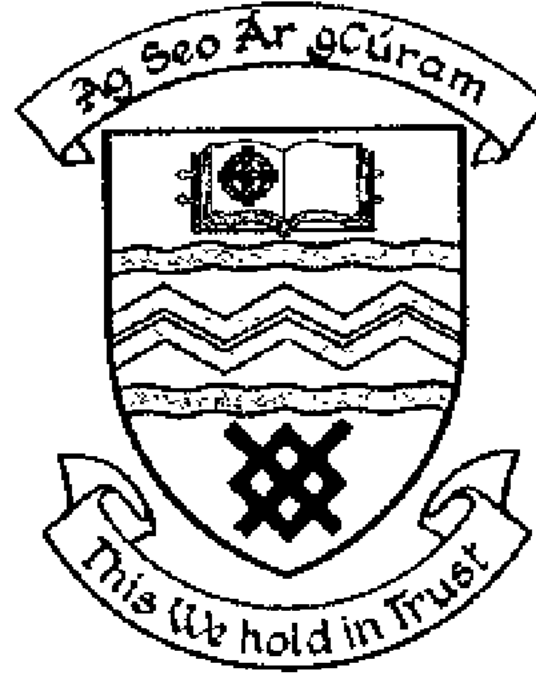
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Date

.....

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
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Anthony Reddy Associates,  
The North Block,  
Malt House,  
Grand Canal Quay,  
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 863	Date of Final Grant 26/04/2000
Decision Order Number 0540	Date of Decision 15/03/2000
Register Reference S98A/0927	Date 18/01/00

Applicant Davy Hickey Properties,

Development 2 storey building for use as business accommodation for either showrooms, warehousing, offices or production in any proportion of the above, and new road and car parking on a site of approx 1.95 acres, with access from the distributor road and through a local access road. The site has the benefit of an overall permission Reg. Ref. 90A/2340.

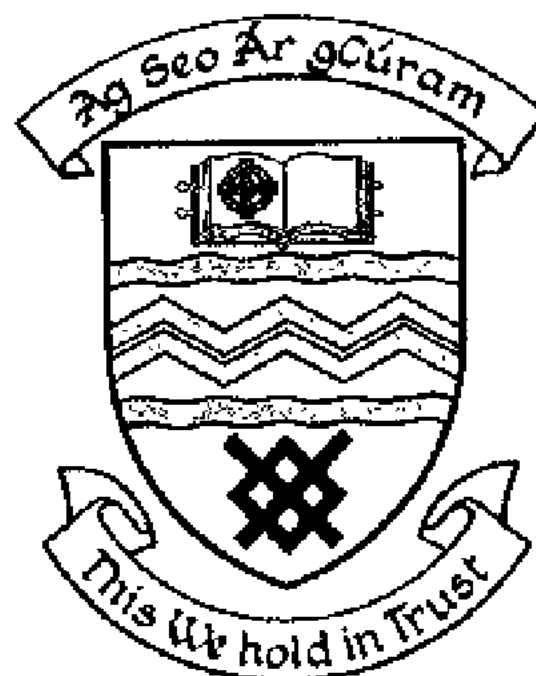
Location Site 2000 located East of the North/South distributor road through City West Business Campus, Brownsbarn, Naas Road, Dublin 24.

Floor Area 2048.00 Sq Metres  
Time extension(s) up to and including 01/03/1999  
Additional Information Requested/Received 25/02/1999 /03/08/1999

A Permission has been granted for the development described above,  
subject to the following (17) Conditions.

