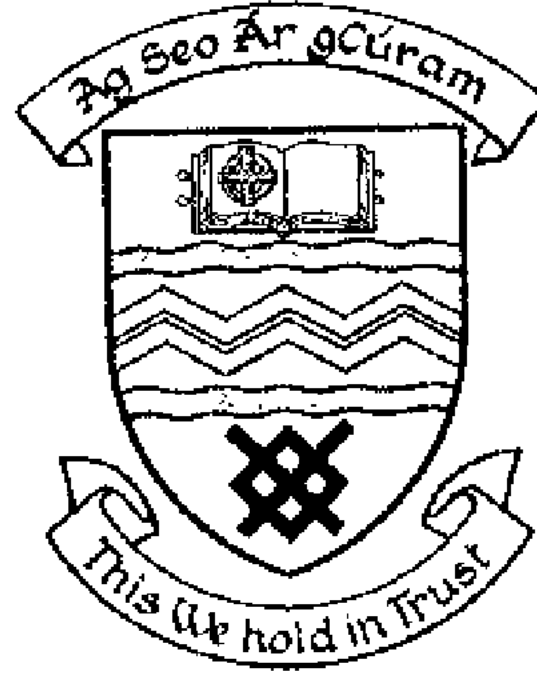


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0538	
1. Location	East of the north/south distributor road through Citywest Business Campus, Brownsbarn, Naas Road, Dublin 24.		
2. Development	Two two-storey buildings with option for two storey connecting glazed link. These buildings which have a combined floor area of 5659 sq.m. are for use as business accommodation for either showrooms, warehousing, offices or production in any proportion of the above, ESB sub-stations, new road and car parking, on a site of approx. 4 acres, with access from distributor road through a local access road.		
3. Date of Application	05/08/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 02/10/1998 2.	1. 14/10/1998 2.
4. Submitted by	Name: James Smyth Architect, Address: Owenstown House, Fosters Avenue,		
5. Applicant	Name: Citywest Ltd., Address: Unit 3011, Citywest Business Campus, Naas Road, Dublin 24.		
6. Decision	O.C.M. No. 2481 Date 08/12/1998	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0158 Date 27/01/1999	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



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James Smyth Architect,
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 0158	Date of Final Grant 27/01/19
Decision Order Number 2481	Date of Decision 08/12/1998
Register Reference S98A/0538	Date 14th October 1998

Applicant Citywest Ltd.,

Development Two two-storey buildings with option for two storey connecting glazed link. These buildings which have a combined floor area of 5659 sq.m. are for use as business accommodation for either showrooms, warehousing, offices or production in any proportion of the above, ESB sub-stations, new road and car parking, on a site of approx. 4 acres, with access from distributor road through a local access road.

Location East of the north/south distributor road through Citywest Business Campus, Brownsbarn, Naas Road, Dublin 24.

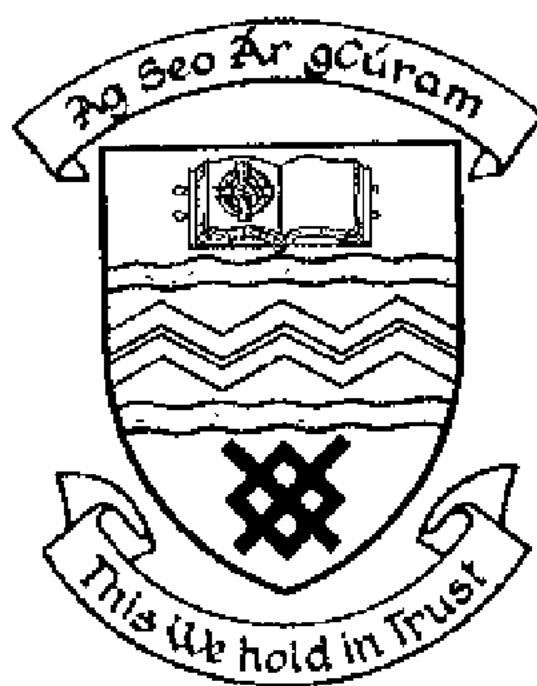
Floor Area 5659.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 02/10/1998 /14/10/1998

A Permission has been granted for the development described above,
subject to the following (16) Conditions.

