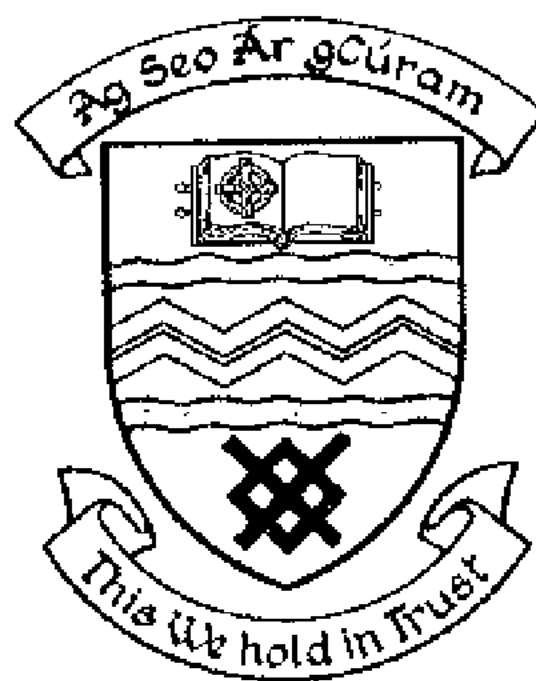


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0620	
1. Location	City West Business Campus, Brownsbarn, Naas Rd., Dublin 22.		
2. Development	Building including two-storey offices for industrial and related uses, total floor area 3,614 sq. metres, extension of campus service roads and associated site development works with access from new interchange on Naas Road at City West Business Campus, Brownsbarn and on previously permitted development.		
3. Date of Application	04/09/98	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, Blackrock,		
5. Applicant	Name: Ray Butler Address: 15 Barrow Street, Dublin 4.		
6. Decision	O.C.M. No. 2337 Date 20/11/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0029 Date 08/01/99	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
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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 0029	Date of Final Grant 08/01/99
Decision Order Number 2337	Date of Decision 20/11/98
Register Reference S98A/0620	Date 4th September 1998

Applicant Ray Butler

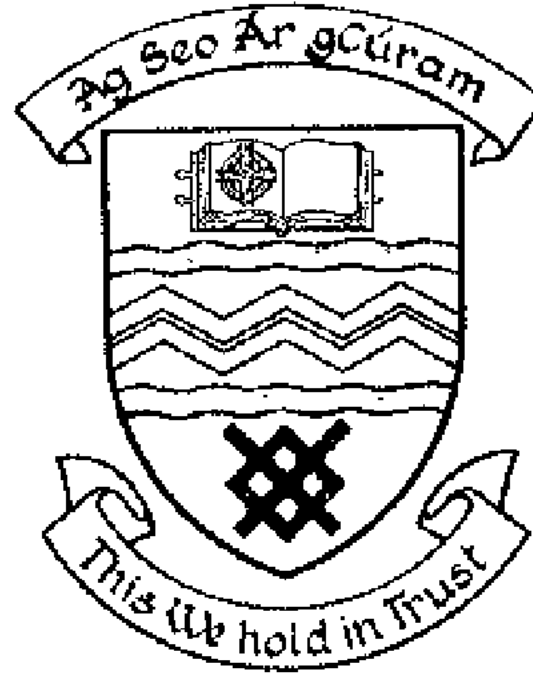
Development Building including two-storey offices for industrial and related uses, total floor area 3,614 sq. metres, extension of campus service roads and associated site development works with access from new interchange on Naas Road at City West Business Campus, Brownsbarn and on previously permitted development.

Location City West Business Campus, Brownsbarn, Naas Rd., Dublin 22.

Floor Area 3614.000 Sq Metres
Time extension(s) up to and including 20/11/98
Additional Information Requested/Received /

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

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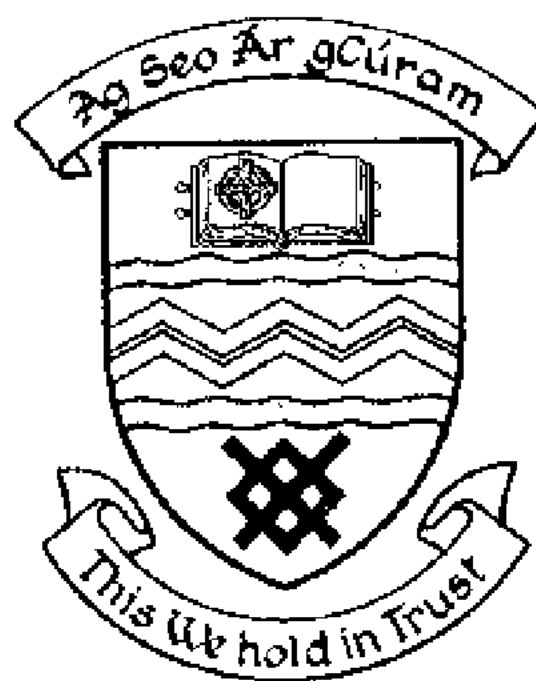
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Unsolicited Additional Information received by the Planning Authority on 27/10/98, 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 Pleanala on appeal.
REASON:
In the interest of the proper planning and development of the area.