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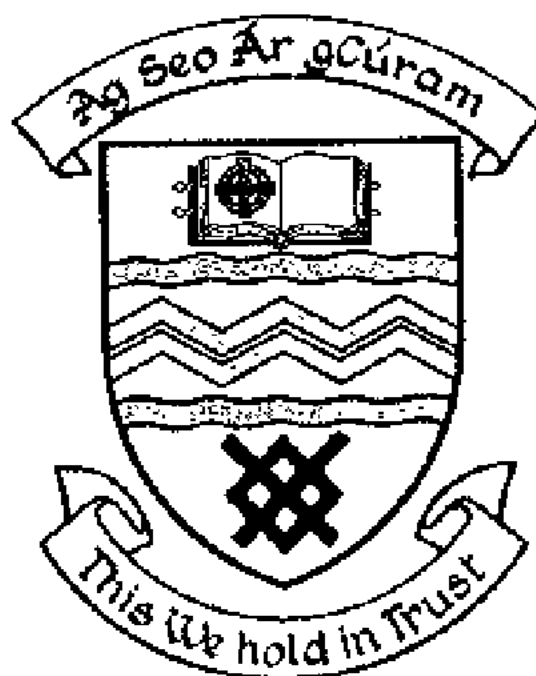
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#### Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and in accordance with Additional Information received on the 3rd of August 1999 and Clarification of Additional Information received on 18th January 2000, 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 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.
- 3 No building shall be within 5m of a main less than 225mm diameter and within 8m of a main greater than or equal to 225mm in diameter.  
REASON:  
In order to comply with the Sanitary Services Acts 1878-1964.
- 4 That no industrial effluent be permitted without prior approval from Planning Authority.  
REASON:  
In the interest of health.
- 5 That details of landscaping and boundary treatment be submitted to and approved by the Planning authority and work thereon completed prior to occupation of units.  
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 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

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**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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**REASON:**

In the interest of amenity.

- 8 The use of the building shall be as set out in documentation supporting the application. Any proposals for change of use shall be the subject of a further application to the Planning Authority.

**REASON:**

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

- 9 Prior to occupation of the first and each subsequent occupier the agreement of the Planning Authority shall be obtained.

**REASON:**

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

- 10 The reservation for the east/west distributor road from roundabout (N82) junction to south west corner of the adjacent site shall be set out on the site by the applicant and agreed in writing with the Roads Department prior to commencement of development on the site.

**REASON:**

In the interests of orderly development.

- 11 Prior to the commencement of development on the site the applicant shall submit the following for the written agreement of the Planning Authority:-

- (a) Written evidence of permission to connect to private foul and surface water sewers and private watermain.
- (b) Details of proposed watermain layout indicating pipe sizes, valves, metre and hydrant layout and proposed point of connection to the existing watermains.

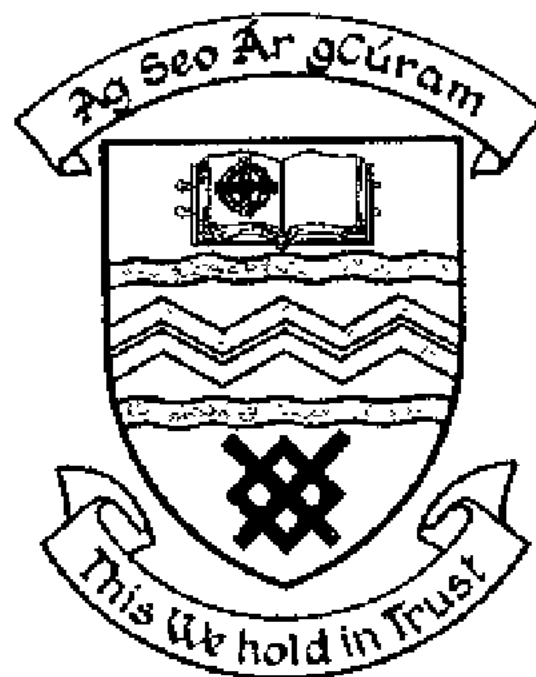
**NOTE:** The layout shall comply with the Building Regulations.

**NOTE:** Applicant to ensure full and complete separation of foul and surface water systems.

**REASON:**

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

- 12 The applicant shall ascertain and strictly adhere to the requirements of the Department of Defence in view of the proximity of the site to Casement Aerodrome, Baldonnell.



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**REASON:**

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

- 13 That a financial contribution in the sum of £9,540 (nine thousand five hundred and forty pounds) EUR 12,112 (twelve thousand one hundred and twelve euros) 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.

- 14 The developer shall pay a sum of £9,540 (nine thousand five hundred and forty pounds) EUR 12,112 (twelve thousand one hundred and twelve euros) to South Dublin County Council as a contribution towards 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 and Development) Act, 1963. The contribution is payable before the commencement of development.