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REG REF. S98A/0538

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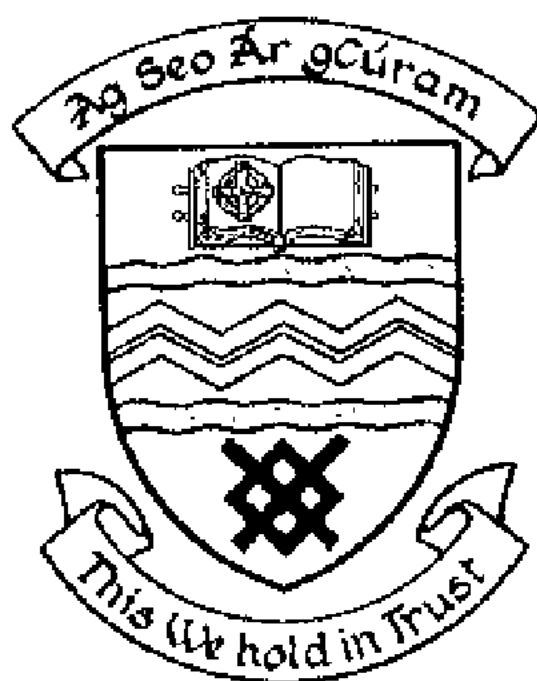
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and in accordance with additional information received on 14/10/98, 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 A specific user planning permission shall be obtained for each of the proposed units prior to occupation.
REASON:
In the interest of the proper planning and development of the area.
- 3 Notwithstanding the exempted development provisions of the Local Government (Planning and Development) Regulations, 1994, no sign or advertising device or structure shall be erected without prior specific grant of planning permission from the Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 4 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.
- 5 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 6 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.

SOUTH DUBLIN COUNTY COUNCIL
REG. REF. S98A/0538 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REASON:

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

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

REASON:

In the interest of health.

- 8 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.

- 9 This permission is subject to all relevant conditions (particularly Condition No. 2) of An Bord Pleanála permission Ref. PL 6/5/85771 granted on 17/10/991 as extended to 17/10/2001 (Ref. No. 90A/2340).

REASON:

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

- 10 (a) Applicant to ensure complete separation of foul and surface water systems;
(b) Surface water pipe from S16 to S17 shall be upsized to 225mm diameter;
(c) Surface water inteceptor to b e constructed as indicated on drawing and not as labelled;
(d) Applicant to review watermain design regarding location of watermain in relation to thrust block design requirements and adjacent sewers. Thrust blocks required on all bends greater than 11.25 degrees.

REASON:

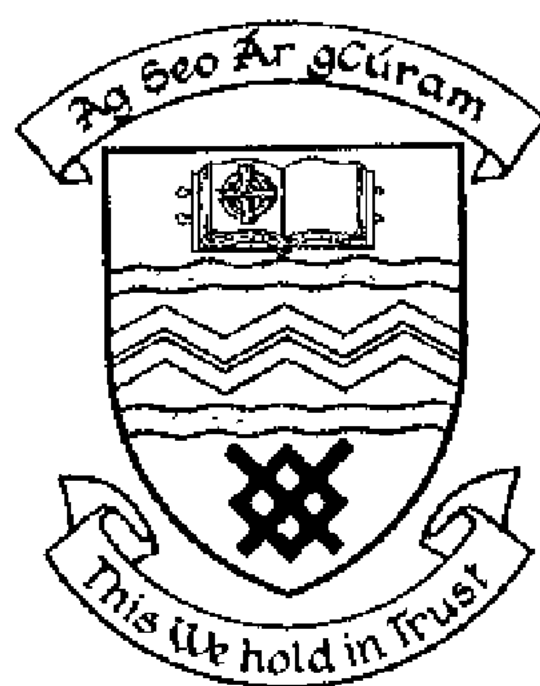
In the interest of public health.

- 11 All truck parking and marshalling areas shall have petrol/oil/diesel interceptor traps fitted to outfall. Gullies in car parking areas shall have grit traps fitted to comply with BS 5911.

