

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0594	
1. Location	Unit 2008, Citywest Business Campus, Brownsbarn, Naas Road, Co. Dublin.		
2. Development	Alterations to previously approved unit consisting of the following: Revisions to external elevations; New Two storey internal office/toilet block at front; New two storey plant room at rear; New sprinkler tank & pump house at rear; New external chiller storage/screening at rear; Two new depressed loading bays with dock levellers, ramped access & retaining walls all at the rear; New smoking shelter at South side of unit; Three new flag poles at front; Revisions to Site Layout and miscellaneous works all at Unit 2008 at phase one.		
3. Date of Application	15/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Brian O'Halloran & Associates, Address: 23 Herbert Place, Dublin 2.		
5. Applicant	Name: Citywest Limited, Address: c/o Davy Hickey Properties Limited, 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 4022  Date 12/11/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0032  Date 07/01/98	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.dd

# SOUTH DUBLIN COUNTY COUNCIL

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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PLANNING  
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Brian O'Halloran & Associates,  
23 Herbert Place,  
Dublin 2.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0032	Date of Final Grant 07/01/98
Decision Order Number 4022	Date of Decision 12/11/97
Register Reference S97A/0594	Date 15th September 1997

**Applicant** Citywest Limited,

**Development** Alterations to previously approved unit consisting of the following: Revisions to external elevations; New Two storey internal office/toilet block at front; New two storey plant room at rear; New sprinkler tank & pump house at rear; New external chiller storage/screening at rear; Two new depressed loading bays with dock levellers, ramped access & retaining walls all at the rear; New smoking shelter at South side of unit; Three new flag poles at front; Revisions to Site Layout and miscellaneous works all at Unit 2008 at phase one.

**Location** Unit 2008, Citywest Business Campus, Brownsbarn, Naas Road, Co. Dublin.

**Floor Area** 4279.000 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 (11) 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, 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 This permission is subject to the relevant conditions of the parent permission for this development ref. S96A/0590.  
REASON:  
In the interest of clarity and the proper planning and development of the area.
- 3 The shortfall of 22 long-term parking spaces for this development shall be provided within the site curtilage if requested by South Dublin County Council.  
REASON:  
In the interest of traffic safety and the proper planning and development of the area.
- 4 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.
- 5 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 6 That a detailed landscape plan for the revised site layout, including the proposed programme for the works, full works specification and bill of quantities, be submitted for the written agreement of the Planning Authority within six months of the date of final grant of Planning Permission.  
REASON:  
In the interest of the proper planning and development of the area.

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- 7 The sprinkler tank and pumphouse shall be painted or finished externally to match the existing building.  
REASON:  
In the interest of visual amenity.
- 8 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.
- 9 That arrangements be made with regard to the payment of the financial contribution in the sum of £20,040 (twenty thousand and forty pounds), in respect of the overall development, as required by Condition No. 16 of planning permission granted under Reg. Ref. S96A/0590; arrangements to be made prior to commencement of development on site.  
REASON:  
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.
- 10 That arrangement be made with regard to the payment of the financial contribution in the sum of £20,040 (twenty thousand and forty pounds), in respect of the overall development, as required by Condition No. 13 of planning permission granted under Reg. Ref. S96A/0590; arrangements to be made prior to commencement of development on 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 That arrangement be made with regard to the payment of the financial contribution in the sum of £3,340 ( three thousand three hundred and forty pounds), in respect of the overall development, as required by Condition No. 14 of planning permission granted under Reg. Ref. S96A/0590; arrangements to be made prior to commencement of development on 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.

- 12 That arrangements be made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £20,000 (twenty thousand pounds) or a Cash Lodgement in the sum of £20,000 ( twenty thousand Pounds) as required by Condition No. 15 of planning permission granted under Reg. Ref. S96A/0590; these arrangements to be made prior to the commencement of this proposal,

**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.

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Signed on behalf of South Dublin County Council.

.....*AD*.....January 1998  
for SENIOR ADMINISTRATIVE OFFICER