

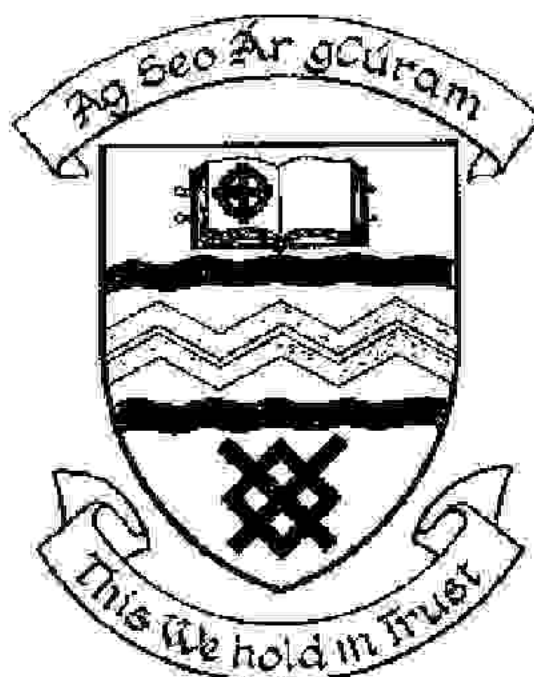
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0502	
1. Location	East of the north/south distributor road through Citywest Business Campus, Brownsbarn, Naas Road, Co. Dublin.		
2. Development	Retention and completion of changes to the roof elevations from an "A" roof to a hipped roof with roof penetration for services and revised carpark layout to already approved planning permission S96A/0728, with access from the distributor road through a local access road.		
3. Date of Application	31/07/97	Date Further Particulars (a) Requested (b) Received	
3a. 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: 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 1967  Date 29/09/97	Effect AP	GRANT PERMISSION
7. Grant	O.C.M. No. 4070  Date 13/11/97	Effect	

8. Appeal Notified		
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.

REG REF. S97A/0502 SOUTH DUBLIN COUNTY COUNCIL  
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Cantrell & Crowley Architects,  
118 Rock Road,  
Booterstown,  
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 4070	Date of Final Grant 13/11/97
Decision Order Number 1967	Date of Decision 29/09/97
Register Reference S97A/0502	Date 31st July 1997

**Applicant** Citywest Ltd.,

**Development** Retention and completion of changes to the roof elevations from an "A" roof to a hipped roof with roof penetration for services and revised carpark layout to already approved planning permission S96A/0728, with access from the distributor road through a local access road.

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

**Floor Area** 2884.000 Sq Metres  
**Time extension(s) up to and including**  
**Additional Information Requested/Received** /

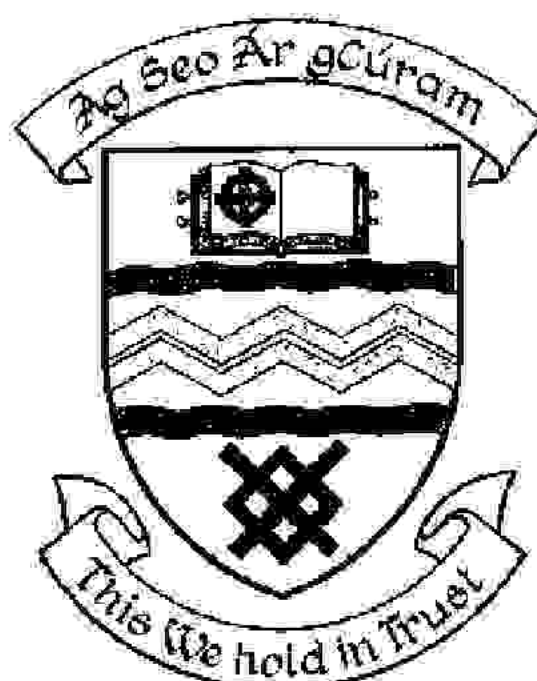
A Permission has been granted for the development described above,  
subject to the following (16) Conditions.



