

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0472	
1. Location	Citywest Business Campus, Brownsbarn, Naas Road, Dublin 24.		
2. Development	Amenity building in support of the City West Business Campus comprising of marketing suite, shops/restaurant, gymnasium, incubator and support office suites in a two/three storey unit and ancillary car parking at the east of the north/south distributor road through Citywest, with access from the distributor road through a local access road.		
3. Date of Application	10/07/98	Date Further Particulars (a) Requested (b) Received	
4a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Cantrell & Crowley Architects, Address: 118 Rock Road, Booterstown,		
5. Applicant	Name: Citywest Ltd., Address: Building 3011, Citywest Business Campus, Brownsbarn, NaasRoad, Dublin 24.		
6. Decision	O.C.M. No. 1792 Date 08/09/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2150 Date 21/10/98	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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Cantrell & Crowley Architects,
118 Rock Road,
Boaterstown,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2150	Date of Final Grant 21/10/98
Decision Order Number 1792	Date of Decision 08/09/98
Register Reference S98A/0472	Date 10th July 1998

Applicant Citywest Ltd.,

Development Amenity building in support of the City West Business Campus comprising of marketing suite, shops/restaurant, gymnasium, incubator and support office suites in a two/three storey unit and ancillary car parking at the east of the north/south distributor road through Citywest, with access from the distributor road through a local access road.

Location Citywest Business Campus, Brownsbarn, Naas Road, Dublin 24.

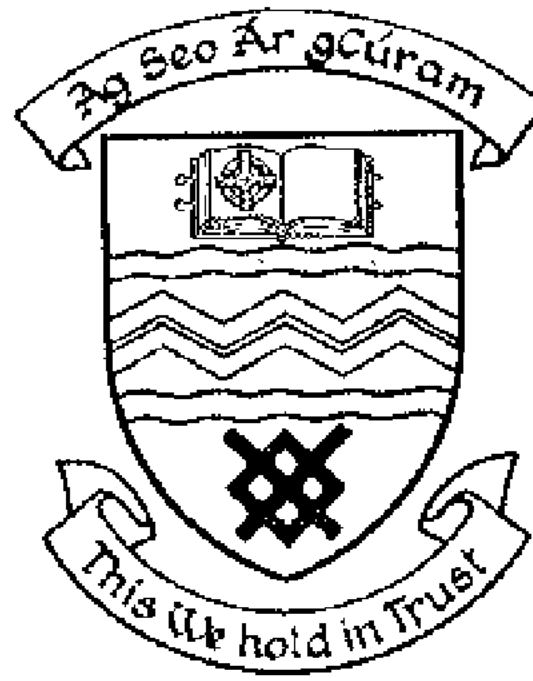
Floor Area 2349.800 Sq Metres

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 (10) Conditions.

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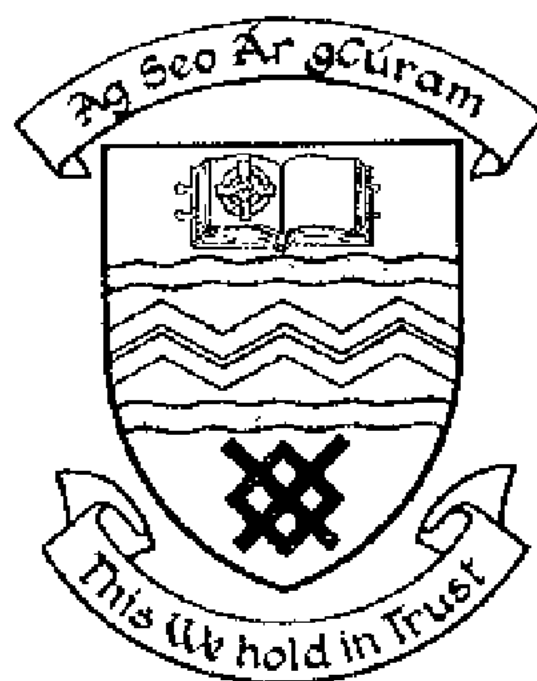
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Conditions and Reasons

- 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 proposed development shall only be used for the purposes as described in the plans, particulars and specifications submitted with the application. No change of use to alternative uses shall be made unless a planning permission for such change of use is granted by the Planning Authority or by An Bord Pleanála on appeal.
REASON:
To enable effective control to be maintained in the interest of the proper planning and development of the area.
- 3 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.
- 4 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.
REASON:
In the interest of the proper planning and development of the area.
- 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 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following shall apply:-

