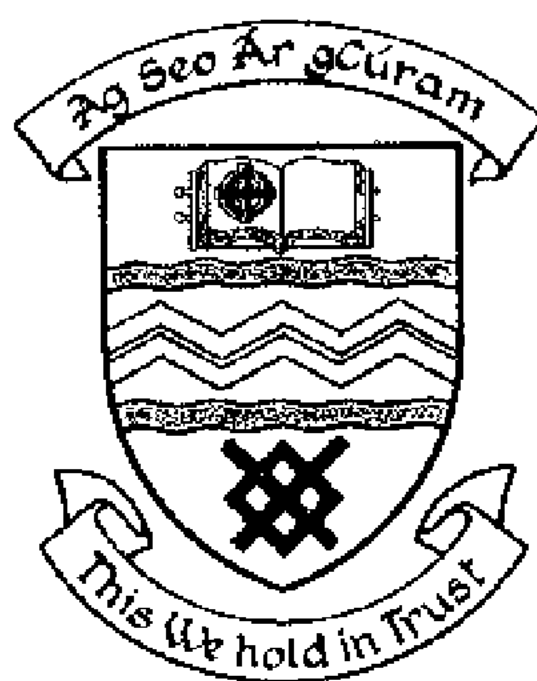


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0913	
1. Location	Citywest Business Campus, Saggart, Co. Dublin.		
2. Development	New 1000 sq.m. 2 storey office building.		
3. Date of Application	23/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/01/1999 2.	1. 15/01/1999 2.
4. Submitted by	Name: Traynor O'Toole Partnership, Address: 49 Upper Mount Street, Dublin 2.		
5. Applicant	Name: Barry Fenton, Address: Unit 1, Richview, Clonskeagh, Dublin 14.		
6. Decision	O.C.M. No. 0474 Date 09/03/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0809 Date 23/04/1999	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

Traynor O'Toole Partnership,
49 Upper Mount Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0809	Date of Final Grant 23/04/1999
Decision Order Number 0474	Date of Decision 09/03/1999
Register Reference S98A/0913	Date 15th January 1999

Applicant Barry Fenton,

Development New 1000 sq.m. 2 storey office building.

Location Citywest Business Campus, Saggart, Co. Dublin.

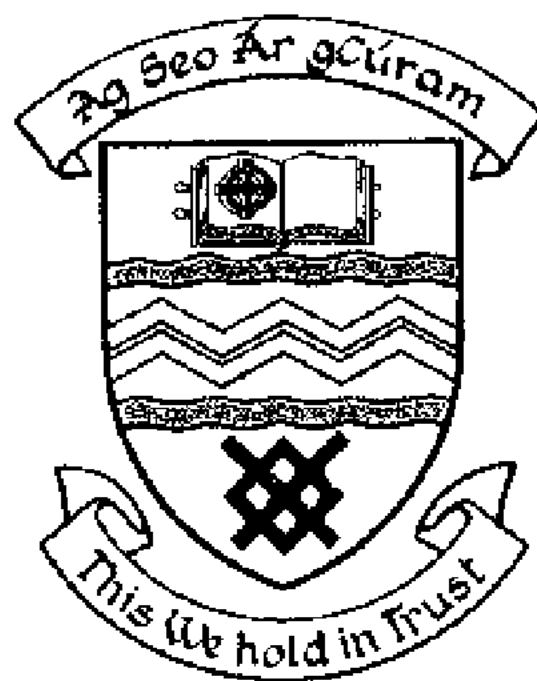
Floor Area 1000.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 18/01/1999 /15/01/1999

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

Telefon: 01-414 9230
 Facs: 01-414 9104

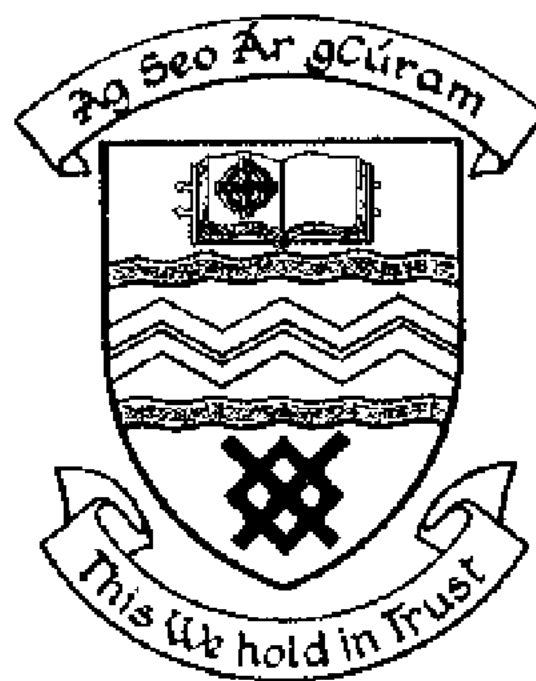
PLANNING DEPARTMENT
Applications/Registry/Appeals
 P.O. Box 4122
 Town Centre, Tallaght
 Dublin 24

