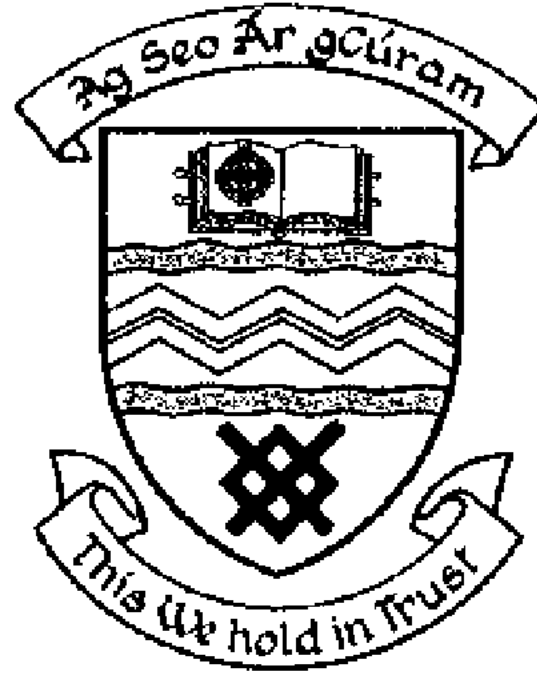


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0856	
1. Location	Citywest Business Campus, Naas Road, Dublin 24.		
2. Development	Amendments to an existing planning permission for development comprising the erection of ten light industrial units in two blocks including associated offices on two level, associated parking and yard area, with access from the main distributor road off the Naas road via the new grade separated junction through local access. The proposed amendments consist of a reduction in the warehouse floor area and an increase in the office floor area of three units, the provision of associated windows in the three affected gable elevations, and minor associated changes to the delivery yard elevations of both blocks.		
3. Date of Application	14/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Shay Cleary Architects, Address: 18 Palmerstown Park, Dublin 6.		
5. Applicant	Name: Citywest Ltd., Address: 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 0256 Date 10/02/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0605 Date 26/03/1999	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



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Dublin 24

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Shay Cleary Architects,
18 Palmerstown Park,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0605	Date of Final Grant 26/03/1999
Decision Order Number 0256	Date of Decision 10/02/1999
Register Reference S98A/0856	Date 14th December 1998

Applicant Citywest Ltd.,

Development Amendments to an existing planning permission for development comprising the erection of ten light industrial units in two blocks including associated offices on two level, associated parking and yard area, with access from the main distributor road off the Naas road via the new grade separated junction through local access. The proposed amendments consist of a reduction in the warehouse floor area and an increase in the office floor area of three units, the provision of associated windows in the three affected gable elevations, and minor associated changes to the delivery yard elevations of both blocks.

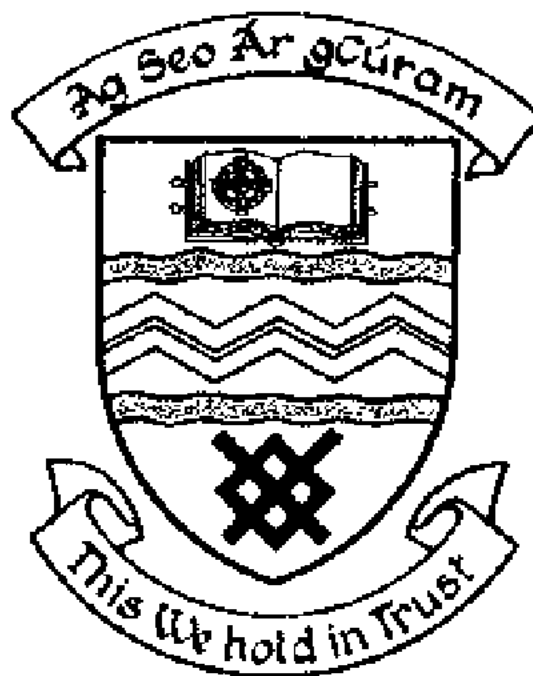
Location Citywest Business Campus, Naas Road, Dublin 24.