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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 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 & 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 public 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:**

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

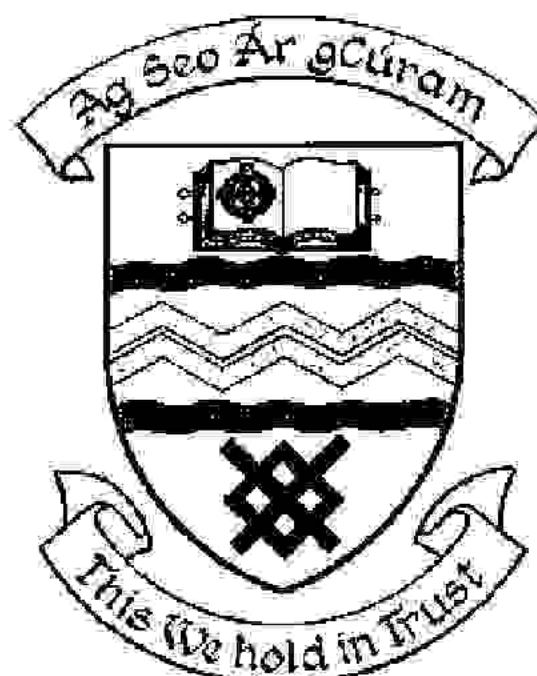
- 7 That no industrial effluent be permitted without prior approval from Planning Authority.  
REASON:  
In the interest of health.
- 8 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping 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 17.10.1991 as extended to 17.10.2001 (Ref. No. 90A/2340).  
REASON:  
In the interest of the proper planning and development of the area.
- 10 Prior to the commencement of development on site the applicant shall submit for the written agreement of the Planning Authority a detailed foul drainage layout of the entire site and surface water drainage layout for the car park to include invert and cover levels and gradients for all pipelines.  
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.



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**REASON:**

In the interest of public health.

- 13 That arrangements be made with regard to the payment of the financial contribution in the sum of £10,200 (ten thousand two hundred pounds), in respect of the overall development, as required by Condition No. 16 of planning permission granted under Reg. Ref. S96A/0728; 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.

- 14 That arrangements be made with regard to the payment of the financial contribution in the sum of £10,200 (ten thousand two hundred pounds), in respect of the overall development, as required by Condition No. 13 of planning permission granted under Reg. Ref. S96A/0728; 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 works facilitating the proposed development.

- 15 That arrangements be made with regard to the payment of the financial contribution in the sum of £1,700 (one thousand seven hundred pounds), in respect of the overall development, as required by Condition No. 14 of planning permission granted under Reg. Ref. S96A/0728; arrangements to be made prior to commencement of development on site.

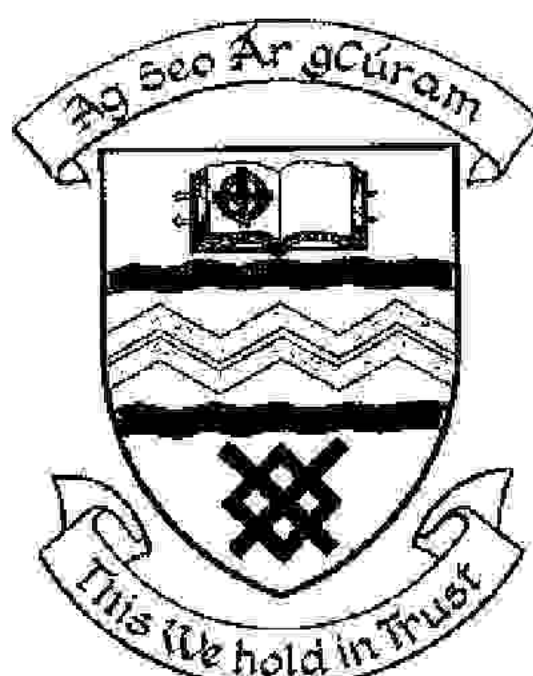
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- 16 That arrangements be made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £8,500 (eight thousand five hundred pounds) or a Cash Lodgement in the sum of £8,500 (eight thousand five hundred pounds) as required by Condition No. 15 of planning permission granted under Reg. Ref. S96A/0728; 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.