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REASON:
In the interest of public health.

- 12 All connections to the watermains shall be made by South Dublin County Council at the applicants expense.

REASON:
In the interest of public health.

- 13 The developer shall pay a sum of #26,400 (twenty six 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.

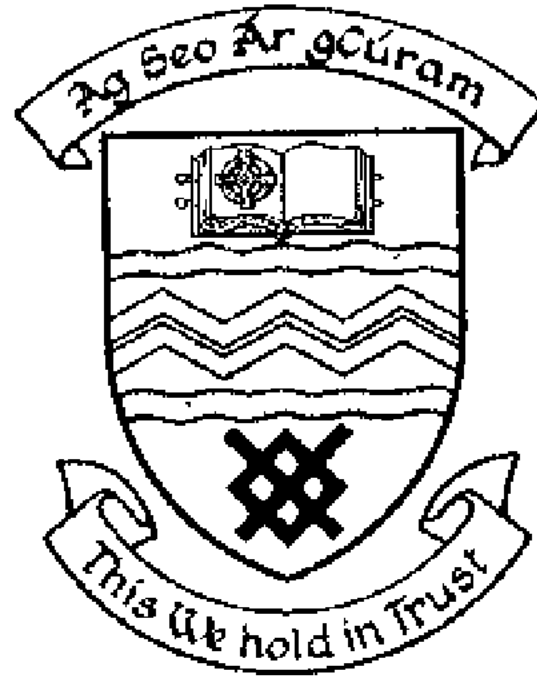
- 14 The developer shall pay before the commencement of development a sum of #4,400 (four thousand four hundred pounds) to South Dublin County Council as a contribution towards expenditure that is proposed to be incurred over the next seven years in respect of works (comprising the construction of the 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 developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

SOUTH DUBLIN COUNTY COUNCIL

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- 15 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.

- 16 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.

- (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.

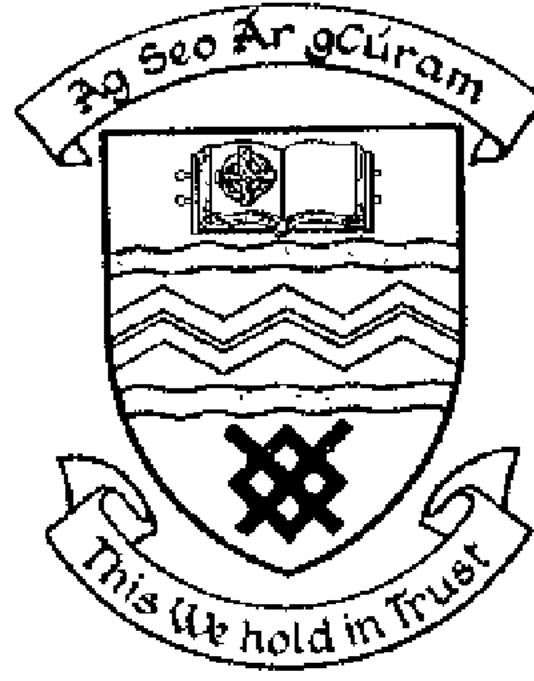
SOUTH DUBLIN COUNTY COUNCIL

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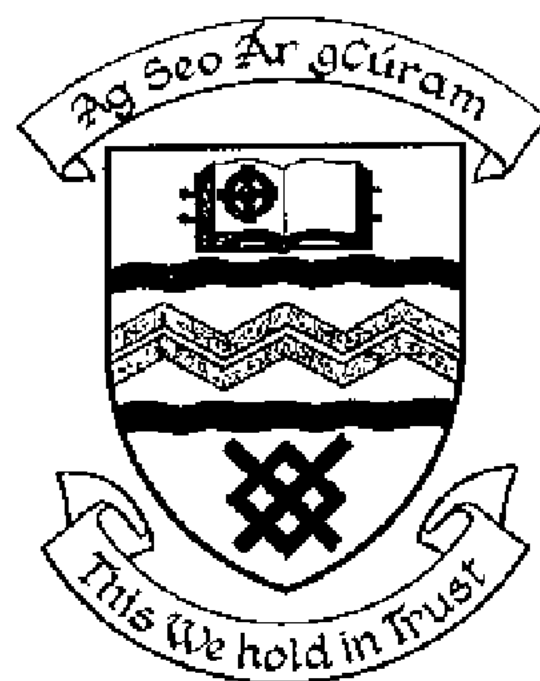
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.....
for SENIOR ADMINISTRATIVE OFFICER

