

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0590/C2	
1. Location	Citywest Business Campus, Brownsbarn, Naas Road, Co. Dublin with access from the main distributor road off the Naas Road via the new grade separated junction.		
2. Development	Industrial facility to be constructed in two Phases consisting of a single storey production/warehouse building with two storey ancillary offices attached, having an overall floor area of 5150m. The development which will include all associated site works, car parking, delivery yards and site services on a site of circa 2.85 acres (previous overall permission Reg. Ref. 90A/2340). Compliance With Condition No.'s 7 & 8.		
3. Date of Application	04/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Brian O'Halloran & Associates, Address: 23 Herbert Place, Dublin 2.		
5. Applicant	Name: Citywest Business Campus, Address: Brownsbarn, Naas Road, Co. Dublin.		
6. Decision	O.C.M. No. 3085 Date 05/11/97	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
7. Grant	O.C.M. No. Date	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
8. Appeal Notified			
9. Appeal Decision			

10. Material Contravention		
11. Enforcement 0	Compensation 0	Purchase Notice 0
12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.

REG. REF. : S96A/0590/C2

DATE : 0.11.1997

RE: Industrial facility to be constructed in two Phases consisting of a single storey production/warehouse building with two storey ancillary offices attached, having an overall floor area of 5150m. The development which will include all associated site works, car parking, which will include all associated site works, car parking, delivery yards and site services on a site of circa 2.85 acres (previous overall permission Reg. Ref. 90A/2340). Compliance With Condition No's. 7 and 8 at Citywest Business Campus, Brownsbarn, Naas Road, Co. Dublin with access from the main distributor road off the Naas Road via the new grade separated junction for Citywest Business Campus

Dear Sir,

I refer to your submission received on 04.04.1997 to comply with Condition No's. 7 and 8, of Grant of Permission, Order No. P/0202/97, dated 30/01/97, in connection with the above.

I wish to inform you that the submission received is satisfactory.

Yours faithfully,


for Senior Administrative Officer

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

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0590	
1. Location	Citywest Business Campus, Brownsbarn, Naas Road, Co. Dublin with access from the main distributor road off the Naas Road via the new grade separated junction.		
2. Development	Industrial facility to be constructed in two Phases consisting of a single storey production/warehouse building with two storey ancillary offices attached, having an overall floor area of 5150 M. The development which will include all associated site works, car parking, delivery yards and site services on a site of circa 2.85 acres (previous overall permission Reg. Ref. 90A/2340.		
3. Date of Application	04/11/96	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 Business Campus, Address: Brownsbarn, Naas Road, Co. Dublin.		
6. Decision	O.C.M. No. 2474 Date 19/12/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0202 Date 30/01/97	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.: S96A/0590/C2

DATE : 23.06.1997

RE: Industrial facility to be constructed in two Phases consisting of a single storey production/warehouse building with two storey ancillary offices attached, having an overall floor area of 5150m. The development which will include all associated site works, car parking, delivery yards and site services on a site of circa 2.85 acres (previously overall permission Reg. Ref. 90A/2340) at Citywest Business Campus, Brownsbarn, Naas Road, Co. Dublin with access from the main distributor road off the Naas Road via the new grade separated junction for Citywest Business Campus.

Dear Sir,

I refer to your submission received on 04.04.1997 to comply with Condition No.s 7 and 8, of Grant of Permission, Order No. P/0202/97, dated 30/01/97, in connection with the above.

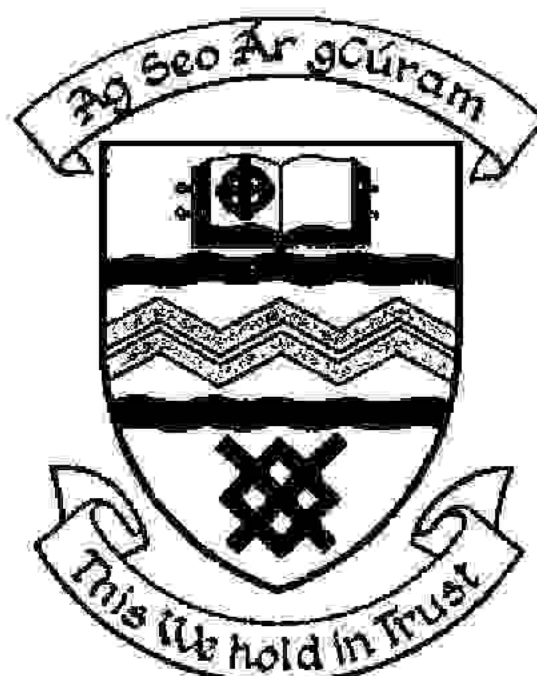
In this regard I wish to inform you that the proposal received is in compliance with Condition No. 7 of planning permission Ref. S96A/0590. Drawings received have been submitted to Parks Department, South Dublin County Council in relation to compliance with Condition No. 8. You will be informed in due course as to whether submission in relation to Condition No. 8 is acceptable.