Floor Area 206.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

A Permission has been granted for the development described above,

REG REF. S98A/0856

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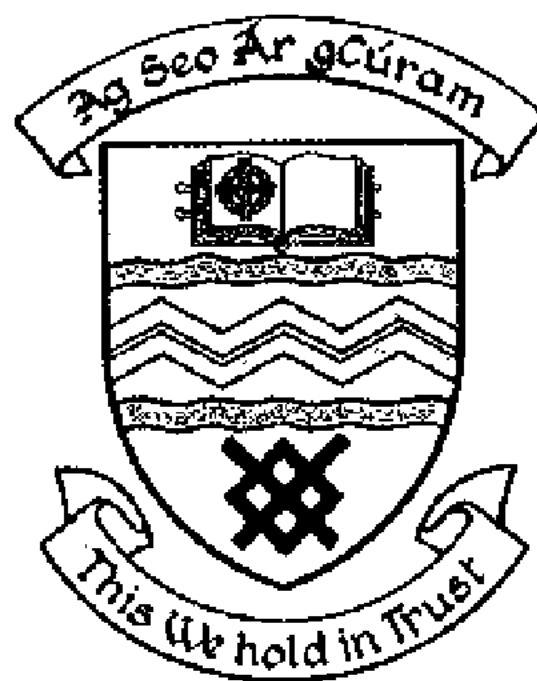
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subject to the following (10) Conditions.

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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, 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. In particular:-

- a) 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;
- b) the applicant shall submit a revised surface water drainage layout prior to the commencement of development. Surface water drains shall connect to the site main drainage which is subject to attenuation.

REASON:

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

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

REASON:

In the interest of health.

- 4 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

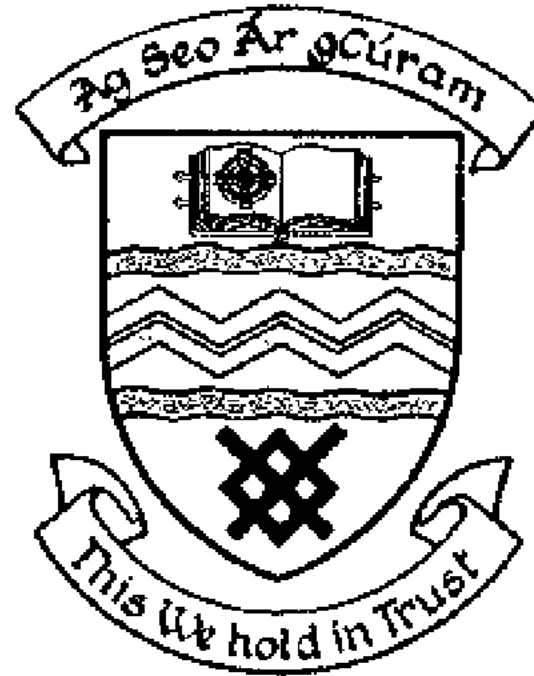
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 5 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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REASON:

In the interest of amenity.

- 6 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.

REASON:

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

- 7 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.

- 8 A separate water connection shall be provided for each unit and each unit shall be metered.

REASON:

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

- 9 Boundaries to the site shall be marked with mounding and landscaping. Any proposals to erect fences greater than 1.4m in height shall be the subject of a separate planning application.

REASON:

In the interest of visual amenity.

- 10 That the arrangements made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 10, 11 and 12 of Register Reference S98A/0226 be strictly adhered to in respect of this development.

REASON:

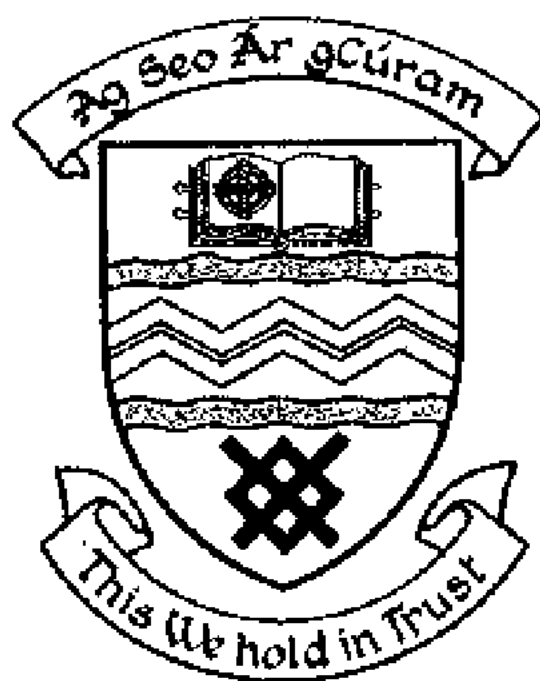
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

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

SOUTH DUBLIN COUNTY COUNCIL
REG. REF. S98A/0856
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- (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.

S. Bowles 21st March 1999
for SENIOR ADMINISTRATIVE OFFICER