Signed on behalf of South Dublin County Council.

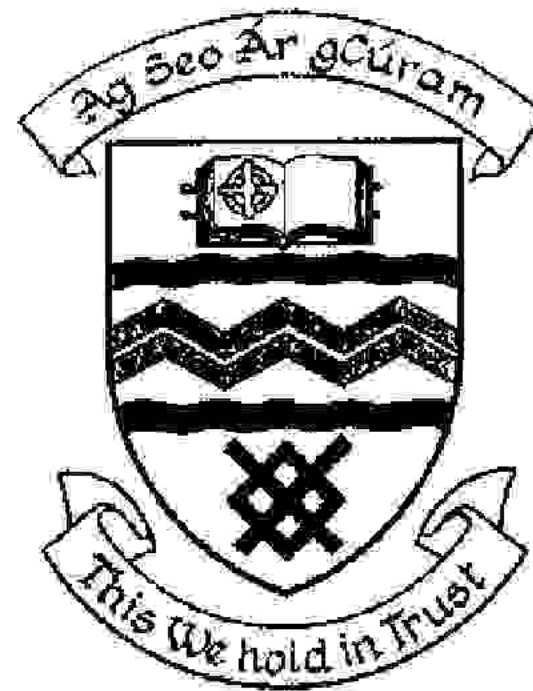
.....14 November 1997  
for SENIOR ADMINISTRATIVE OFFICER



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

Decision Order Number 1967	Date of Decision 29/09/97
Register Reference S97A/0502	Date 31st July 1997

**Applicant** Citywest Ltd.,

**Development** Retention and completion of changes to the roof elevations from an "A" roof to a hipped roof with roof penetration for services and revised carpark layout to already approved planning permission S96A/0728, with access from the distributor road through a local access road.

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

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** /

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.

..... 29/09/97  
for SENIOR ADMINISTRATIVE OFFICER

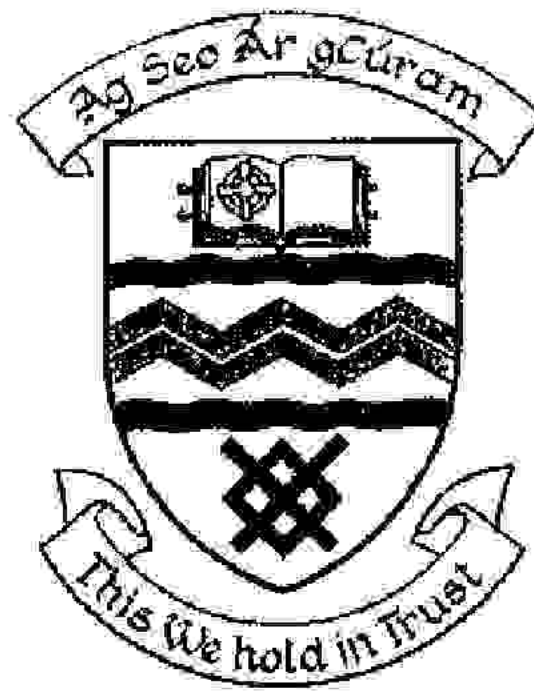
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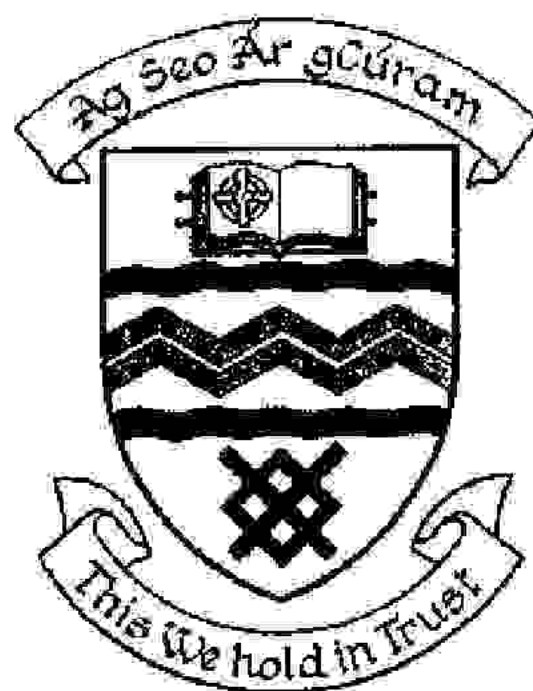
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REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
  