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- (a) Applicant to ensure full and complete separation of foul and surface water systems;
- (b) No building within 5m of public sewer or sewer with potential to be taken in charge;
- (c) Applicant to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer;
- (d) All waste water from commercial, business or institutional kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer;
- (e) No trade effluent to be discharged to sewers without prior permission;
- (f) All redundant ditches or streams to be piped with spigot and socket pipes laid open jointed with granular bed and surround and connected into the proposed drainage system;
- (g) Applicant shall submit detailed proposed watermain layout indicating watermain sizes, valve, meter and hydrant layout, proposed point of connection to existing watermains. Layout to comply with Building Regulations.
- (h) All watermains greater than 150mm diameter shall be Ductile Iron;
- (i) No part of the perimeter of the building shall be greater than 46m from a hydrant;
- (j) Watermains shall be laid in public open space to ensure accessibility for maintenance and repair;
- (k) No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

REASON:

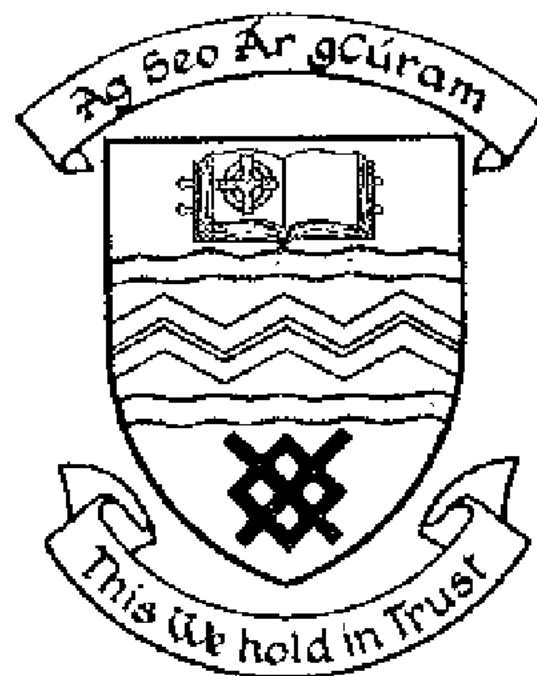
In order to comply with the Sanitary Services Acts, 1878-1964.

- 7 That a financial contribution in the sum of £7,980 (seven thousand nine hundred and eighty 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

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reasonable that the developer should contribute towards the cost of providing the services.

- 8 Before the development is commenced, the developer shall lodge with South Dublin County Council an approved Insurance Company Bond or cash in the sum of £7,000 (seven thousand pounds) to secure the provision and satisfactory completion of services, kerbs, grass margins and footpaths fronting the site.

REASON:

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

- 9 The developer shall pay £7,980 (seven thousand nine hundred and eighty pounds) to South Dublin County Council as a contribution towards the 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. This contribution is payable before the commencement of development.

REASON:

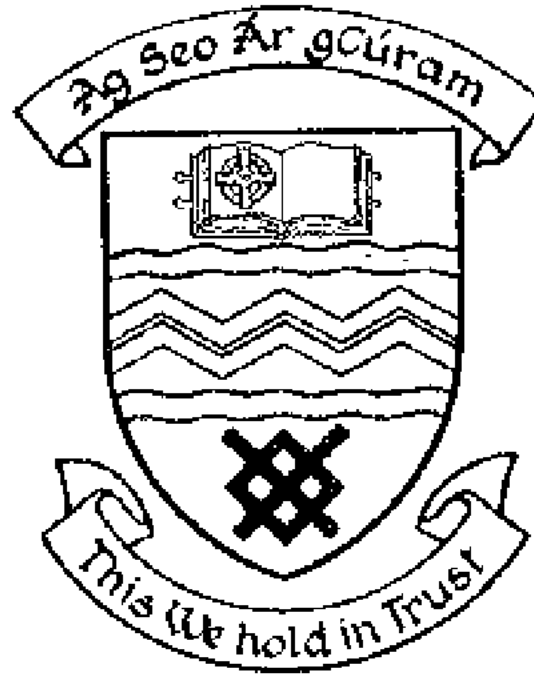
It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the council in respect of works facilitating the proposed development.

- 10 The developer shall pay, before the commencement of development, £1,330 (one thousand three hundred and thirty pounds) to South Dublin County Council as a contribution towards the 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 linking the north-south 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)

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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.

- (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.

 October 1998
for SENIOR ADMINISTRATIVE OFFICER