Telephone: 01-414 9230
 Fax: 01-414 9104

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 by the Planning Authority on 04/02/99 and 26/02/99, 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 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
 REASON:
 In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 3 That details of landscaping and boundary treatment be submitted to and agreed by the Planning Authority and work thereon completed prior to occupation of the development.
 REASON:
 In the interest of amenity.
- 4 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.
 REASON:
 In the interest of the proper planning and development of the area.
- 5 The car parking area indicated on the submitted plans shall be clearly marked out and available at all times for car parking use.
 REASON:
 In the interest of traffic safety.
- 6 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.
- 7 That no industrial effluent be permitted without prior approval from Planning Authority.
 REASON:
 In the interest of health.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

Telefon: 01-414 9230
 Facs: 01-414 9104

PLANNING DEPARTMENT
Applications/Registry/Appeals
 P.O. Box 4122
 Town Centre, Tallaght
 Dublin 24

Telephone: 01-414 9230
 Fax: 01-414 9104

- 8 The existing hedge on the eastern boundary of the site shall be retained to screen the proposed development. The open stream on the eastern boundary shall be retained also.

REASON:

In the interest of visual amenity.

- 9 The developer shall pay, before the commencement of development, £7,735 (seven thousand seven hundred and thirty five pounds) to South Dublin County Council as a contribution towards the 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 linking the north-south distributor road to the Cheeverstown Road junction, including approximately 200 metres of the Cheeverstown Road extension), facilitating the proposed development in accordance with the requirement of Section 26(2)(h) of the Local Government (Planning and Development) Act, 1963.

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.

- 10 That a financial contribution in the sum of £5,156 (five thousand one hundred and fifty six pounds) 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.

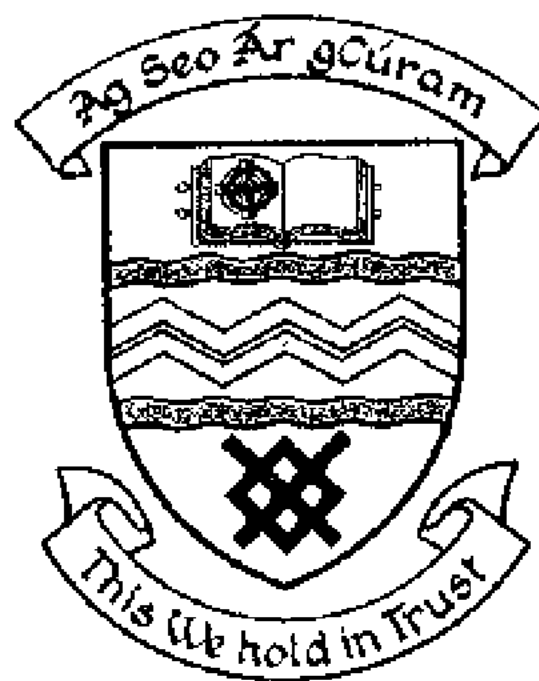
REASON:

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.

- 11 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £4,297 (four thousand two hundred and ninety seven pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

Telefon: 01-414 9230
 Facs: 01-414 9104

PLANNING DEPARTMENT
Applications/Registry/Appeals
 P.O. Box 4122
 Town Centre, Tallaght
 Dublin 24

Telephone: 01-414 9230
 Fax: 01-414 9104

- Or./...
- b. Lodgement with the Council of a Cash Sum of £4,297 (four thousand two hundred and ninety seven pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
- Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

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

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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.

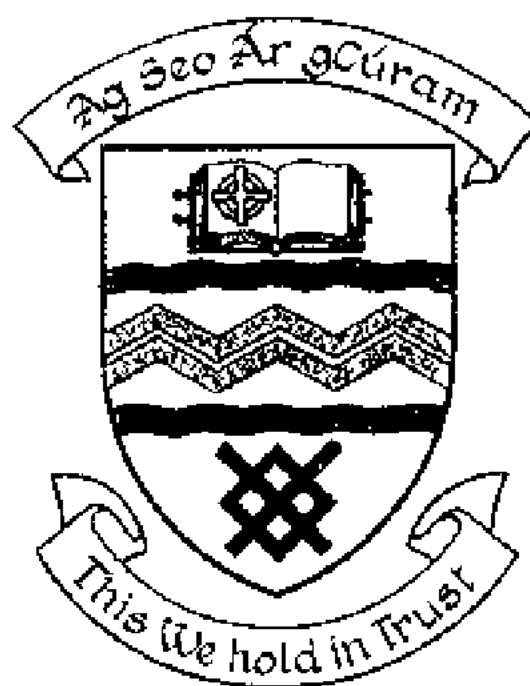
Signed on behalf of South Dublin County Council.

