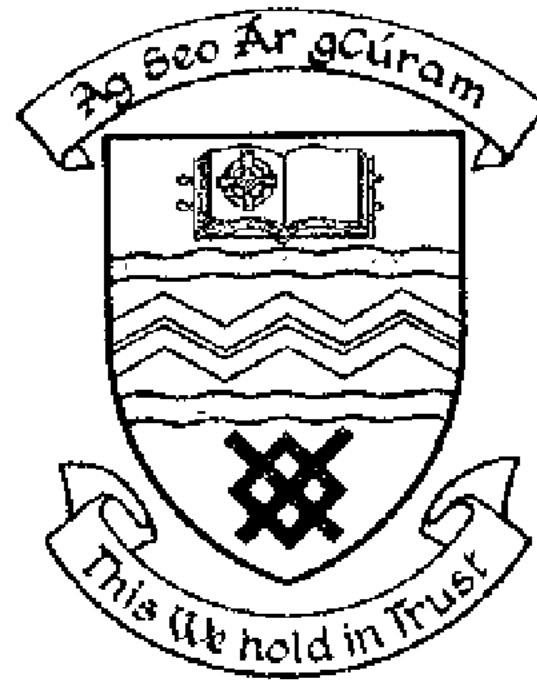


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0146	
1. Location	Citywest Business Campus, Brownsbarn, Naas Road, Dublin 12.		
2. Development	Three advance facilities including two storey offices for industrial and related uses with provision for sub-division total floor area 8,910 square metres, ESB sub-station, extension of campus service roads and associated site development works with access from new interchange on Naas Road.		
3. Date of Application	12/03/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 30/03/98 2.	1. 01/04/98 2.
4. Submitted by	Name: James Smyth Architects Address: Owenstown House, Fosters Avenue,		
5. Applicant	Name: Citywest Ltd Address: 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 1035  Date 28/05/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1372  Date 09/07/98	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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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**

<b>Final Grant Order Number</b> 1372	<b>Date of Final Grant</b> 09/07/98
<b>Decision Order Number</b> 1035	<b>Date of Decision</b> 28/05/98
<b>Register Reference</b> S98A/0146	<b>Date</b> 1st April 1998

**Applicant** Citywest Ltd

**Development** Three advance facilities including two storey offices for industrial and related uses with provision for sub-division total floor area 8,910 square metres, ESB sub-station, extension of campus service roads and associated site development works with access from new interchange on Naas Road.

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

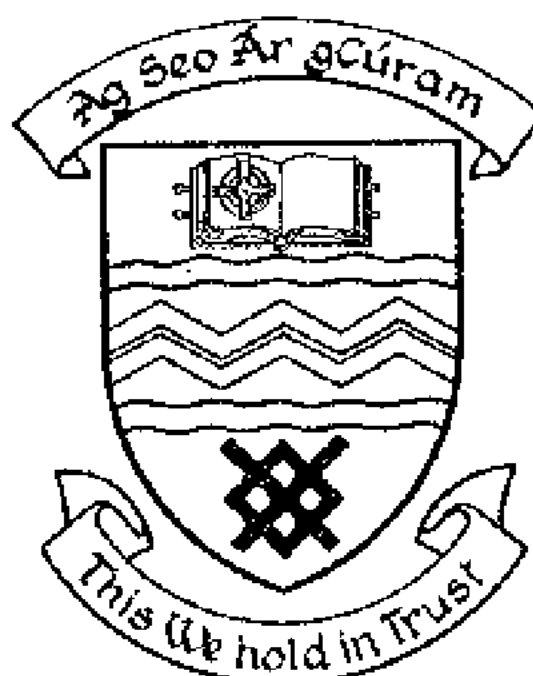
**Floor Area** 8910.000 Sq Metres

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

**Additional Information Requested/Received** 30/03/98 /01/04/98

A Permission has been granted for the development described above,  
subject to the following (14) Conditions.