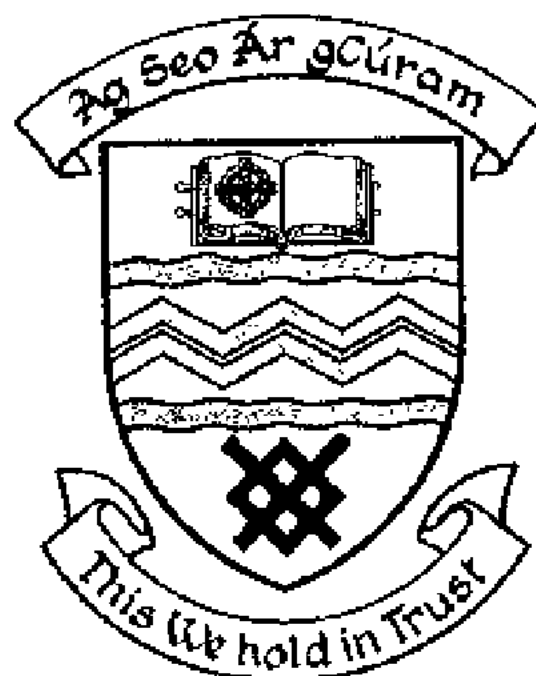
**REASON:**

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.

- 15 The developer shall pay before the commencement of development a sum of £1,590 (one thousand five hundred and ninety pounds) EUR 2,019 (two thousand and nineteen euros) to South Dublin County Council as a contribution towards 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 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:**

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It is considered reasonable that developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 16 Before development is commenced under any permission granted pursuant to this decision, the developer shall lodge with South Dublin County Council a cash deposit, a bond of an insurance company or other security to the value of £7,950 (seven thousand nine hundred and fifty pounds) EUR 10,093 (ten thousand and ninety three euros) to secure the provision and satisfactory completion to taking in charge standard of roads, footpaths, watermains, drains, public open space and other services required in connection with the development.

REASON:

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

- 17 That a financial contribution in the sum of £12,977 (twelve thousand nine hundred and seventy seven pounds) EUR 16,477 (sixteen thousand four hundred and seventy seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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 the works.

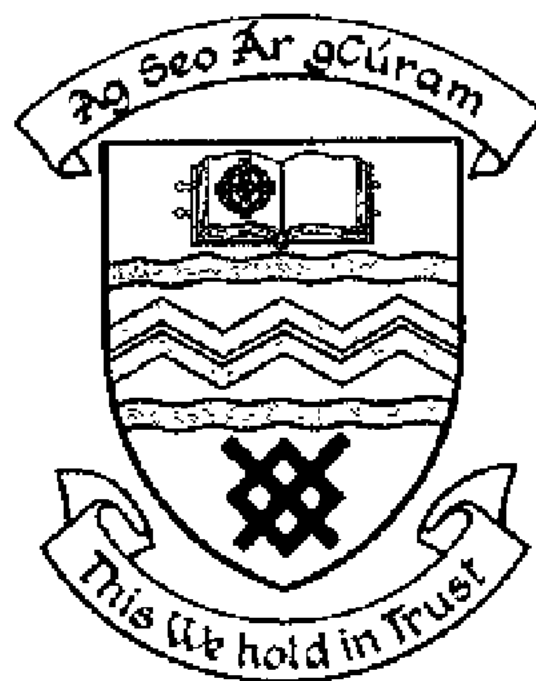
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority,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

REG REF. S98A/0927  
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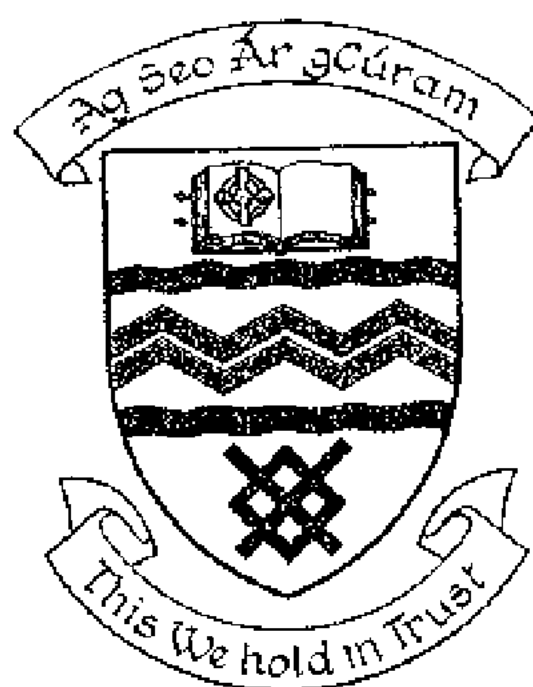
*Samuel Bower*.....02/05/00  
for SENIOR ADMINISTRATIVE OFFICER



