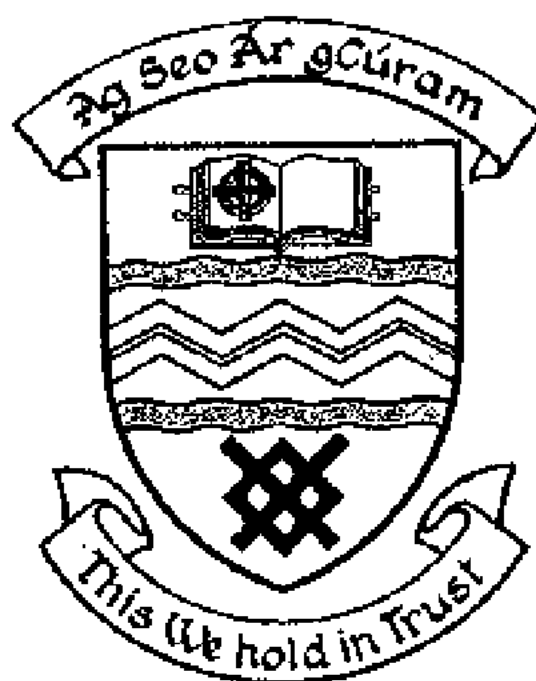


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0783	
1. Location	Citywest Business Campus, Brownsbarn, Naas Road, Dublin 12.		
2. Development	Advance facility including two storey offices for industrial and related uses, ESB sub-station and associated site development works with access from new interchange on Naas Road.		
3. Date of Application	19/11/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: James Smyth Architects, Address: Owenstown House, Fosters Avenue,		
5. Applicant	Name: Citywest Limited, Address: 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 0096 Date 15/01/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0411 Date 25/02/1999	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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James Smyth Architects,
Owenstown House,
Fosters Avenue,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0411	Date of Final Grant 25/02/1999
Decision Order Number 0096	Date of Decision 15/01/1999
Register Reference S98A/0783	Date 19th November 1998

Applicant Citywest Limited,

Development Advance facility including two storey offices for industrial and related uses, ESB sub-station and associated site development works with access from new interchange on Naas Road.

Location Citywest Business Campus, Brownsbarn, Naas Road, Dublin 12.

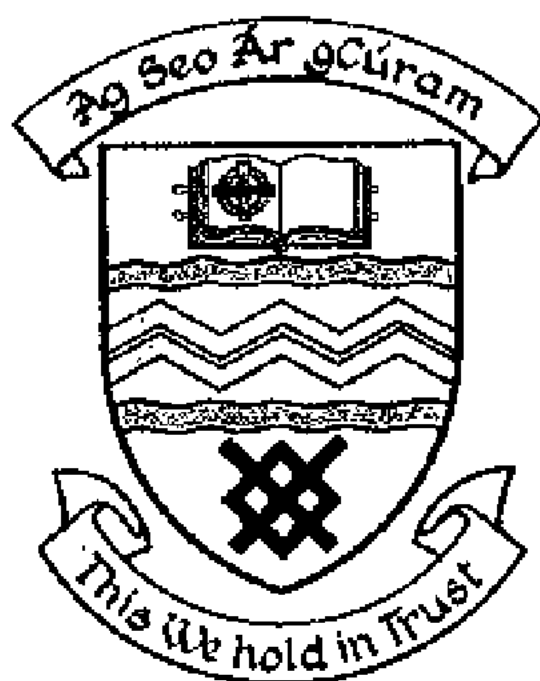
Floor Area 6861.00 Sq Metres

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 (11) 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 by the Planning Authority on 04/01/99, 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 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.

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

REASON:

In the interest of health.

- 5 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.

- 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.

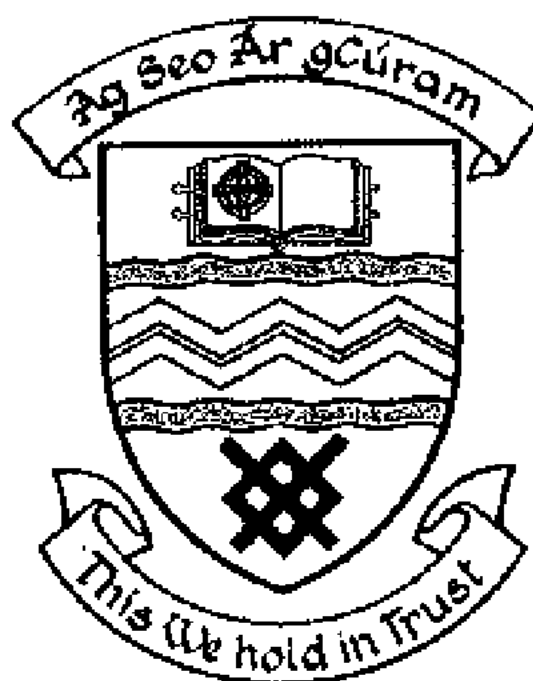
REASON:

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

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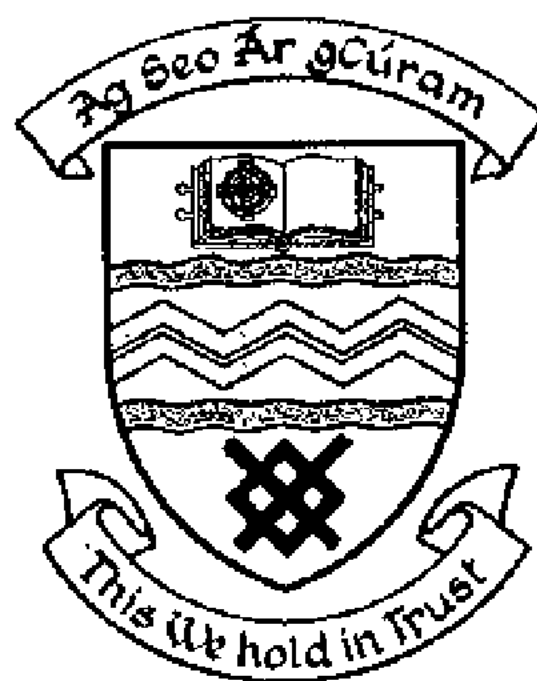
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-
- 7 The maximum amount of existing planting on the eastern boundary of the site shall be retained to screen the proposed development. The open stream on the eastern boundary shall be retained also.
REASON:
In the interest of visual amenity.
- 8 The development shall be carried out in accordance with Condition No. 2 of An Bord Pleanála's decision Ref. No. PL/6/5/85771 dated 17/10/91 Reg. Ref. 90A/2340.
REASON:
In the interest of the proper planning and development of the area.
- 9 That a financial contribution in the sum of #26,400 (twenty six 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 before the commencement of development a sum of #39,600 (thirty nine thousand six 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 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.

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- 11 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 #22,000 (twenty two thousand 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.

- (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.

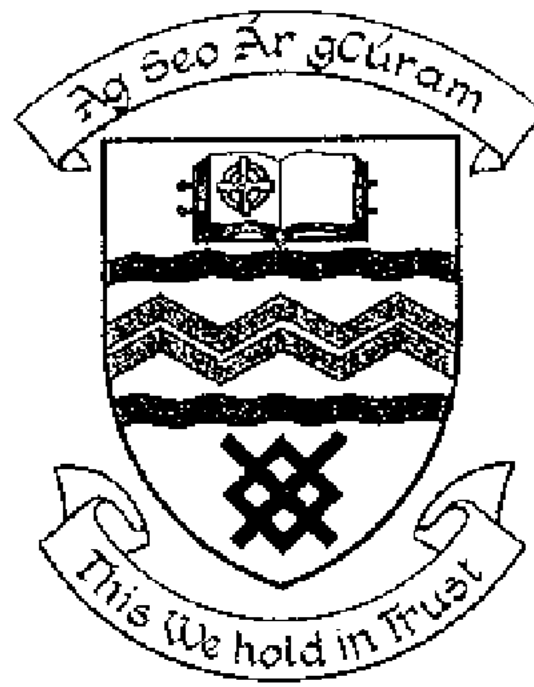
Signed on behalf of South Dublin County Council.

  February 1999
 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 0087	Date of Decision 15/01/99
Register Reference S98A/0783	Date 19th November 1998

Applicant Citywest Limited,

Development Advance facility including two storey offices for industrial and related uses, ESB sub-station and associated site development works with access from new interchange on Naas Road.

Location Citywest Business Campus, Brownsbarn, Naas Road, Dublin 12.

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

..... 18/01/99
for SENIOR ADMINISTRATIVE OFFICER

James Smyth Architects,
Owenstown House,
Fosters Avenue,
Blackrock,
Co. Dublin.

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REG REF. S98A/0783

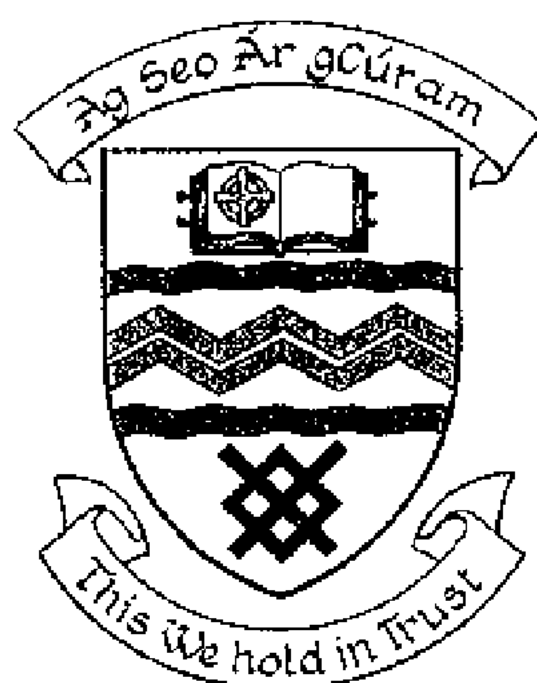
Conditions and Reasons

- 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 04/01/99, 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 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.
- 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 no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 5 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:

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REG. REF. S98A/0783

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

- 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 The maximum amount of existing planting 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.

- 8 The development shall be carried out in accordance with Condition No. 2 of An Bord Pleanála's decision Ref. No. PL/6/5/85771 dated 17/10/91 Reg. Ref. 90A/2340.

REASON:

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- 9 That a financial contribution in the sum of £26,400 (twenty six 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:

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REG REF. S98A/0783

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REASON:

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- 11 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 £22,000 (twenty two thousand 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.