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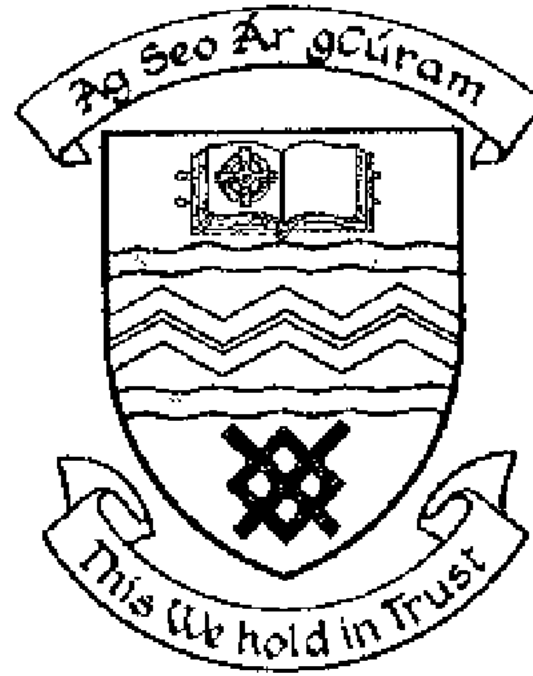
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**Conditions and Reasons**

- 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 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.
- 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. In this regard the following shall apply:
  - (i) Fully detailed proposals for foul and surface water drainage up to and including discharge to main sewers and ponds to be submitted for the approval of the Environmental Services Department, South Dublin County Council before development commences on site.
  - (ii) All redundant ditches to be piped with S&S pipes laid open jointed with granular bed and surround and connected into the proposed drainage system.
  - (iii) All surface water run-off from truck marshalling and parking areas shall be routed through suitable petrol/diesel/oil interceptors.
 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 buildings and roads must not be used for truck parking or other storage or display purposes

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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.

- 7 All roads and footpaths shall be constructed to the taken-in-charge standards of South Dublin County Council.

**REASON:**

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

- 8 Prior to commencement of development on site the developer shall submit for the written agreement of the Planning Authority a detailed landscape plan with full works specification (including timescale for implementation) and bill of quantities for the landscaping of the site and street tree planting along the service roads. This plan to include grading, top-soiling, seeding, paths, drainage and tree and shrub planting as necessary.

**REASON:**

In the interest of visual amenity.

- 9 That details of the external colours of the buildings be agreed in writing with the Planning Authority prior to the commencement of development.

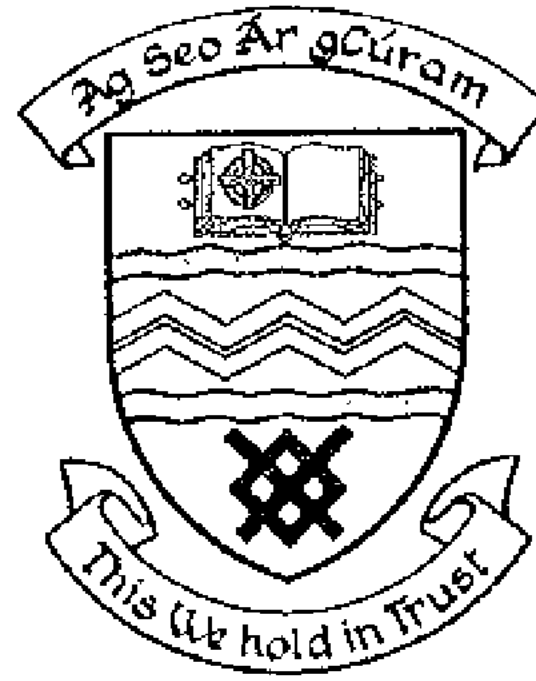
**REASON:**

In the interest of visual amenity.

