

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0376	
1. Location	Citywest Business Campus, Brownsbarn, Naas Road, Dublin 12.		
2. Development	Permission for four two-storey buildings with option for two-storey connecting glazed links. These buildings which have a combined floor area of 8,361 sq.m. are for use as business accommodation for either showrooms, warehousing, offices or production in any proportion of the above, ESB sub-stations, new road and car parking, on a site of approx. 5 acres located to the East of the north/south distributor road through Citywest Business Campus, with access from distributor road through a local access road. The site has the benefit of overall permission Reg. Ref. 90A/2340.		
3. Date of Application	12/06/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: James Smyth Architects, Address: Owenstown House, Fosters Avenue,		
5. Applicant	Name: Citywest Limited, Address: 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 1592 Date 08/08/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1865 Date 18/09/97	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

REG REF. S97A/0376 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 1865	Date of Final Grant 18/09/97
Decision Order Number 1592	Date of Decision 08/08/97
Register Reference S97A/0376	Date 12th June 1997

Applicant Citywest Limited,

Development Permission for four two-storey buildings with option for two-storey connecting glazed links. These buildings which have a combined floor area of 8,361 sq.m. are for use as business accommodation for either showrooms, warehousing, offices or production in any proportion of the above, ESB sub-stations, new road and car parking, on a site of approx. 5 acres located to the East of the north/south distributor road through Citywest Business Campus, with access from distributor road through a local access road. The site has the benefit of overall permission Reg. Ref. 90A/2340.

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

Floor Area 8361.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,

REG. REF. S97A/0376 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.

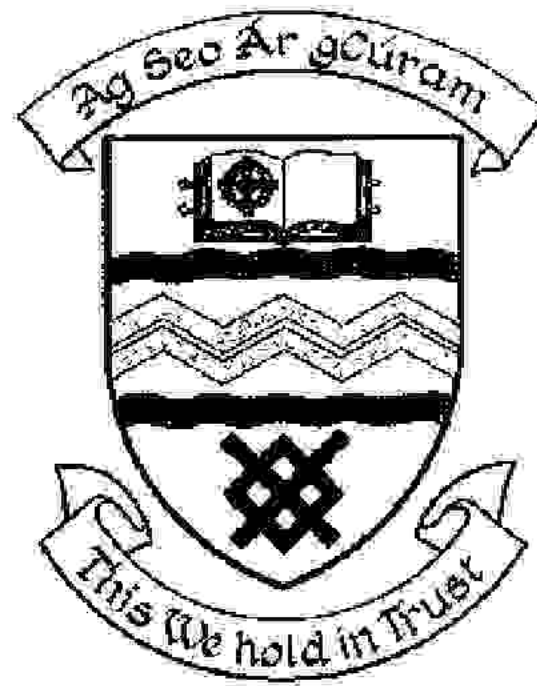
Telephone: 01-462 0000
Fax: 01-462 0104

subject to the following (16) conditions.