Edwina Bowler 26th April 1999
 for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



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

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 0474	Date of Decision 09/03/1999 <i>LA</i>
Register Reference S98A/0913	Date: 23/12/1998

Applicant Barry Fenton,
Development New 1000 sq.m. 2 storey office building.
Location Citywest Business Campus, Saggart, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 18/01/1999 /15/01/1999

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

LA
..... 09/03/1999
for SENIOR ADMINISTRATIVE OFFICER

Traynor O'Toole Partnership,
49 Upper Mount Street,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT

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

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S98A/0913

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 by the Planning Authority on 04/02/99 and 26/02/99, 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 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.

REASON:

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

- 3 That details of landscaping and boundary treatment be submitted to and agreed by the Planning Authority and work thereon completed prior to occupation of the development.

REASON:

In the interest of amenity.

- 4 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.

- 5 The car parking area indicated on the submitted plans shall be clearly marked out and available at all times for car parking use.

REASON:

In the interest of traffic safety.

- 6 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



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

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S98A/0913

REASON:

In the interest of amenity.

- 7 That no industrial effluent be permitted without prior approval from Planning Authority.

REASON:

In the interest of health.

- 8 The existing hedge on the eastern boundary of the site shall be retained to screen the proposed development. The open stream on the eastern boundary shall be retained also.

REASON:

In the interest of visual amenity.

- 9 The developer shall pay, before the commencement of development, £7,735 (seven thousand seven hundred and thirty five pounds) to South Dublin County Council as a contribution towards the 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 linking the north-south distributor road to the Cheeverstown Road junction, including approximately 200 metres of the Cheeverstown Road extension), facilitating the proposed development in accordance with the requirement of Section 26(2)(h) of the Local Government (Planning and Development) Act, 1963.

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.

- 10 That a financial contribution in the sum of £5,156 (five thousand one hundred and fifty six pounds) 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.

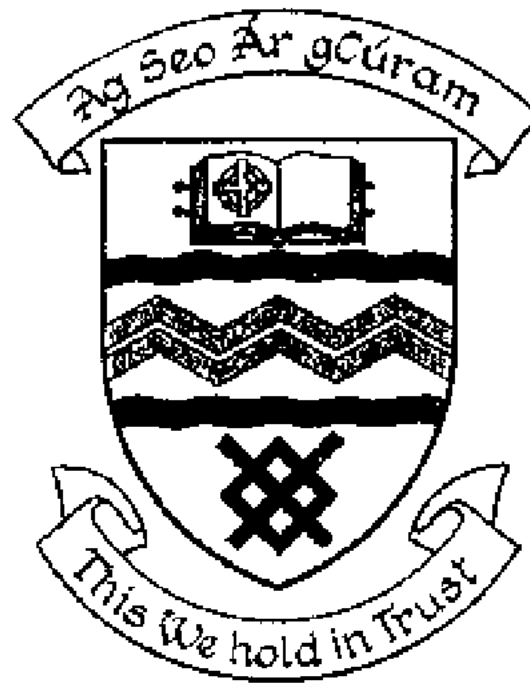
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT

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

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S98A/0913

reasonable that the developer should contribute towards the cost of providing the services.

- 11 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £4,297 (four thousand two hundred and ninety seven pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
- b. Lodgement with the Council of a Cash Sum of £4,297 (four thousand two hundred and ninety seven pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

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

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



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

Telefon: 01-414 9000
Facs: 01-414 9104

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

Telephone: 01-414 9000
Fax: 01-414 9104

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

Order Number 0107	Date of Order 18/01/99
Register Reference S98A/0913	Date 23rd December 1998

Applicant Barry Fenton,
Development New 1000 sq.m. 2 storey office building.
Location Citywest Business Campus, Saggart, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 14/01/99 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.

Traynor O'Toole Partnership,
49 Upper Mount Street,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9000
Facs: 01-414 9104

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


Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S98A/0913

- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,


..... 19/01/99
for Senior Administrative Officer.