Yours faithfully,


for Senior Administrative Officer

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

SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
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PLANNING
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Town Centre, Tallaght,
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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 0202	Date of Final Grant 30/01/97
Decision Order Number 2474	Date of Decision 19/12/96
Register Reference S96A/0590	Date 4th November 1996

Applicant Citywest Business Campus,

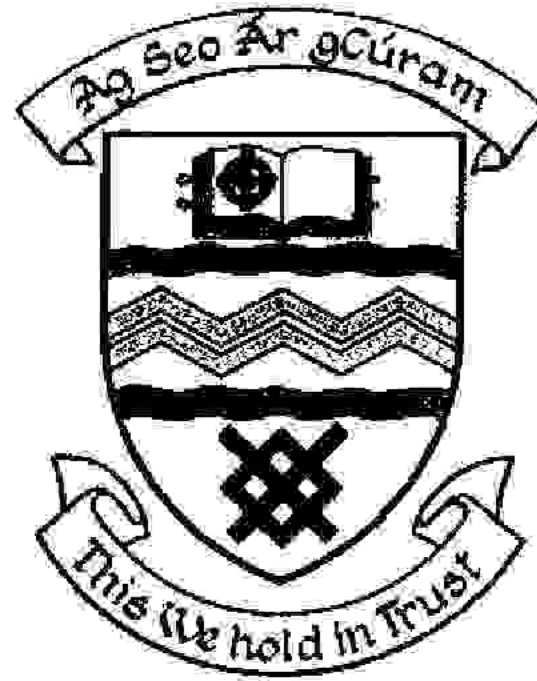
Development Industrial facility to be constructed in two Phases consisting of a single storey production/warehouse building with two storey ancillary offices attached, having an overall floor area of 5150 M. The development which will include all associated site works, car parking, delivery yards and site services on a site of ciraca 2.85 acres (previous overall permission Reg. Ref. 90A/2340.

Location Citywest Business Campus, Brownsbarn, Naas Road, Co. Dublin with access from the main distributor road off the Naas Road via the new grade separated junction.

Floor Area 5150.000 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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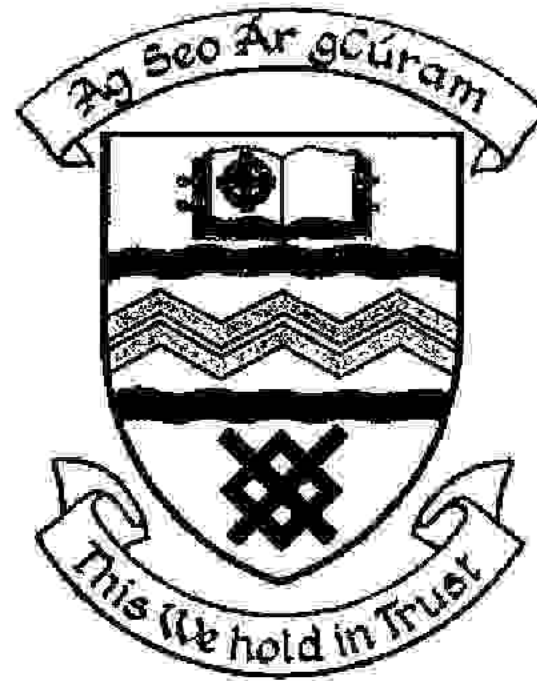
Conditions and Reasons

- 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 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.

These requirements include, inter alia, the following:-

- (i) Foul and Surface Water Drainage.
 - Details of internal site foul and surface water sewerage proposals including pipe sizes, gradients, invert and cover levels and gullies to car-park areas, up to and including the connections to main site drainage system is to be agreed prior to the commencement of the development.
 - Details of treatment to stream and banks to be agreed before construction commences on site.
 - Details of petrol/oil/diesel interceptor to be installed on surface water drain in marshalling yard area to be agreed.
- (ii) Water supply.
 - Details of internal site watermain layout including pipe sizes, valve and hydrant locations and the proposed point of connection to the existing watermain.

