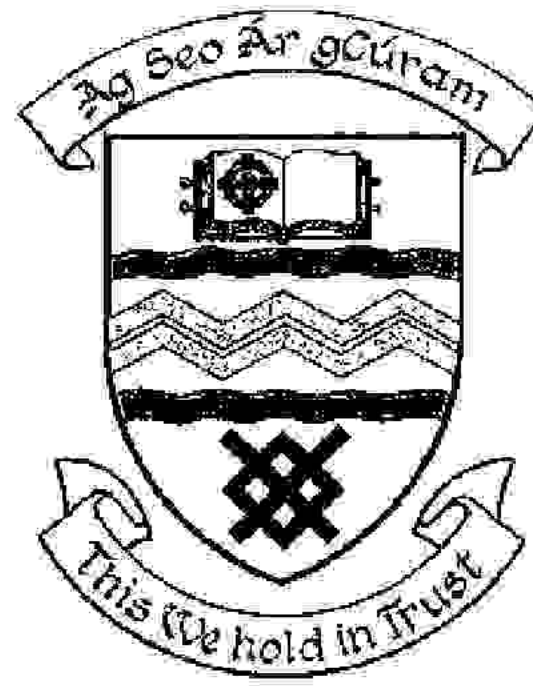


|  |  |  |              |
|--|--|--|--------------|
|  | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1)   | Plan Register No.<br><br>S97A/0459                     |              |
| 1. Location  | Citywest Business Campus, Brownsbarn, Naas Road, Dublin 12.  |  |              |
| 2. Development   | One 2-storey building, floor area 1533 sq.m. for use as innovation and technology centre, ESB sub-station, extension of campus service roads and associated site development works with access from new interchange on Naas Road on previously permitted development for an industrial and business park Reg. Ref. 90A/2340. |  |              |
| 3. Date of Application   | 14/07/97   | Date Further Particulars<br>(a) Requested (b) Received |              |
| 3a. Type of Application  | Permission   | 1.<br><br>2.   | 1.<br><br>2. |
| 4. Submitted by  | Name: James Smyth Architects,<br>Address: Owenstown House, Fosters Avenue,   |  |              |
| 5. Applicant   | Name: Dublin Innovation & Technology Centre,<br>Address: c/o Citywest Limited, 27 Dawson Street, Dublin 2.   |  |              |
| 6. Decision  | O.C.M. No. 1820<br><br>Date 11/09/97   | Effect<br>AP GRANT PERMISSION                          |              |
| 7. Grant   | O.C.M. No. 3010<br><br>Date 23/10/97   | Effect<br>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. ....<br>Registrar                      Date                      Receipt No.             |  |  |              |

REG REF. S97A/0459 SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000  
Facs: 01-462 0104



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

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

**NOTIFICATION OF GRANT OF Permission**

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

|                               |                              |
|-------------------------------|------------------------------|
| Final Grant Order Number 3010 | Date of Final Grant 23/10/97 |
| Decision Order Number 1820    | Date of Decision 11/09/97    |
| Register Reference S97A/0459  | Date 14th July 1997          |

**Applicant** Dublin Innovation & Technology Centre,

**Development** One 2-storey building, floor area 1533 sq.m. for use as innovation and technology centre, ESB sub-station, extension of campus service roads and associated site development works with access from new interchange on Naas Road on previously permitted development for an industrial and business park Reg. Ref. 90A/2340.

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

**Floor Area** 1533.000 Sq Metres

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

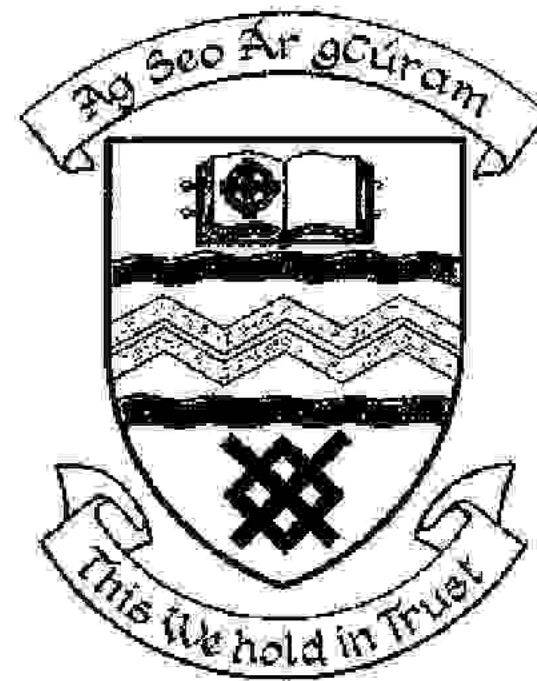
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (13) conditions.