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

Decision Order Number 0540	Date of Decision 15/03/2000 <i>JM</i>
Register Reference S98A/0927	Date: 24/12/98

Applicant Davy Hickey Properties,

Development 2 storey building for use as business accommodation for either showrooms, warehousing, offices or production in any proportion of the above, and new road and car parking on a site of approx 1.95 acres, with access from the distributor road and through a local access road. The site has the benefit of an overall permission Reg. Ref. 90A/2340.

Location Site 2000 located East of the North/South distributor road through City West Business Campus, Brownsbarn, Naas Road, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including 01/03/1999

Additional Information Requested/Received 25/02/1999 /03/08/1999

Clarification of Additional Information Requested/Received 30/09/1999 / 18/01/2000

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

*LA*  
..... 15/03/00  
for SENIOR ADMINISTRATIVE OFFICER

Anthony Reddy Associates,  
The North Block,  
Malt House,  
Grand Canal Quay,  
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S98A/0927

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 and in accordance with Additional Information received on the 3rd of August 1999 and Clarification of Additional Information received on 18th January 2000, 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 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.
- 3 No building shall be within 5m of a main less than 225mm diameter and within 8m of a main greater than or equal to 225mm in diameter.  
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- 4 That no industrial effluent be permitted without prior approval from Planning Authority.  
REASON:  
In the interest of health.
- 5 That details of landscaping and boundary treatment be submitted to and approved by the Planning authority and work thereon completed prior to occupation of units.  
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 Pleanala on appeal.

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REASON:

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

- 7 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.

- 8 The use of the building shall be as set out in documentation supporting the application. Any proposals for change of use shall be the subject of a further application to the Planning Authority.

REASON:

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

- 9 Prior to occupation of the first and each subsequent occupier the agreement of the Planning Authority shall be obtained.

REASON:

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

- 10 The reservation for the east/west distributor road from roundabout (N82) junction to south west corner of the adjacent site shall be set out on the site by the applicant and agreed in writing with the Roads Department prior to commencement of development on the site.

REASON:

In the interests of orderly development.

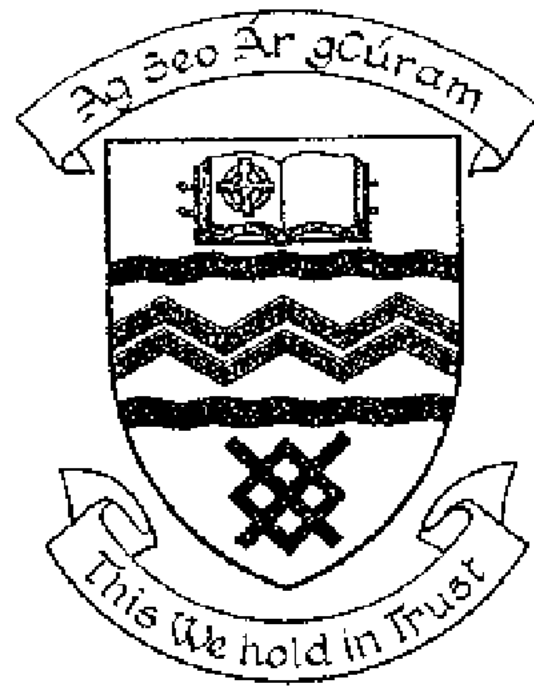
- 11 Prior to the commencement of development on the site the applicant shall submit the following for the written agreement of the Planning Authority:-

- (a) Written evidence of permission to connect to private foul and surface water sewers and private watermain.
- (b) Details of proposed watermain layout indicating pipe sizes, valves, metre and hydrant layout and proposed point of connection to the existing watermains.

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NOTE: The layout shall comply with the Building Regulations.

NOTE: Applicant to ensure full and complete separation of foul and surface water systems.

REASON:

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

- 12 The applicant shall ascertain and strictly adhere to the requirements of the Department of Defence in view of the proximity of the site to Casement Aerodrome, Baldonnell.

