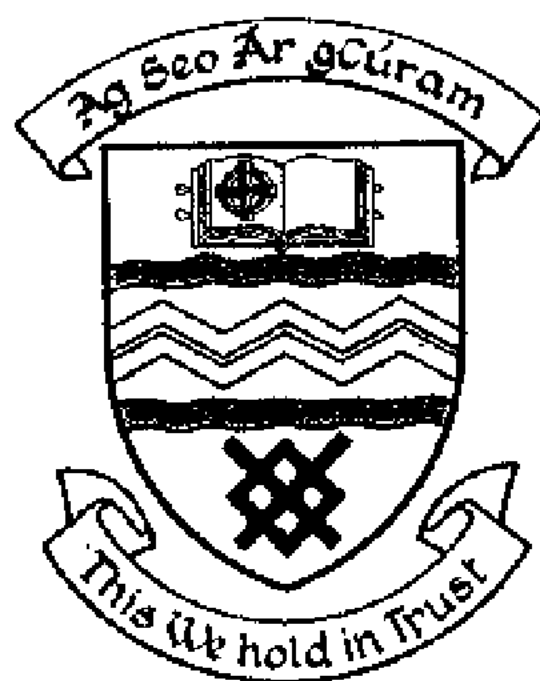


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0883	
1. Location	Site 3094 City West Business Campus, Naas Road, Dublin 24. Bounded by City West Roads 4 & 5.		
2. Development	Office development comprising of two blocks, three storeys high, with plant rooms at roof level forming landscaped courtyard; ESB sub-station; bin and air-handling plant enclosures; 250 car spaces; landscaping, including site mounding; trees and shrubs and new site entrance off City West Road 4.		
3. Date of Application	18/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Burke-Kennedy Doyle Architects, Address: 6/7 Harcourt Terrace, Dublin 2.		
5. Applicant	Name: City West Limited, Address: Unit 3011 City West Business Campus, Naas Road, Dublin 24.		
6. Decision	O.C.M. No. 0319 Date 16/02/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0658 Date 01/04/1999	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.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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

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Applications/Registry/Appeals
P.O. Box 4122
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Dublin 24

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Burke-Kennedy Doyle Architects,
6/7 Harcourt Terrace,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0658	Date of Final Grant 01/04/1999
Decision Order Number 0319	Date of Decision 16/02/1999
Register Reference S98A/0883	Date 18th December 1998

Applicant City West Limited,

Development Office development comprising of two blocks, three storeys high, with plant rooms at roof level forming landscaped courtyard; ESB sub-station; bin and air-handling plant enclosures; 250 car spaces; landscaping, including site mounding; trees and shrubs and new site entrance off City West Road 4.

Location Site 3094 City West Business Campus, Naas Road, Dublin 24.
Bounded by City West Roads 4 & 5.

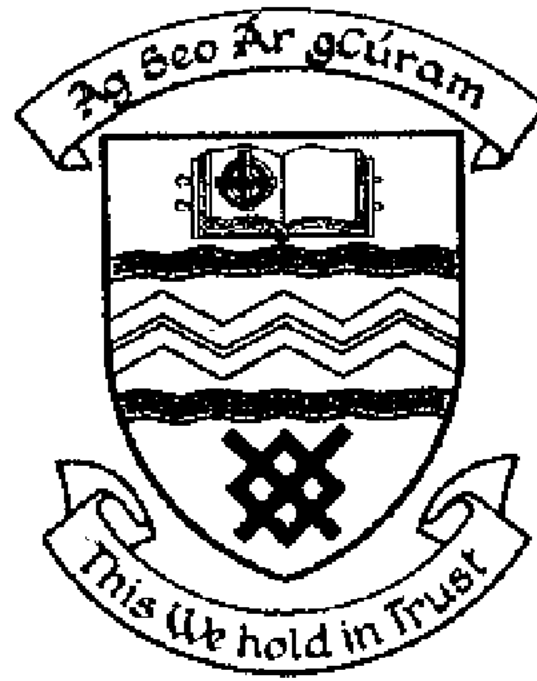
Floor Area 6585.00 Sq Metres

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 (12) Conditions.