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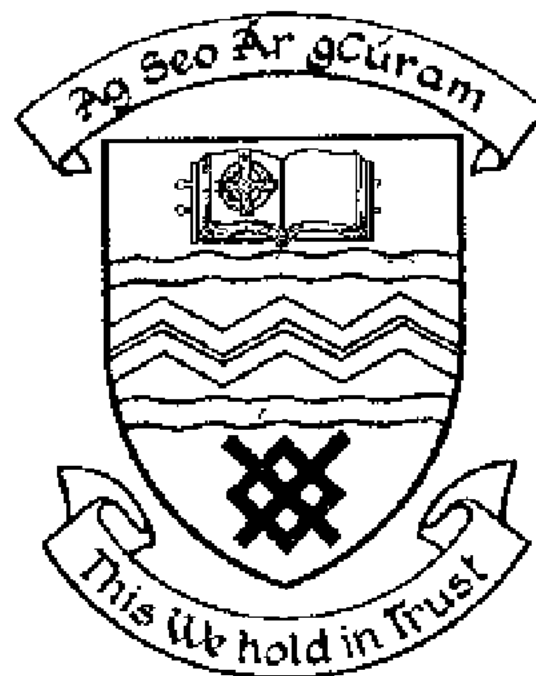
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- 7 The maximum amount of existing planting on the eastern boundary of the site shall be retained to screen the proposed development. The open stream on the eastern boundary shall be retained also.
REASON:
In the interest of visual amenity.
- 8 The 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 £27,600 (twenty seven thousand six 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 That a financial contribution in the sum of money equivalent to the value of £41,400 (forty one thousand four hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management 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:
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

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- 11 Before the development is commenced, the developer shall lodge with South Dublin County Council a Cash Deposit, a Bond of an Insurance Company or other security in the sum of £23,000 (twenty three thousand pounds) to secure the provision and satisfactory completion and maintenance until taken-in-charge by the said Council of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development, coupled with the agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development.

REASON:

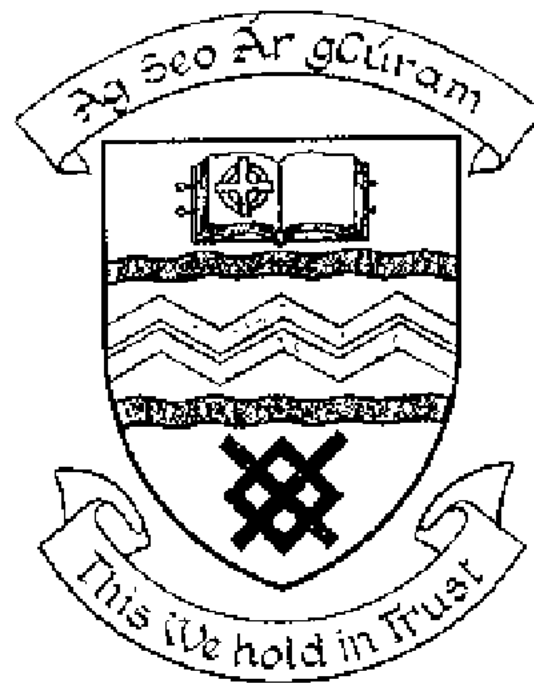
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (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.

.....*B*.....//January 1999
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2337	Date of Decision 20/11/98
Register Reference S98A/0620	Date 4th September 1998

Applicant Ray Butler

Development Building including two-storey offices for industrial and related uses, total floor area 3,614 sq. metres, extension of campus service roads and associated site development works with access from new interchange on Naas Road at City West Business Campus, Brownsbarn and on previously permitted development.

Location City West Business Campus, Brownsbarn, Naas Rd., Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including 20/11/98

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.