REASON:

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- 13 That a financial contribution in the sum of £9,540 (nine thousand five hundred and forty pounds) EUR 12,112 (twelve thousand one hundred and twelve euros) 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.

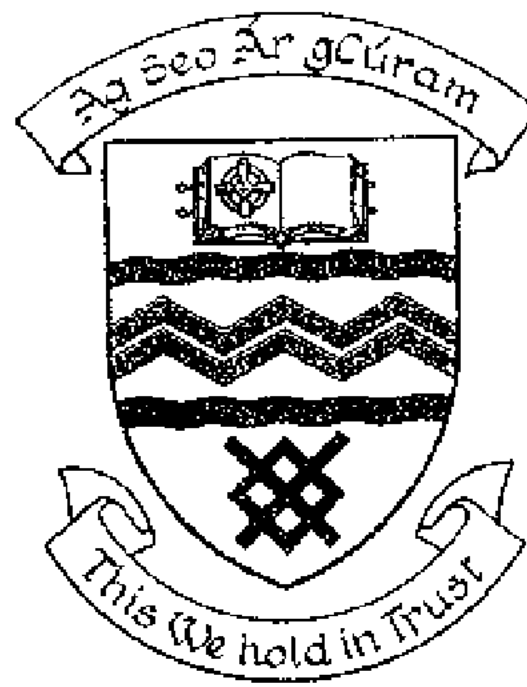
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REASON:

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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.

- 15 The developer shall pay before the commencement of development a sum of £1,590 (one thousand five hundred and ninety pounds) EUR 2,019 (two thousand and nineteen euros) to South Dublin County Council as a contribution towards 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 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 developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 16 Before development is commenced under any permission granted pursuant to this decision, the developer shall lodge with South Dublin County Council a cash deposit, a bond of an insurance company or other security to the value of £7,950 (seven thousand nine hundred and fifty pounds) EUR 10,093 (ten thousand and ninety three euros) to secure the provision and satisfactory completion to taking in charge standard of roads, footpaths, watermains, drains, public open space and other services required in connection with the development.

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

- 17 That a financial contribution in the sum of £12,977 (twelve thousand nine hundred and seventy seven pounds) EUR 16,477 (sixteen thousand four hundred and seventy seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves

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this development.

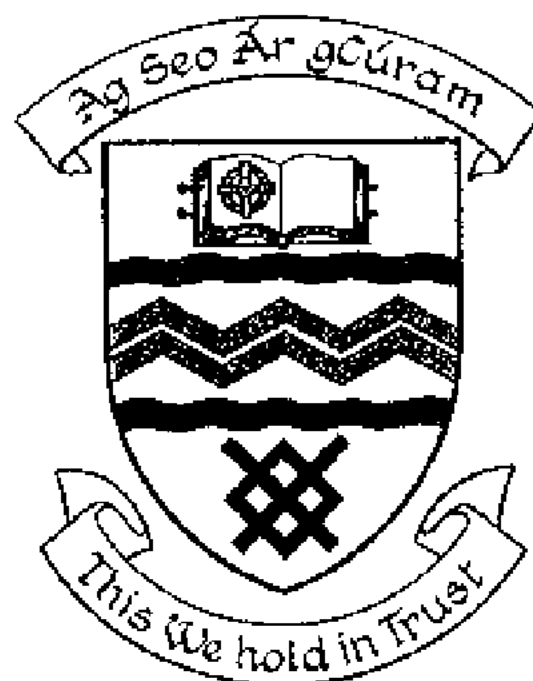
REASON:

The provision of such services in the area by the Council  
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cost of the works.

**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2141	Date of Decision 30/09/1999
Register Reference S98A/0927	Date 24/12/98

**Applicant** Davy Hickey Properties,  
**App. Type** Permission  
**Development** 2 storey building for use as business accommodation for either showrooms, warehousing, offices or production in any proportion of the above, and new road and car parking on a site of approx 1.95 acres, with access from the distributor road and through a local access road. The site has the benefit of an overall permission Reg. Ref. 90A/2340.

**Location** Site 2000 located East of the North/South distributor road through City West Business Campus, Brownsbarn, Naas Road, Dublin 24.