28 January 1999

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



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

Decision Order Number 2481	Date of Decision 08/12/98
Register Reference S98A/0538	Date 5th August 1998

Applicant Citywest Ltd.,

Development Two two-storey buildings with option for two storey connecting glazed link. These buildings which have a combined floor area of 5659 sq.m. are for use as business accommodation for either showrooms, warehousing, offices or production in any proportion of the above, ESB sub-stations, new road and car parking, on a site of approx. 4 acres, with access from distributor road through a local access road.

Location East of the north/south distributor road through Citywest Business Campus, Brownsbarn, Naas Road, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 02/10/98 /14/10/98

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

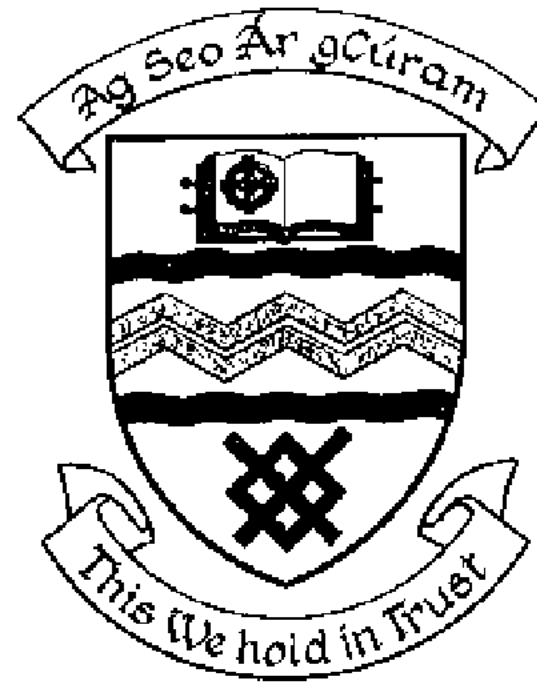
..... 09/12/98
for SENIOR ADMINISTRATIVE OFFICER

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

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REG REF. S98A/0538

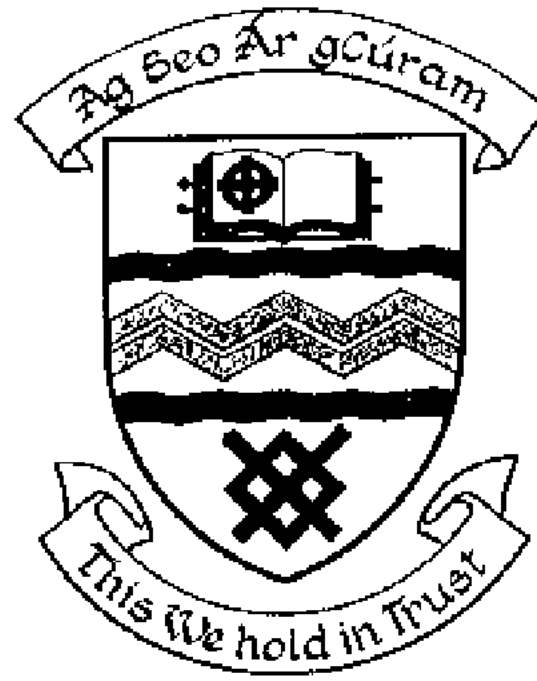
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and in accordance with additional information received on 14/10/98, 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 A specific user planning permission shall be obtained for each of the proposed units prior to occupation.
REASON:
In the interest of the proper planning and development of the area.
- 3 Notwithstanding the exempted development provisions of the Local Government (Planning and Development) Regulations, 1994, no sign or advertising device or structure shall be erected without prior specific grant of planning permission from the 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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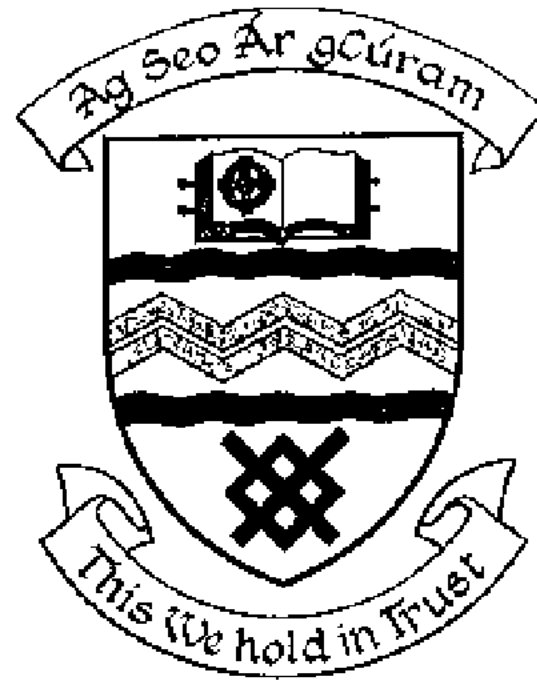
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REG. REF. S98A/0538

