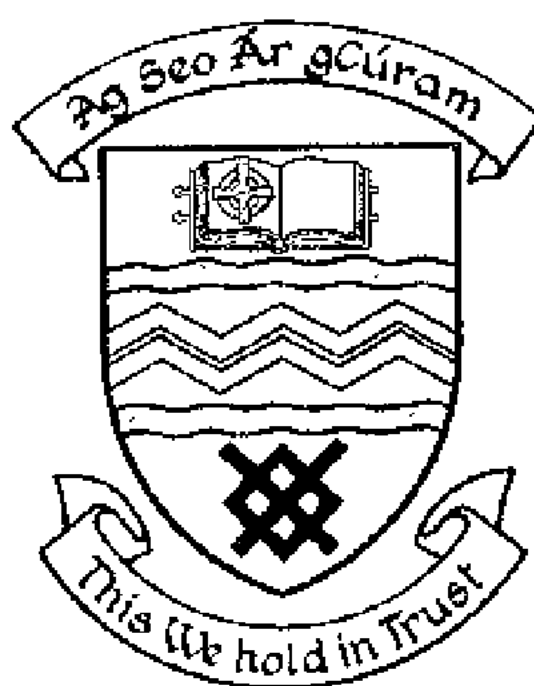


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0226	
1. Location	Citywest Business Campus, Naas Road, Dublin 24.		
2. Development	The erection of ten light industrial units in two blocks including associated offices on two levels, 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.		
3. Date of Application	09/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 05/06/98 2.	1. 29/07/98 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. 1939  Date 25/09/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2238  Date 06/11/98	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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Shay Cleary Architects  
18 Palmerstown Park,  
Dublin 6.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 2238	<b>Date of Final Grant</b> 06/11/98
<b>Decision Order Number</b> 1939	<b>Date of Decision</b> 25/09/98
<b>Register Reference</b> S98A/0226	<b>Date</b> 29th July 1998

**Applicant** Citywest Ltd

**Development** The erection of ten light industrial units in two blocks including associated offices on two levels, 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.

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

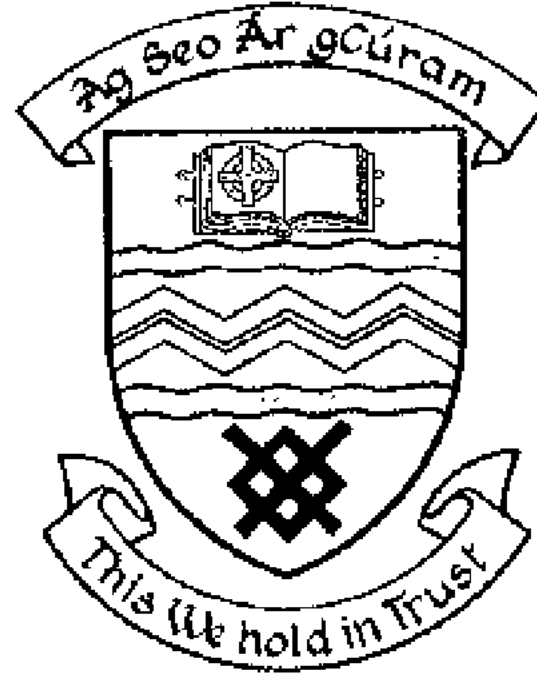
**Floor Area** 3227.000 **Sq Metres**

**Time extension(s) up to and including**

**Additional Information Requested/Received** 05/06/98 /29/07/98

A Permission has been granted for the development described above,  
subject to the following (12) 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 Additional Information received by the Planning Authority on 29/07/98, 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin 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 tappings, 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.

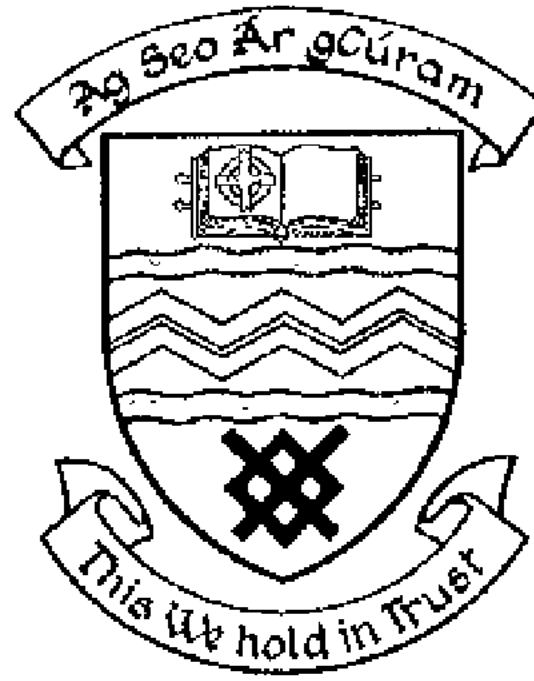
**REASON:**

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.