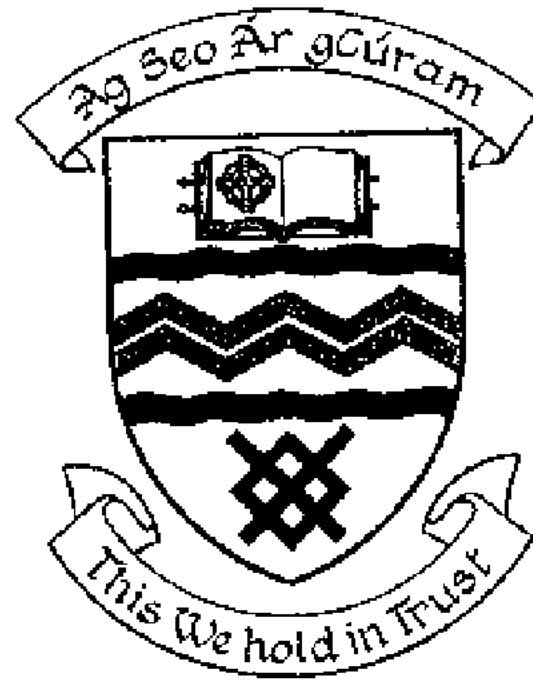
Dear Sir / Madam,

With reference to your planning application, additional information received on 03/08/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 The applicant is requested to clarify his response to Item 2 of the request for Additional Information made on 25/02/99 in view of the Roads Department view that the matter has not been fully addressed in the applicant's response, particularly as the plans submitted in respect of additional information do not show the adjacent site (including parking layout) nor east/west distributor road route corridor on a block plan (scale 1:500).

Anthony Reddy Associates,  
The North Block,  
Malt House,  
Grand Canal Quay,  
Dublin 2.

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- 2 As the proposed building is now intended to be smaller than in the original submission the applicant is requested to clarify by way of a submission of plans what form the revised elevations and floor plans will take.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

*MA*

.....  
for SENIOR ADMINISTRATIVE OFFICER

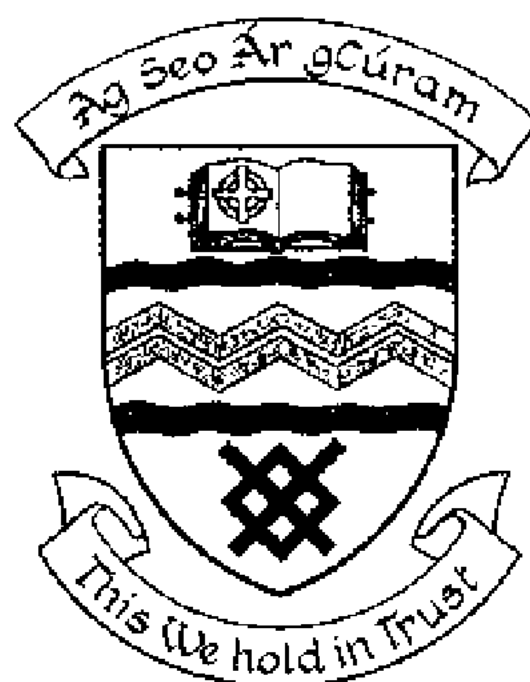
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0406	Date of Decision 25/02/1999
Register Reference S98A/0927	Date: 24/12/1998

**Applicant** Davy Hickey Properties,  
**Development** 2 storey building for use as business accommodation for either showrooms, warehousing, offices or production in any proportion of the above, and new road and car parking on a site of approx 1.95 acres, with access from the distributor road and through a local access road. The site has the benefit of an overall permission Reg. Ref. 90A/2340.

**Location** Site 2000 located East of the North/South distributor road through City West Business Campus, Brownsbarn, Naas Road, Dublin 24.

**App. Type** Permission

Dear Sir/Madam,  
With reference to your planning application, received on 24/12/1998 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