..... 20/11/98
for SENIOR ADMINISTRATIVE OFFICER

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

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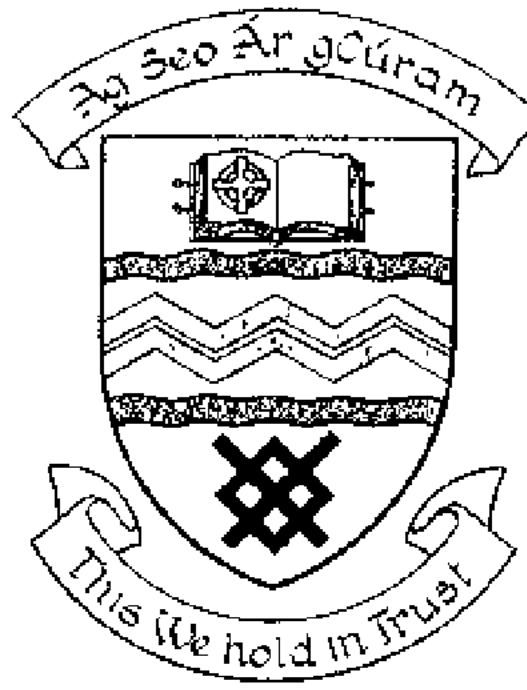
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REG REF. S98A/0620

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 27/10/98, 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,

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REG. REF. S98A/0620

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.

- 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 £27,600 (twenty seven thousand six 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.

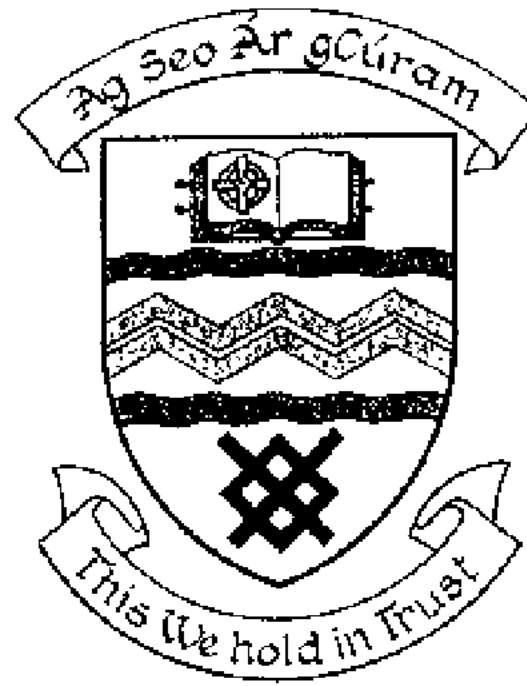
REASON:

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.

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REASON:

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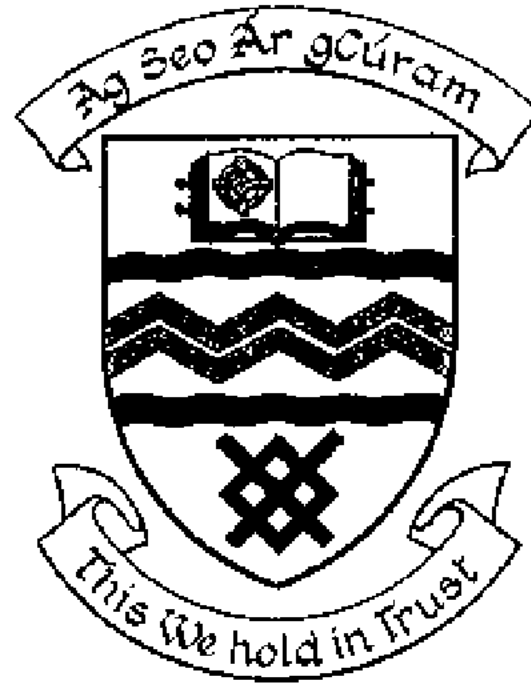
REASON:

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

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

Decision Order Number 2201	Date of Decision 02/11/98
Register Reference S98A/0620	Date 4th September 1998

Applicant Ray Butler
App. Type Permission
Development Building including two-storey offices for industrial and related uses, total floor area 3,614 sq. metres, extension of campus service roads and associated site development works with access from new interchange on Naas Road at City West Business Campus, Brownsbarn and on previously permitted development.

Location City West Business Campus, Brownsbarn, Naas Rd., Dublin 22.

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 20/11/98

Yours faithfully

LH
..... 02/11/98
for SENIOR ADMINISTRATIVE OFFICER

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