

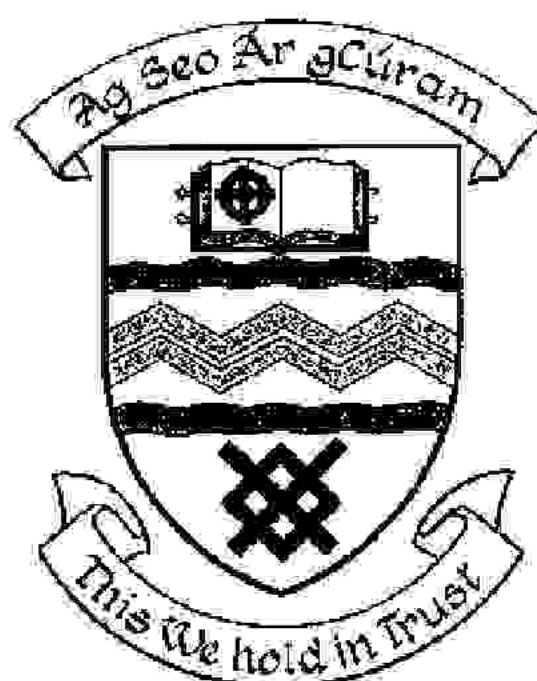
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0368	
1. Location	Citywest Business Campus, Brownsbarn, Naas Road, Dublin 12.		
2. Development	Permission sought for two advance facilities including two storey offices for industrial and related uses, total floor area 10,944 sq.m., two ESB sub-stations, extension of campus service roads and associated site development works access from new interchange on Naas Road and on previously permitted development for an industrial and business park Reg ref. 90A/2340		
3. Date of Application	10/06/97	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, Blackrock,		
5. Applicant	Name: Citywest Limited, Address: 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 1590 Date 07/08/97	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.	

SOUTH DUBLIN COUNTY COUNCIL

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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

Final Grant Order Number 1865	Date of Final Grant 18/09/97
Decision Order Number 1590	Date of Decision 07/08/97
Register Reference S97A/0368	Date 10th June 1997

Applicant Citywest Limited,

Development Permission sought for two advance facilities including two storey offices for industrial and related uses, total floor area 10,944 sq.m., two ESB sub-stations, extension of campus service roads and associated site development works access from new interchange on Naas Road and on previously permitted development for an industrial and business park
Reg ref. 90A/2340

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

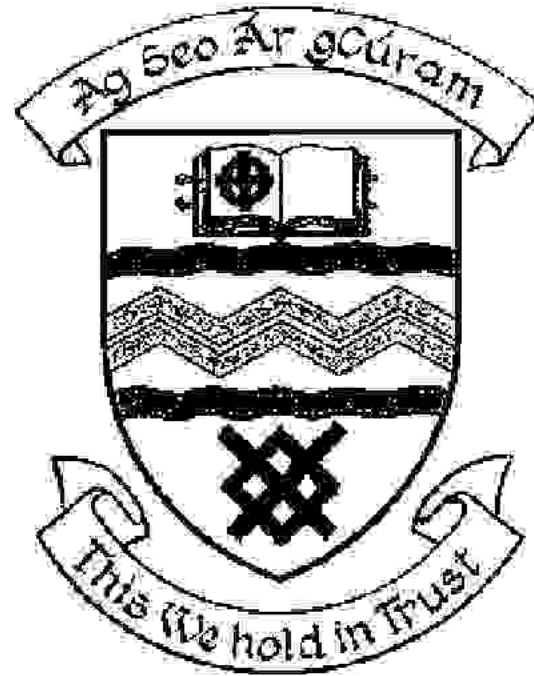
Floor Area 0.000 Sq Metres

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 (14) 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 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 County Council. In this regard the following shall apply:
 - (i) All previous and relevant conditions of permission 90A/2340 as amended by subsequent permissions 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 That no industrial effluent be permitted without prior approval from Planning Authority.

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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, 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 Pleanála 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 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 on either site.