- 2     A specific user planning permission shall be obtained for each of the proposed units prior to occupation.  
REASON:  
In the interest of the proper planning and development of the area.
  
- 3     Notwithstanding the exempted development provisions of the Local Government (Planning & 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

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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 public 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.

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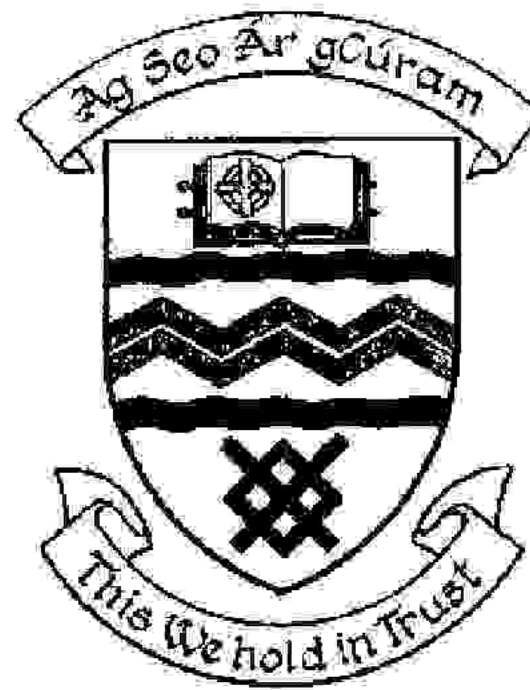
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REASON:

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- 10 Prior to the commencement of development on site the applicant shall submit for the written agreement of the Planning Authority a detailed foul drainage layout of the entire site and surface water drainage layout for the car park to include invert and cover levels and gradients for all pipelines.  
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- 13 That arrangements be made with regard to the payment of the financial contribution in the sum of £10,200 (ten thousand two hundred pounds), in respect of the overall development, as required by Condition No. 16 of planning permission granted under Reg. Ref. S96A/0728; 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.
- 14 That arrangements be made with regard to the payment of the financial contribution in the sum of £10,200 (ten thousand



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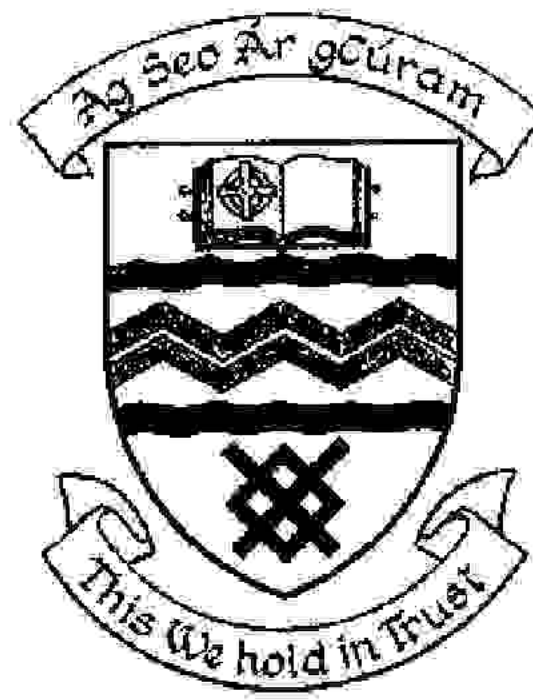
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- 16 That arrangements be made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £8,500 (eight thousand five hundred pounds) or a Cash Lodgement in the sum of £8,500 (eight thousand five hundred pounds) as required by Condition No. 15 of planning permission granted under Reg. Ref. S96A/0728; 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.

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