REG REF. S97A/0376 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

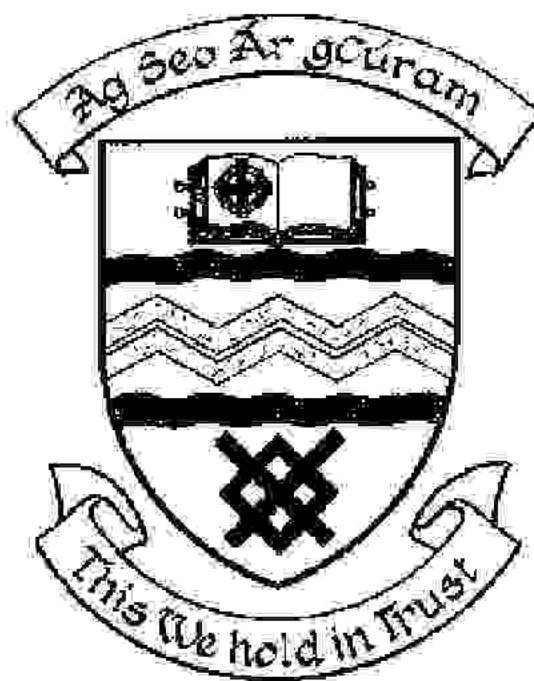
Conditions and Reasons

- 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) All previous and relevant conditions of permission 90A/2340 as amended by subsequent permission shall apply;
 - (ii) All foul sewer manholes greater than 6m deep shall incorporate intermediate safety platforms with necessary guardrails etc. to the standards of South Dublin County Council, Environmental Services Department;
 - (iii) All surface water run-off from truck marshalling and parking areas shall be routed through suitable petrol/diesel/oil interceptors;
 - (iv) All surface water gullies shall be fitted with grit traps/sumps which comply with BS 5911.REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 4 A special user planning permission shall be obtained for each of the proposed units prior to occupation.
REASON:

REG. REF. S97A/0376 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

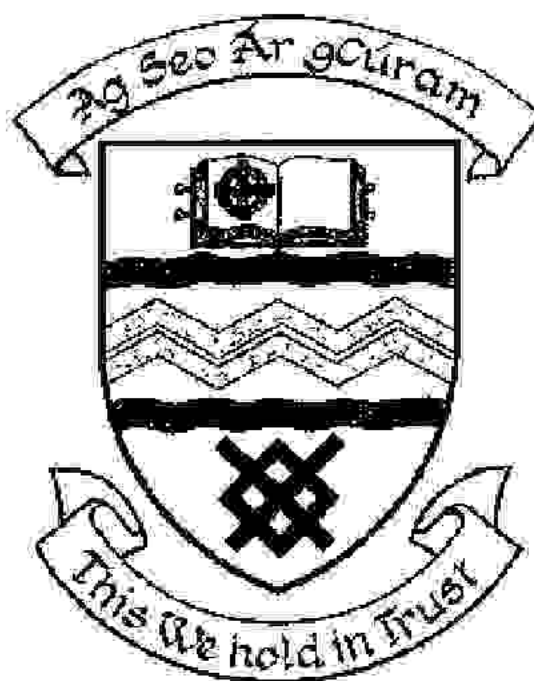
In the interest of proper planning and development of the area.

- 5 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 6 That the areas between the buildings 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 All roads and footpaths shall be constructed to the standards of South Dublin County Council.
REASON:
In the interest of the proper planning and development of the area.
- 9 That 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.

REG REF. S97A/0376 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

- 10 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.
- 11 That development shall be carried out in accordance with condition no. 2 of An Bord Pleanála's decision Ref. No. PL/6/5/85771 dated 17/10/91 Reg. Ref. 90A/2340.
REASON:
In the interest of proper planning and development of the area.
- 12 The developer shall pay before the commencement of development, £8,200 (eight thousand, two 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 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 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 That a financial contribution in the sum of £49,200 (forty nine thousand, two hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of provision

REG. REF. S97A/0376 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamlacht,
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

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.

- 14 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit, a bond of an Insurance Company, or other security to the value of £41,000 (forty one thousand 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 thereof for the satisfactory completion or maintenance as aforesaid of any part of the development.

REASON:

To ensure the satisfactory completion of the development.

- 15 Prior to development commencing the following details shall be submitted for the written agreement of the Planning Authority:

- a) full details of foul sewerage system to include pipe sizes, gradients, invert and cover levels up to and including connection point to existing mains;
- b) full details of surface water system to include pipe sizes, gradients, invert and cover levels up to and including connection point to existing mains;
- c) full details of a watermain layout indicating locations of hydrants and valves and sizes of existing and proposed watermains, together with proposed point of connection to existing site mains.

REASON:

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

REG REF. S97A/0376 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

- 16 The developer shall pay £49,200 (forty nine thousand, two hundred 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 & 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.

- (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.

B. Conolly 18 September 1997
for SENIOR ADMINISTRATIVE OFFICER