

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0442	
1. Location	Citywest Business Campus, Naas Road, Dublin 12.		
2. Development	Four buildings including two storey offices for industrial and related uses, total floor area 3,468 sq.m. and associated site development works with access from new interchange on Naas Road and on previously permitted development for an industrial and business park - Phase 1 Reg. Ref. 90A/2340.		
3. Date of Application	16/08/96	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, Foster's Avenue, Blackrock,		
5. Applicant	Name: Citywest Limited, Address: 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 2012 Date 14/10/96	Effect TX REQUEST TIME EXTENSION	
7. Grant	O.C.M. No. Date	Effect	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2012	Date of Decision 14/10/96
Register Reference S96A/0442	Date 16th August 1996

Applicant Citywest Limited,
App. Type Permission
Development Four buildings including two storey offices for industrial and related uses, total floor area 3,468 sq.m. and associated site development works with access from new interchange on Naas Road and on previously permitted development for an industrial and business park - Phase 1 Reg. Ref. 90A/2340.

Location Citywest Business Campus, Naas Road, Dublin 12.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of Sub-section 4 (a) of section 26 , up to and including 01/11/96

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

14/10/96

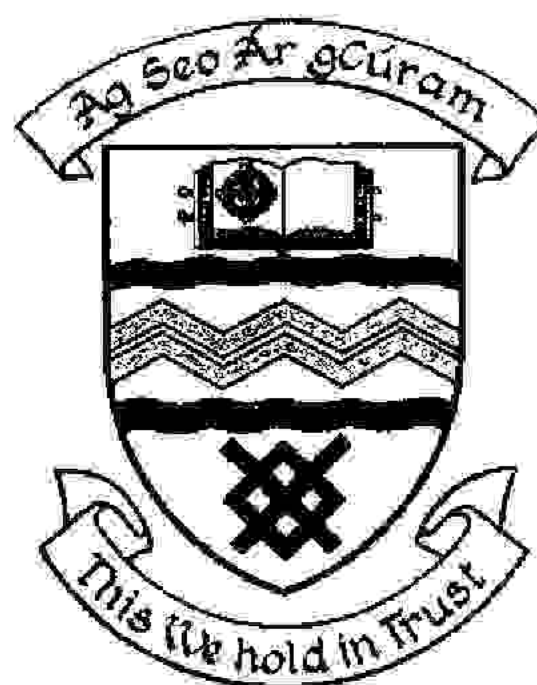
James Smyth Architects,
Owenstown House,
Foster's Avenue,
Blackrock,
Co. Dublin.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0442	
1. Location	Citywest Business Campus, Naas Road, Dublin 12.		
2. Development	Four buildings including two storey offices for industrial and related uses, total floor area 3,468 sq.m. and associated site development works with access from new interchange on Naas Road and on previously permitted development for an industrial and business park - Phase 1 Reg. Ref. 90A/2340.		
3. Date of Application	16/08/96	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, Foster's Avenue, Blackrock,		
5. Applicant	Name: Citywest Limited, Address: 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 2201 Date 11/11/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0007 Date 06/01/97	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.	

REG REF. S96A/0442 **SOUTH DUBLIN COUNTY COUNCIL**
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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0007	Date of Final Grant 06/01/97
Decision Order Number 2201	Date of Decision 11/11/96
Register Reference S96A/0442	Date 19th August 1996

Applicant Citywest Limited,

Development Four buildings including two storey offices for industrial and related uses, total floor area 3,468 sq.m. and associated site development works with access from new interchange on Naas Road and on previously permitted development for an industrial and business park - Phase 1 Reg. Ref. 90A/2340.

Location Citywest Business Campus, Naas Road, Dublin 12.

Floor Area 3468.000 **Sq Metres**
Time extension(s) up to and including 13/11/96
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (15) 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 as amended by unsolicited additional information received on 16/10/96, 21/10/96, 24/10/96 and 29/10/96, 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.

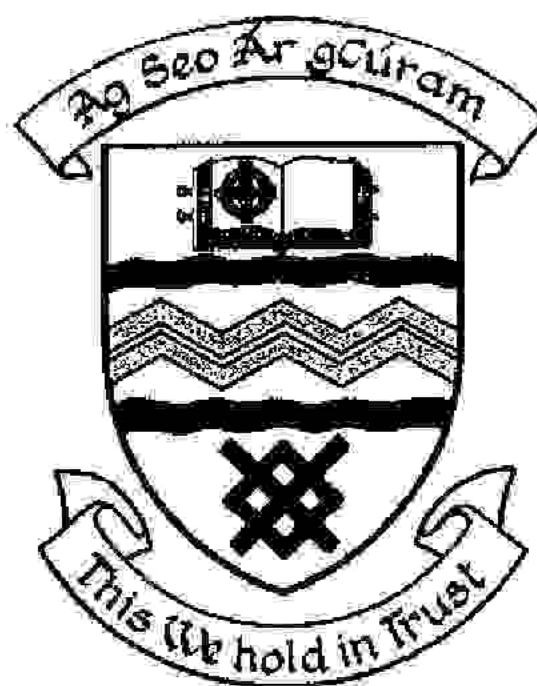
- 2 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In this regard Drawing No. 02C received by the planning authority on 29/10/96 shall be the relevant layout plan.
REASON:
In the interest of the proper planning and development of the area.

- 3 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.

- 4 A detailed watermain layout shall be agreed with the Environmental Services Department, South Dublin County Council, prior to the commencement of the development.
REASON:
In the interest of public health.

- 5 Prior to the commencement of works 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. This plan shall include proposals for grading, top-soiling, seeding, paths, drainage and tree and shrub planting as necessary.
REASON:
In the interest of visual amenity.

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- 6 That the area between the buildings and the road to the east 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 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.

