

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0453	
1. Location	Citywest Business Campus, Brownsbarn, Naas Rd., Dublin 12.		
2. Development	Two buildings including two storey offices for industrial and related uses, gross floor area 16,578 sq.m. two ESB sub-stations, extension of estate service roads and associated site development works with access from new interchange on Naas Road.		
3. Date of Application	23/08/96	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. 2051  Date 21/10/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2387  Date 10/12/96	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

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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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 2387	Date of Final Grant 10/12/96
Decision Order Number 2051	Date of Decision 21/10/96
Register Reference S96A/0453	Date 23rd August 1996

**Applicant** Citywest Limited,

**Development** Two buildings including two storey offices for industrial and related uses, gross floor area 16,578 sq.m. two ESB sub-stations, extension of estate service roads and associated site development works with access from new interchange on Naas Road.

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

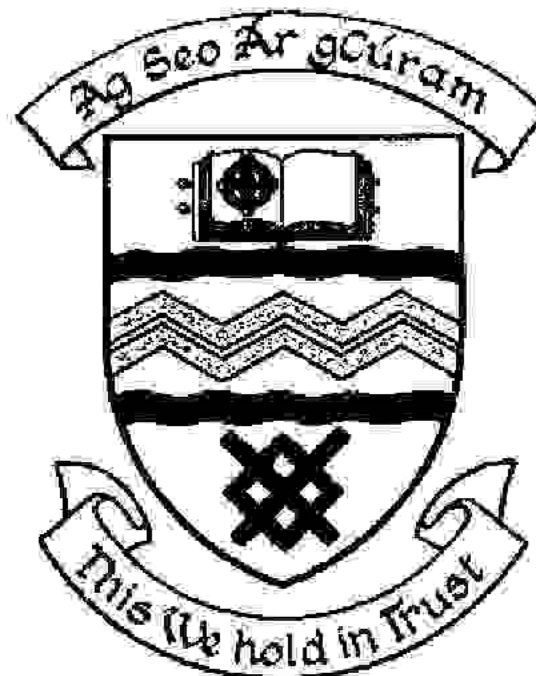
**Floor Area** 16576.000 Sq Metres

**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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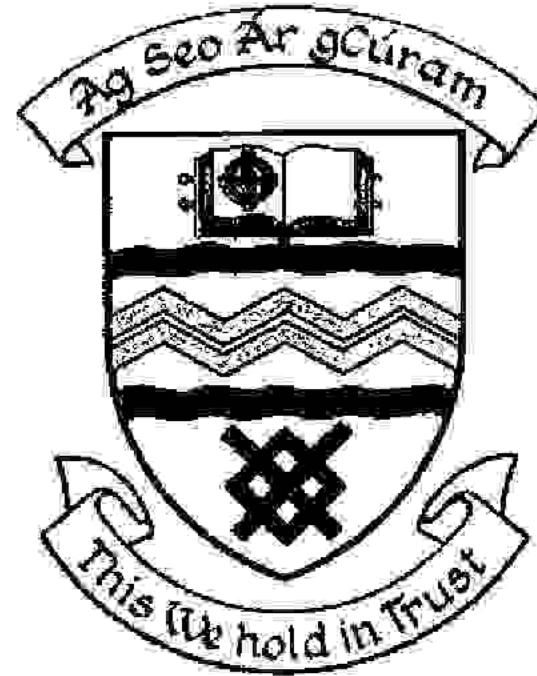
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by unsolicited information received by the Planning Authority on 24/09/96, 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 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.



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- 4 Surface water calculations relating to the altered 'Phase 2' layout of this development and to include details of storage and attenuation provided shall be submitted for the written agreement of the Planning Authority prior to the commencement of development on site.

**REASON:**

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

- 5 The proposed surface water drainage layouts of the two sites to include invert levels, cover levels, pipe sizes, gradients, gully positions etc. shall be submitted for the written agreement of the Planning Authority prior to the commencement of development on site.

**REASON:**

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

- 6 That no industrial effluent be permitted without prior approval from Planning Authority.

**REASON:**

In the interest of health.

- 7 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.

- 8 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.

- 9 All roads and footpaths shall be constructed to the standards of South Dublin County Council.

**REASON:**

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

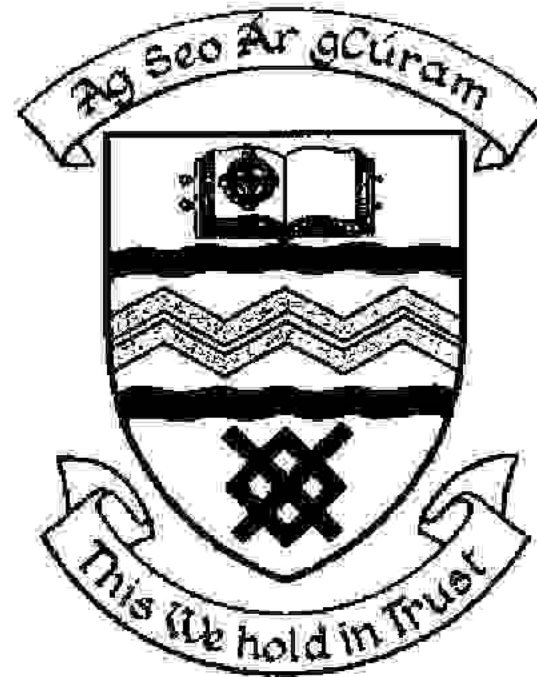
- 10 Prior to commencement of development on site the developer shall submit for the written agreement of the Planning Authority a detailed landscape plan with full works specification (including timescale for implementation) and bill of quantities for the landscaping of the site and street tree planting 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.
- 11 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.
- 12 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.
- 13 The exact details of the boundary treatment with Ardsolus house shall be submitted for the written agreement of the Planning Authority prior to the commencement of development on site.  
REASON:  
In the interest of residential amenity and the proper planning and development of the area.
- 14 The developer shall pay before the commencement of development £162,000 (one hundred and sixty two thousand pounds) to South Dublin County Council as a contribution towards expenditure that is proposed to be incurred over the



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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 That a financial contribution in the sum of £108,000 (one hundred and eight thousand 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.

- 16 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 £90,000 (ninety 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 thereof for the satisfactory completion or maintenance of any part of the development.

**REASON:**

To ensure the satisfactory completion and maintenance of the development.

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

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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.

 ..... 11<sup>th</sup> December 1996  
for SENIOR ADMINISTRATIVE OFFICER