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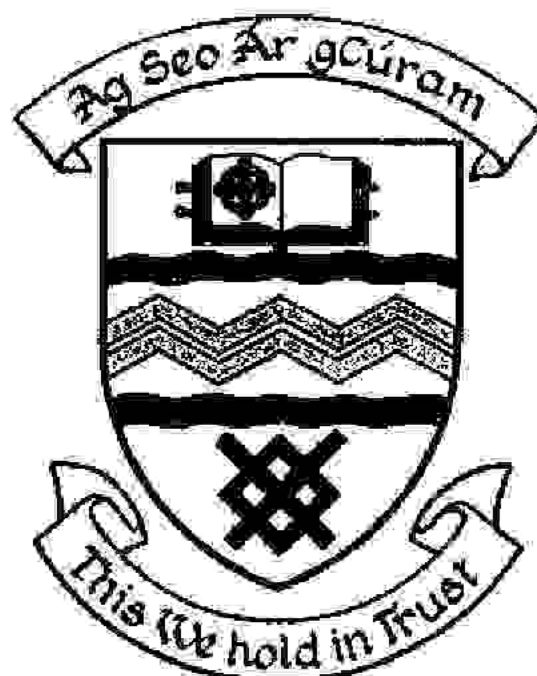
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REASON:

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

- 4 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 5 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.
- 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 That details of the external colours of the building be agreed in writing by the Planning Authority prior to the commencement of the development.
REASON:
In the interest of visual amenity.
- 8 That a detailed landscape plan, including the proposed programme for the works, full works specification and bill of quantities, be submitted for the written agreement of the Planning Authority prior to the commencement of the development.
REASON:
In the interest of the proper planning and development of the area.
- 9 That the development be carried out in accordance with condition 2 of An Bord Pleanála decision Ref. No. PL 6.5.85771 dated 17th October, 1991 (Reg. Ref. No. 90A/2340).

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REASON:

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

- 10 That all off-street car parking facilities and parking for trucks be provided on site in accordance with site layout plan Drg. No. PLNG. -002 submitted with the application in the future if the need arises and if required by the Planning Authority.

REASON:

In the interests of the proper planning and development of the area and to prevent the occurrence of on street parking and congestion.

- 11 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.

- 12 That the access road and turning bay be constructed in accordance with the County Council roads standards.

REASON:

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

- 13 That the developer shall pay £20,040 (twenty thousand forty 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. The 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

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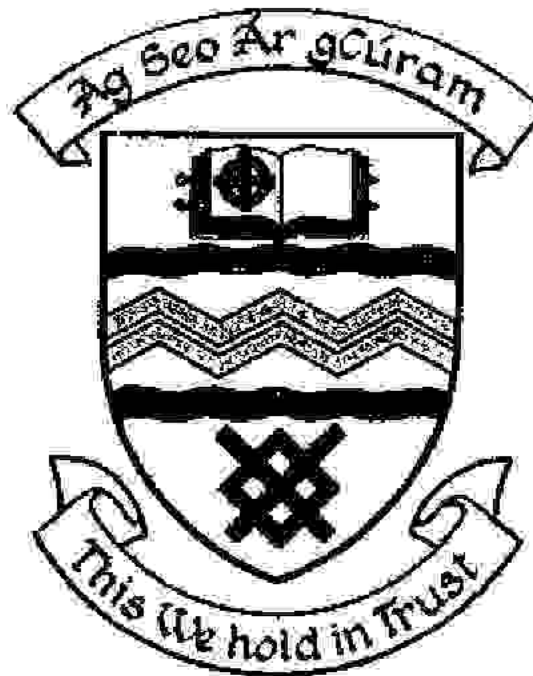
by the Council in respect of works facilitating the proposed development.

- 14 The developer shall pay before the commencement of development £3,340 (three thousand three hundred and forty 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.
- 15 Before 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 £20,000 (twenty thousand pounds) to secure the provision and satisfactory completion and maintenance until taken in charge by the Council or roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the Council to apply such security or other part thereof for the satisfactory completion of maintenance of any part of the development.
- REASON:
To ensure the satisfactory completion and maintenance of the development.
- 16 That a financial contribution in the sum of £20,040 (twenty thousand and forty 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.

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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.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

.....*B*.....*31* January 1997
for SENIOR ADMINISTRATIVE OFFICER