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**Conditions and Reasons**

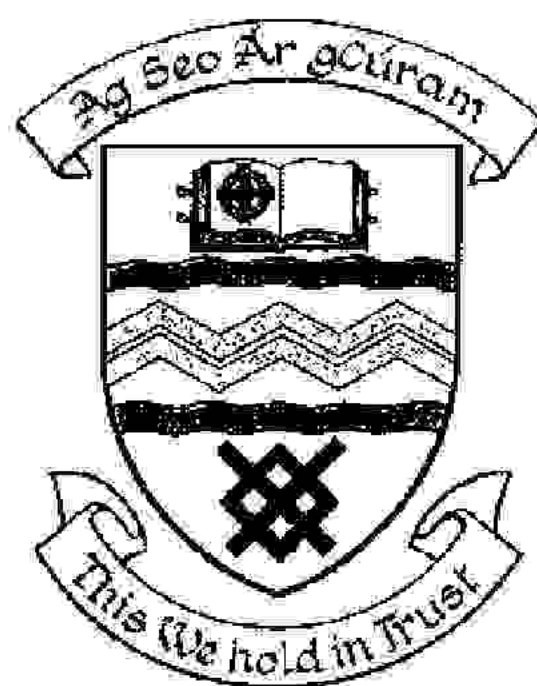
- 1 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.  
REASON:  
In the interest of the proper planning and development of the area.
- 2 That no advertising 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.
- 3 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.
- 4 This permission is subject to the relevant conditions of the parent permission for this site - Reg. Ref. 90A/2340.  
REASON:  
In the interest of the proper planning and development of the area.
- 5 The use of the building shall be as set out in documentation supporting the application. Any proposals for change of use shall be the subject of a further application to the Planning Authority.  
REASON:  
In the interest of clarity and proper planning and development of the area.
- 6 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.



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- 7 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 applicant shall submit a detailed watermain and hydrant layout for the written agreement to the Planning Authority prior to the commencement of the development.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 8 That no industrial effluent be permitted without prior approval from Planning Authority.  
REASON:  
In the interest of health.
- 9 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.
- 10 That a financial contribution in the sum of £7,800 (seven thousand and eight hundred 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.
- 11 That the developer shall pay £7,800 (seven thousand eight hundred 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 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

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contribution is payable before the commencement of development on site.

**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 £1,300 (one thousand three hundred 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 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) 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.

- 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 to the value of £6,500 (six thousand five 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 open space and other services required in connection with the development, coupled with the agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development.

**REASON:**

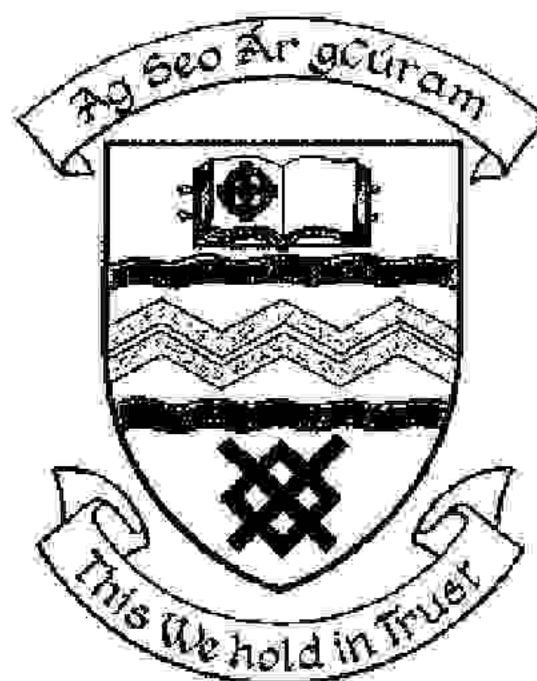
To ensure the satisfactory completion and maintenance of the development.



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- (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.

 ..... 24 October 1997  
for SENIOR ADMINISTRATIVE OFFICER