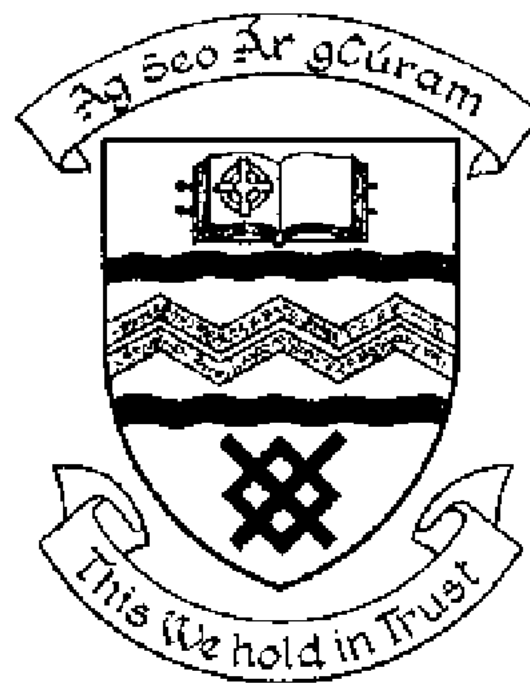
- 1 The north/south and east/west distributor roads through the Citywest Business Campus constitute major thoroughfares in the present and future development of the area. To date development along the north/south distributor road has provided for generous building line setbacks facilitating a very high standard of open plan landscaping characterised by random grassed mounding and tree planting. The result is a high quality physical environment not alone for the considerable number of people working in the rear but also for those passing through, either in vehicles, on bicycles or as pedestrians. A similar level of treatment would be desirable for the east-west distributor road.

Anthony Reddy Associates,  
The North Block,  
Malt House,  
Grand Canal Quay,  
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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REG REF. S98A/0927

The proposed development departs from the pattern of development along the north-south distributor road, in that the building line setback and landscaping treatment are considerably less generous than those established in existing developments, and doesn't allow for a generous treatment along the east/west distributor road frontage.

The applicant is requested to indicate if the proposal can be amended to take these matters into account. Any revisions should, in addition, take full cognisance of the high profile nature of the site, at the junction of the two distributor roads and with two long road frontages.

- 2 The applicant is requested to submit design details for the east-west distributor road from Citywest roundabout to Saggart as it traverses the site and affects the car parking for the adjacent site to the west.
- 3 The potential mix of uses specified by the applicant generates a car parking requirement, based on Development Plan standards, of between 59 (industry/warehousing) and 82 (offices), whereas only 57 no. spaces are indicated on the site layout plan. The applicant is requested to clarify the proposed use mix and consequent car parking demand.
- 4 The applicant is requested to comment on the proximity of the proposed building to the gas main that traverses the site.
- 5 The applicant is requested to submit full details of the proposed foul and surface water drainage systems and watermain layout up to and including the points of connection to the public mains.

Signed on behalf of South Dublin County Council

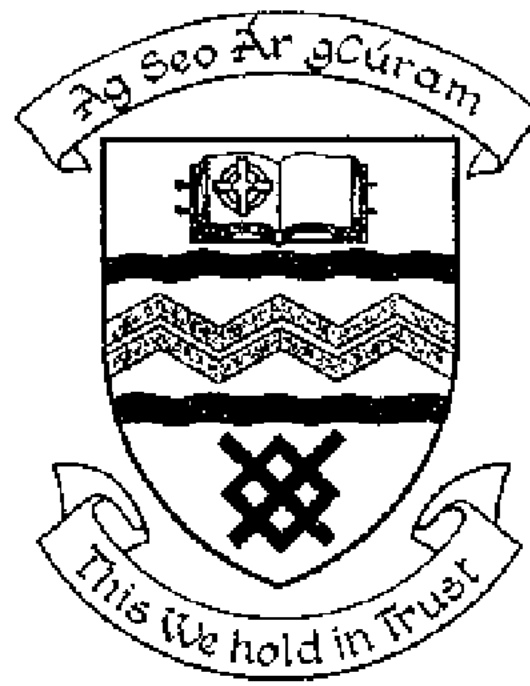
.....  
for Senior Administrative Officer

25/02/1999

SOUTH DUBLIN COUNTY COUNCIL  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0400	Date of Decision 22/02/1999
Register Reference S98A/0927	Date 24th December 1998

Applicant Davy Hickey Properties,  
App. Type Permission  
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proportion of the above, and new road and car parking on a  
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benefit of an overall permission Reg. Ref. 90A/2340.

Location Site 2000 located East of the North/South distributor road  
through City West Business Campus, Brownsbarn, Naas Road,  
Dublin 24.

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 01/03/1999

Yours faithfully

.....*LB*..... 24/02/1999  
for SENIOR ADMINISTRATIVE OFFICER

Anthony Reddy Associates,  
The North Block,  
Malt House,  
Grand Canal Quay,  
Dublin 2.