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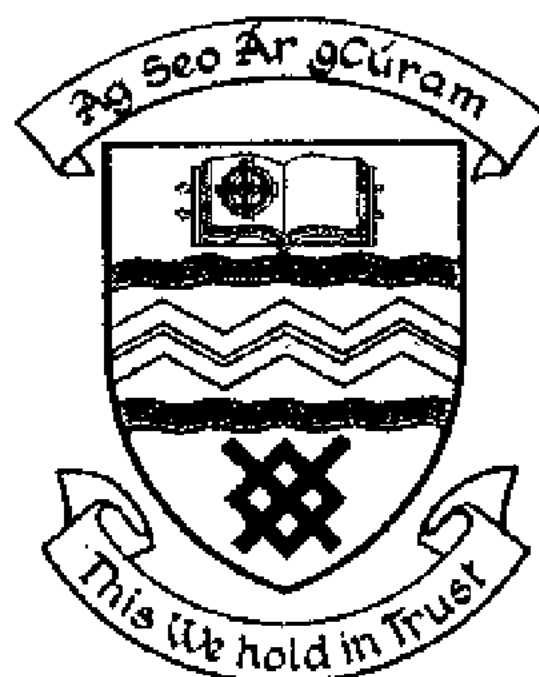
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 height of the building shall not exceed 15 metres over prevailing ground levels.
 REASON:
 To comply with Department of Defence policy in respect of Casement Aerodrome
- 3 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.
- 4 That a detailed landscaping plan with full works specification and bill of quantities be submitted for the written agreement of the Planning Authority prior to the commencement of development.
 REASON:
 In the interest of amenity.
- 5 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.
- 6 Design/construction details of the roundabout/road 4 shall be submitted to the Planning Authority for agreement before development commences.
 REASON:
 In the interest of the proper planning and development of the area.
- 7 The applicant shall ensure full and complete separation of foul and surface water systems.
 REASON:
 To secure satisfactory drainage.

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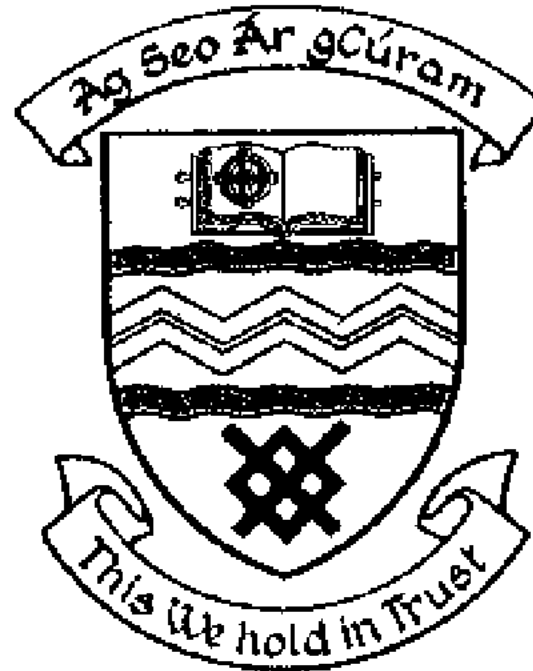
- 8 Details of all proposed external facings, including colour finishes shall be submitted to the Planning Authority for agreement before development commences.
REASON:
To ensure a satisfactory appearance to the development.

- 9 That a financial contribution in the sum of £17,400 (seventeen thousand four hundred 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.

- 10 The developer shall pay a sum of £17,400 (seventeen thousand four hundred pounds) 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.

- 11 The developer shall pay before the commencement of development a sum of £2,900 (two thousand nine hundred pounds) 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 the 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 he proposed development.

- 12 Before development is commenced, 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 £14,500 (fourteen thousand five hundred pounds) 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, coupled with an agreement empowering the Council to apply such security or part thereof for the satisfactory completion of the development.

REASON:

To ensure the satisfactory completion and maintenance of the development.

NOTE: The applicant is advised to liase with Bord Gais on the relationship of the proposed development to the existing Cork-Dublin gas mains.

- (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.