REASON:

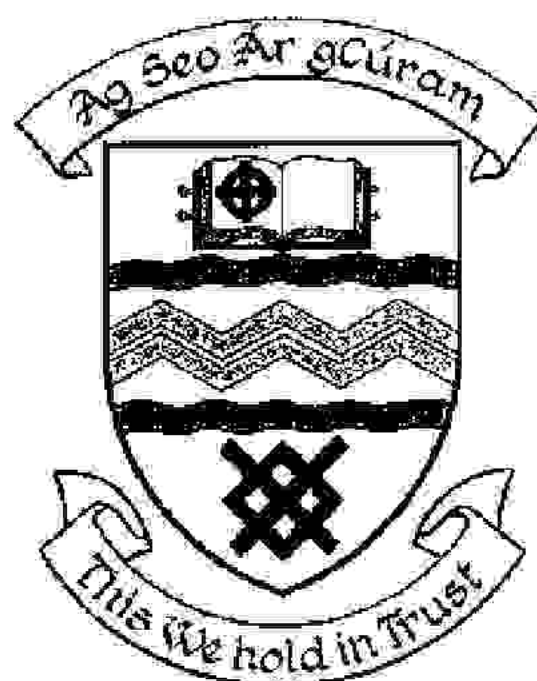
In the interest of visual amenity.

- 10 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 17.10.1991 Reg. Ref. 90A/2340.

REASON:

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

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- 11 The developer shall pay before the commencement of development £24,300 (twenty four thousand three hundred pounds) to South Dublin County Council towards the cost of construction of the proposed east-west distributor road linking the north-south road to the Cheeverstown Road junction including approximately 200 metres of the Cheeverstown Road extension shall be strictly adhered to in relation to this development.
- To the extent that work on this road is carried out by the developer, such work being along an alignment and in accordance with details agreed between the developer and the Council before any works commence, in agreement with the Council, the certified cost of such works can be offset against the contribution.
- REASON:**
- It is considered reasonable that the developer should contribute towards the expenditure to be incurred by the Council in respect of these works will facilitate the development.
- 12 That a financial contribution in the sum of £16,200 (sixteen thousand two 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.
- 13 Prior to any development commencing on the site the applicant shall submit the following details for the written agreement of the Planning Authority:
- (a) full design details for the proposed road;
 - (b) full details of foul sewerage layout for the two units to include pipe sizes, gradients invert and cover levels up to and including connection point to existing mains pipe;
 - (c) full details of surface water drainage layout for the two sites and the new road to include pipe

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sizes, gradients, invert and cover levels up to and including connection point to existing mains pipe;

- (d) full details of 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, and details of estimated water demand for the proposed development.

REASON:

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

- 14 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-
- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £13,500 (thirteen thousand five hundred pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
 - b. Lodgement with the Council of a cash sum of £13,500 (thirteen thousand five hundred pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
Or./...
 - c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

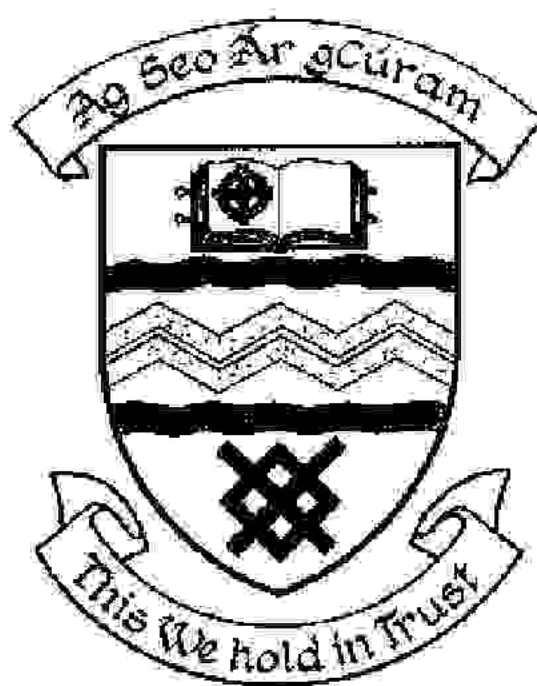
REASON:

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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- (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.

 18 September 1997
for SENIOR ADMINISTRATIVE OFFICER