- 10 That development shall be carried out in accordance with Condition No. 2 of An Bord Pleanala's decision Ref. No. PL 6/5/85771 dated 17.10.1991 Reg. Ref. 90A/2340.

**REASON:**

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

- 11 The developer shall pay before the commencement of development £48,240 (forty eight thousand two hundred and forty 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 approx. 200 metres of the Cheeverstown Road extension) facilitating the proposed development in accordance with the requirements of Section 25(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 work facilitating the proposed development.

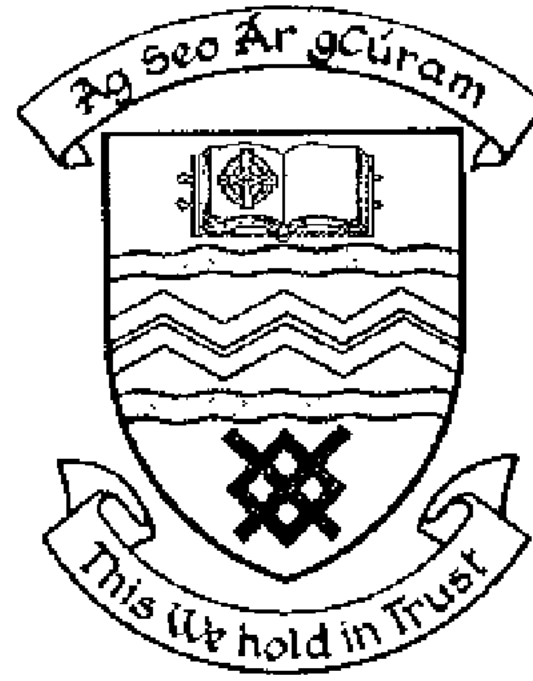
- 12 That a financial contribution in the sum of £32,160 (thirty two thousand one hundred and sixty pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution 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.

- 13 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 £26,800 (twenty six thousand eight hundred 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

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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.

- 14 That the service roads be constructed to South Dublin County Council taking-in-charge standards.

REASON:

To ensure a satisfactory standard of 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.

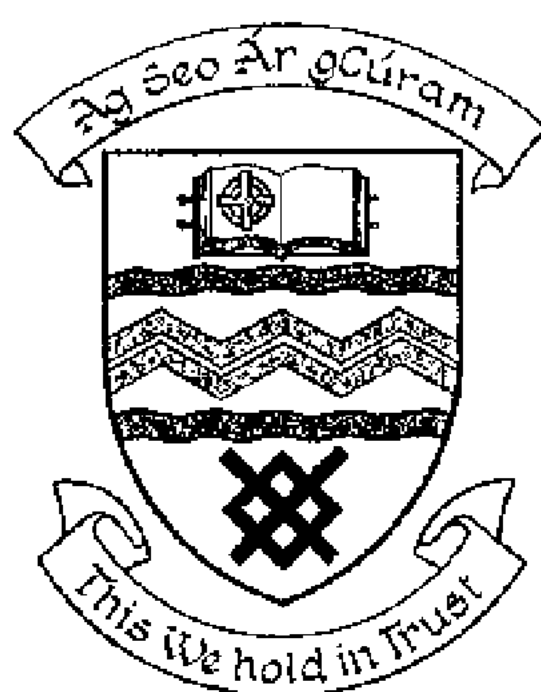
Signed on behalf of South Dublin County Council.

  
..... 10 July 1998  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 0560	Date of order 30/03/98
Register Reference S98A/0146	Date 12th March 1998

**Applicant** Citywest Ltd

**Development** Three advance facilities including two storey offices for industrial and related uses with provision for sub-division total floor area 8,910 square metres, ESB sub-station, extension of campus service roads and associated site development works with access from new interchange on Naas Road.

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

Dear Sir/Madam,

An inspection carried out on 26/03/98 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

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

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REG REF. S98A/0146

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....  
for Senior Administrative Officer. 30/03/98