- 9 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.

REASON:

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

- 10 That the development be carried out in accordance with Condition No. 2 of An Bord Pleanála decision Ref. PL6.5.85771 dated 17/10/96 (Reg. Ref. 90A/2340).

REASON:

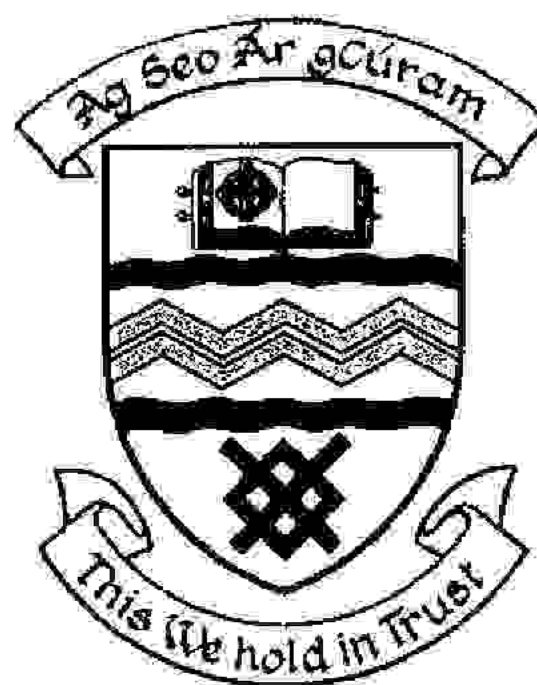
In the interest of the proper planning and development of the area.

- 11 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.

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- 12 That the developer shall pay £13,800 (thirteen 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 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.

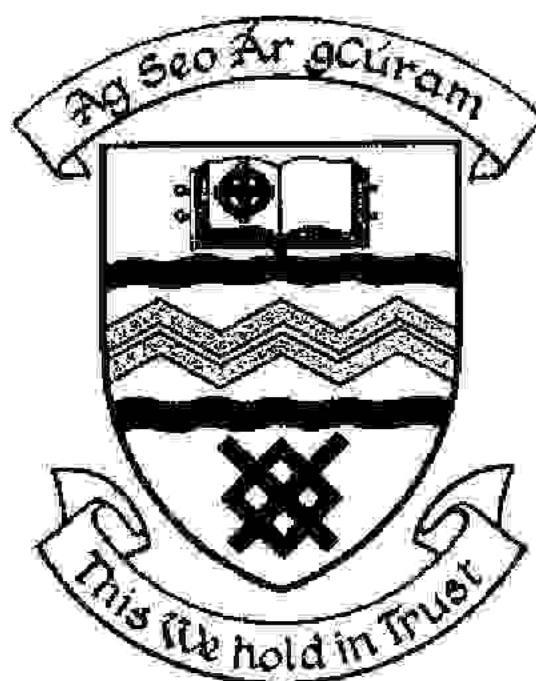
- 13 The developer shall pay before the commencement of development £2,300 (two thousand three hundred pounds) to South Dublin County Council as a contribution towards expenditure that is proposed to be incurred over the next seven years in respect of works (comprising the construction of the east-west 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.

- 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 £11,500 (eleven 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

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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.

- 15 That a financial contribution in the sum of £13,800 (thirteen thousand 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.

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.

 7th January 1997
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2099	Date of Decision 31/10/96
Register Reference S96A/0442	Date 16th August 1996

Applicant Citywest Limited,
App. Type Permission
Development Four buildings including two storey offices for industrial and related uses, total floor area 3,468 sq.m. and associated site development works with access from new interchange on Naas Road and on previously permitted development for an industrial and business park - Phase 1
Reg. Ref. 90A/2340.

Location Citywest Business Campus, Naas Road, Dublin 12.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of Sub-section 4 (a) of section 26 , up to and including 13/11/96

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

31/10/96

James Smyth Architects,
Owenstown House,
Foster's Avenue,
Blackrock,
Co. Dublin.

Our Ref: DAK/SOS/2596

**JAMES SMYTH
ARCHITECTS**

30th October 1996

Owenstown House
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Tel 01 288 2661
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The Senior Administrative Officer,
South Dublin County Council,
Planning Dept.,
Town Centre,
Tallaght,
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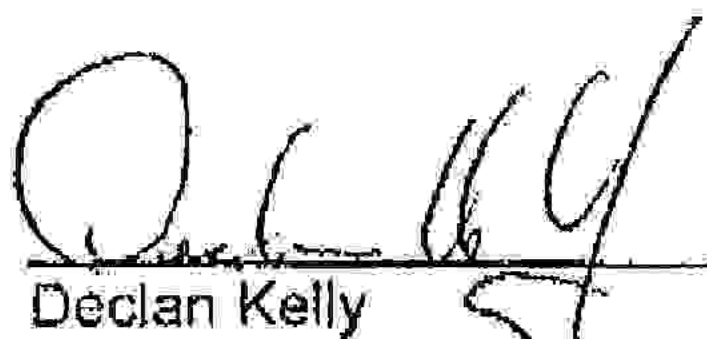
Dear Sirs,

Citywest Business Campus - Unit 2011
Planning Reg. Ref. S96A/0442

Development : Four buildings including two storey offices for industrial and related uses, total floor area 3,468 sq.m. and associated site development works with access from new interchange on Naas Road and on previously permitted development for an industrial and business park - Phase 1 Reg. Ref. 90A/2340.

We confirm our agreement to extend the time for consideration of this permission to 14th November 1996.

Yours faithfully,


Declan Kelly
for JAMES SMYTH ARCHITECTS

c.c. Mr. Worrall, South Dublin Co. Co.

James J Smyth MRIAI RIBA
Declan A Kelly M I Arch S

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