- 4 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.
- 5 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 6 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.
- 7 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 8 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.
- 9 This permission is subject to all relevant conditions (particularly Condition No. 2) of An Bord Pleanála permission Ref. PL 6/5/85771 granted on 17/10/991 as extended to 17/10/2001 (Ref. No. 90A/2340).
REASON:
In the interest of the proper planning and development of the area.

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REG REF. S98A/0538

- 10 (a) Applicant to ensure complete separation of foul and surface water systems;
(b) Surface water pipe from S16 to S17 shall be upsized to 225mm diameter;
(c) Surface water inteceptor to b e constructed as indicated on drawing and not as labelled;
(d) Applicant to review watermain design regarding location of watermain in relation to thrust block design requirements and adjacent sewers. Thrust blocks required on all bends greater than 11.25 degrees.

REASON:

In the interest of public health.

- 11 All truck parking and marshalling areas shall have petrol/oil/diesel interceptor traps fitted to outfall. Gullies in car parking areas shall have grit traps fitted to comply with BS 5911.

REASON:

In the interest of public health.

- 12 All connections to the watermains shall be made by South Dublin County Council at the applicants expense.

REASON:

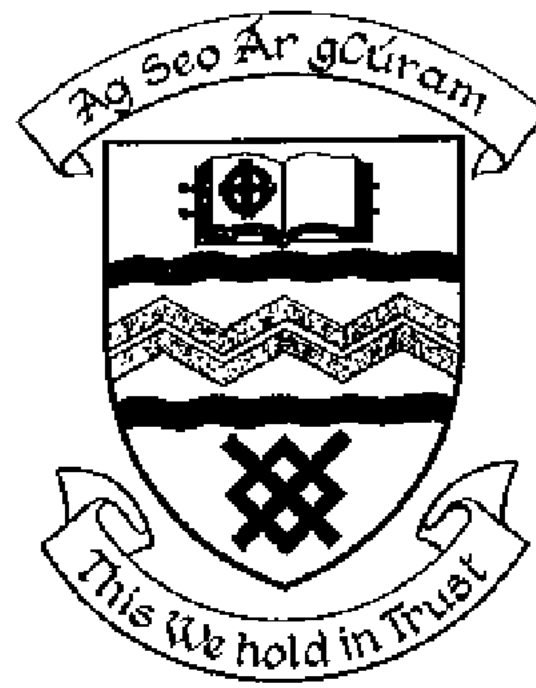
In the interest of public health.

- 13 The developer shall pay a sum of £26,400 (twenty six 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

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REG. REF. S98A/0538

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.