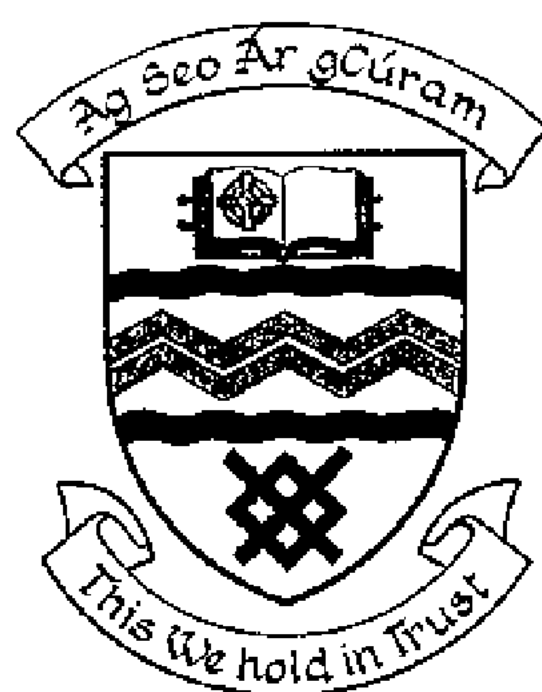
Signed on behalf of South Dublin County Council.

Edward G. O'Connell 7th April 1999
 for SENIOR ADMINISTRATIVE OFFICER

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Facs: 01-414 9104



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DEPARTMENT**
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Fax: 01-414 9104

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

Decision Order Number 0319	Date of Decision 16/02/1999
Register Reference S98A/0883	Date: 18/12/1998

Applicant City West Limited,

Development Office development comprising of two blocks, three storeys high, with plant rooms at roof level forming landscaped courtyard; ESB sub-station; bin and air-handling plant enclosures; 250 car spaces; landscaping, including site mounding; trees and shrubs and new site entrance off City West Road 4.

Location Site 3094 City West Business Campus, Naas Road, Dublin 24.
Bounded by City West Roads 4 & 5.

Floor Area Sq Metres

Time extension(s) up to and including

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

MA
..... 17/02/1999
for SENIOR ADMINISTRATIVE OFFICER

Burke-Kennedy Doyle Architects,
6/7 Harcourt Terrace,
Dublin 2.

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Conditions and Reasons

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REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The height of the building shall not exceed 15 metres over prevailing ground levels.
REASON:
To comply with Department of Defence policy in respect of Casement Aerodrome
- 3 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.
- 4 That a detailed landscaping plan with full works specification and bill of quantities be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
In the interest of amenity.
- 5 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.
- 6 Design/construction details of the roundabout/road 4 shall be submitted to the Planning Authority for agreement before development commences.
REASON:

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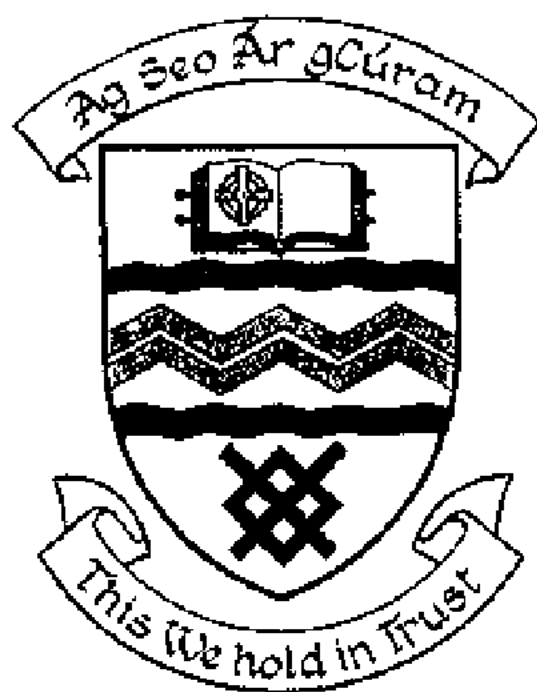
In the interest of the proper planning and development of the area.

- 7 The applicant shall ensure full and complete separation of foul and surface water systems.
REASON:
To secure satisfactory drainage.
- 8 Details of all proposed external facings, including colour finishes shall be submitted to the Planning Authority for agreement before development commences.
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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 The developer shall pay a sum of £17,400 (seventeen thousand four hundred pounds) 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

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by the Council in respect of works facilitating the proposed development.

- 11 The developer shall pay before the commencement of development a sum of £2,900 (two thousand nine hundred pounds) 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 the 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.

- 12 Before development is commenced, 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 £14,500 (fourteen thousand five hundred pounds) 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, coupled with an agreement empowering the Council to apply such security or part thereof for the satisfactory completion of the development.

REASON:

To ensure the satisfactory completion and maintenance of the development.

NOTE: The applicant is advised to liaise with Bord Gais on the relationship of the proposed development to the existing Cork-Dublin gas mains.