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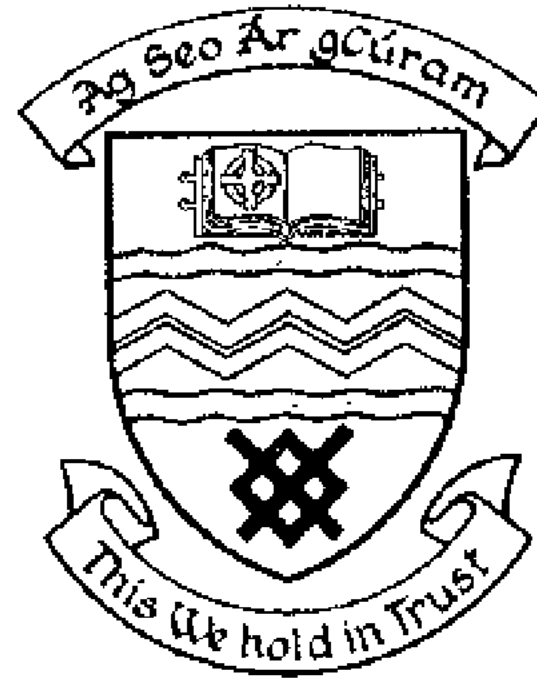


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- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
REASON:  
In the interest of amenity.
- 6 That the area between the building and roads 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 a financial contribution in the sum of £13,140 (thirteen thousand one hundred and forty 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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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.

- 11 The developer shall pay £13,140 (thirteen thousand, one hundred and forty 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.

- 12 The developer shall pay, before the commencement of development, £2,190 (two thousand, one hundred and ninety 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 & Development) Act, 1963.

REASON:

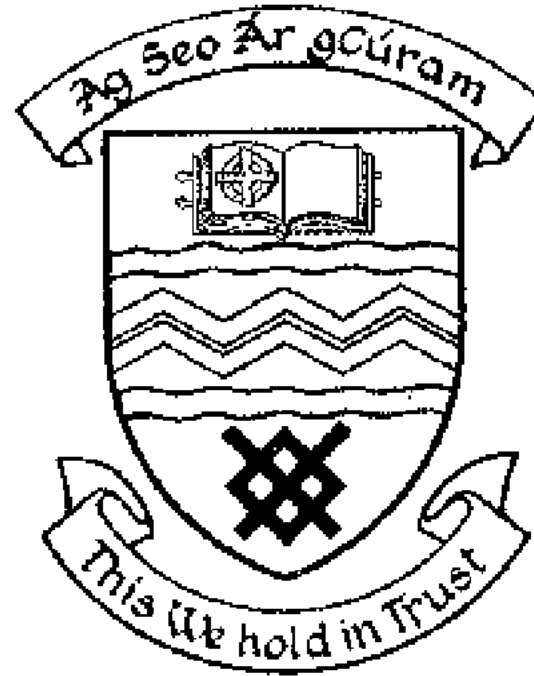
It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

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

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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.

  
..... 6 November 1998  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL**  
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REG. REF. S98A/0226

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

Decision Order Number 1101	Date of Decision 05/06/98
Register Reference S98A/0226	Date 9th April 1998

**Applicant** Citywest Ltd  
**Development** The erection of ten light industrial units in two blocks including associated offices on two levels, 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.

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

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 09/04/98 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 a revised site layout plan to scale 1:500 and the site location plan to scale 1:2500 to show alternative vehicular access to the site from the proposed east/west access road. This road itself connecting to the roundabout under construction to the east of the site should also be shown. It may be necessary to amend the site layout to show access from this road.
- 2 The applicant is requested to submit revised proposals for car parking in the vicinity of the existing stream. It is not acceptable to build over this stream. Revised proposals should be submitted for diverting/culverting of stream and details of stream edge treatment.

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- 3 The applicant is requested to submit detailed proposals of boundary treatments, particularly on the south and south-western boundaries.
- 4 The applicant is requested to comment on the proximity of one of the buildings to the gas main and the 110Kv power lines which traverse the site.

Signed on behalf of South Dublin County Council

.....DC.....  
for Senior Administrative Officer

05/06/98