- 14 The developer shall pay before the commencement of development a sum of £4,400 (four 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 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 developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

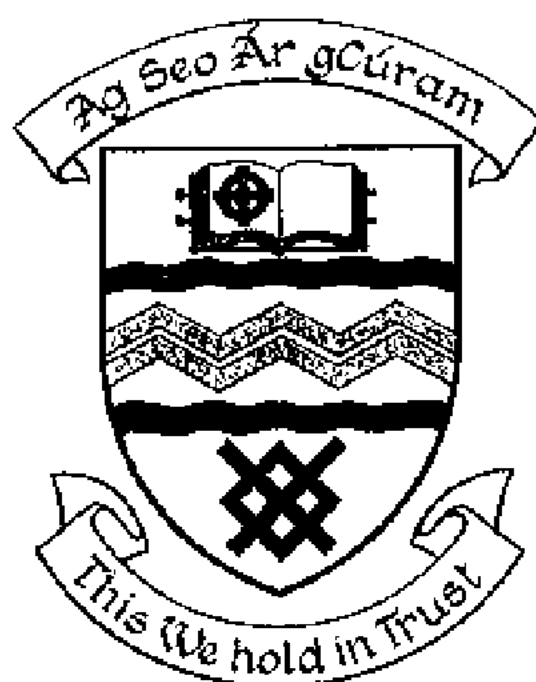
- 15 Before development is commenced, the developer shall lodge with South Dublin County Council a cash deposit, a bond of an insurance Company, or other security to the value of £22,000 (twenty two thousand pounds) to secure the provision and satisfactory completion to taking in charge standard of roads, 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:

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REG REF. S98A/0538

To ensure the satisfactory completion and maintenance of the development.

- 16 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.

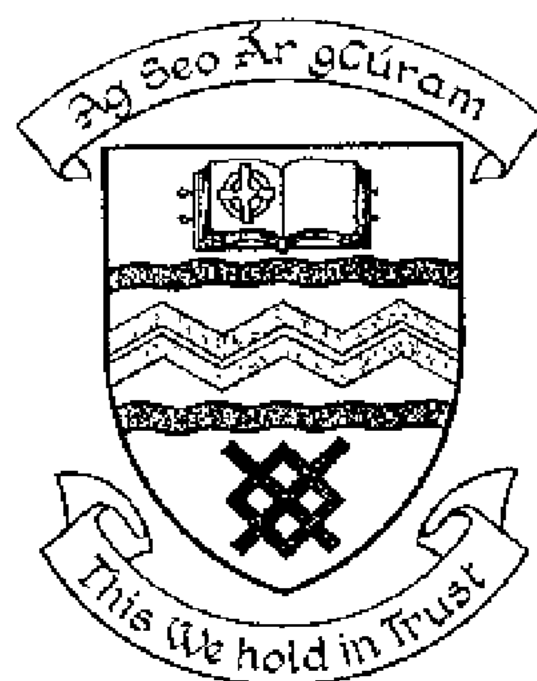
REASON:

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.

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

Decision Order Number 1995	Date of Decision 02/10/98
Register Reference S98A/0538	Date 5th August 1998

Applicant Citywest Ltd.,
Development Two two-storey buildings with option for two storey connecting glazed link. These buildings which have a combined floor area of 5659 sq.m. are for use as business accommodation for either showrooms, warehousing, offices or production in any proportion of the above, ESB sub-stations, new road and car parking, on a site of approx. 4 acres, with access from distributor road through a local access road.

Location East of the north/south distributor road through Citywest Business Campus, Brownsbarn, Naas Road, Dublin 24.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 05/08/98 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit full details of proposed foul drainage to include pipe sizes, gradients, invert and cover levels up to and including connection to the public sewer.
- 2 The applicant is requested to submit full details of proposed surface water drainage to include pipe sizes, gradients, invert and cover levels up to and including connection to the public sewer.

James Smyth Architect,
Owenstown House,
Fosters Avenue,
Blackrock,

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REG REF. S98A/0538

- 3 The applicant is requested to submit a detailed watermain layout indicating watermain sizes, valve, meter and hydrant layout and proposed point of connection to existing watermains.
- 4 The applicant is requested to indicate the location of hedgerows and trees on site and whether all or any of these are to be retained.

Signed on behalf of South Dublin County Council

.....^{LB}.....
for Senior Administrative Officer

02/10/98