

		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S96A/0078	
1. Location		Citywest Business Campus.			
2. Development		Building including two storey offices and warehouse and associated site development works with access from new interchange on Naas Road at Brownsbarn and on previously permitted development for an industrial and business park - Phase 1 Reg. Ref. No. 90A/2340.			
3. Date of Application		19/02/96		Date Further Particulars (a) Requested (b) Received	
3a. Type of Application		Permission		1.	1.
				2.	2.
4. Submitted by		Name: James Smyth, Architects, Address: Owenstown House, Fosters Avenue,			
5. Applicant		Name: Gleeson Properties Development Co. Ltd., Address: Blackhall Place, Dublin 7.			
6. Decision		O.C.M. No. 0651 Date 17/04/96		Effect AP GRANT PERMISSION	
7. Grant		O.C.M. No. 0955 Date 24/05/96		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

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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 0955	Date of Final Grant 24/05/96
Decision Order Number 0651	Date of Decision 17/04/96
Register Reference S96A/0078	Date 19th February 1996

Applicant Gleeson Properties Development Co. Ltd.,

Development Building including two storey offices and warehouse and associated site development works with access from new interchange on Naas Road at Brownsbarn and on previously permitted development for an industrial and business park - Phase 1 Reg. Ref. No. 90A/2340.

Location Citywest Business Campus.

Floor Area 1484.000 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 (12) 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 20/2/1996", 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:

1. Foul & Surface Water
 - (i) Details of drainage layouts, including pipe sizes, gradients, invert and cover levels up to and including connection to the mains drainage to be agreed before work commences on site.

- (ii) Details of type and design for a petrol/oil/diesel interceptor to be installed on the drainage system from the truck parking and marshalling area to be agreed before work commences on site.

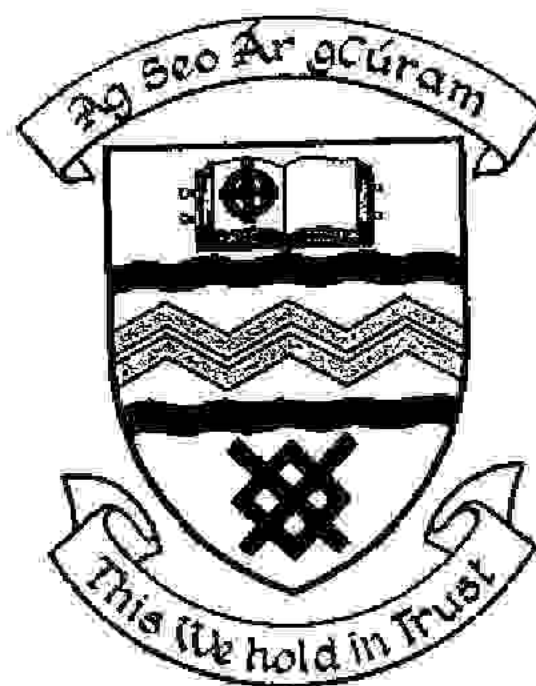
2. Water Supply

Details of watermain layout to be agreed before work commences on site. All connections to watermains to be made by South Dublin County Council at the developers expense.

REASON:

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

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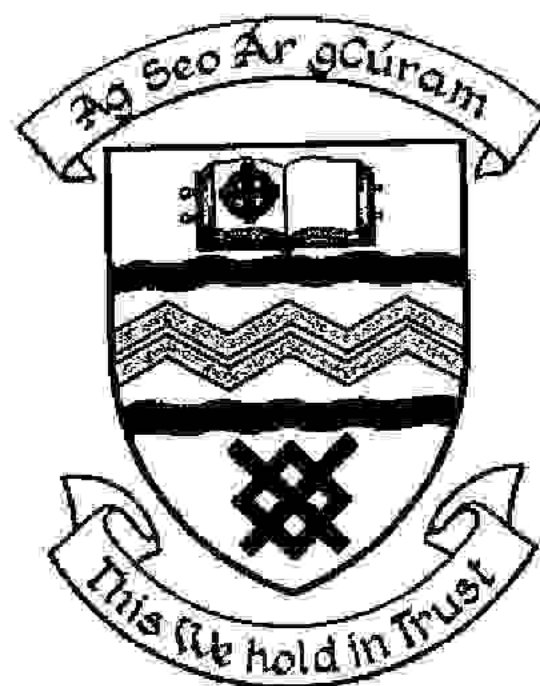
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- 4 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 5 That a detailed landscape plan, including the proposed programme for the works, full works specification and bill of 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.
- 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 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)/
REASON:
In the interest of the proper planning and development of the area.
- 8 That details of the precise extent of pallisade fencing proposed in the vicinity of the service yard area be agreed in writing with the Planning Authority prior to its erection. Such agreement may provide for a higher grade finish in view of the proximity of this corner of the site to the proposed east-west distributor road.
REASON:
In the interest of visual amenity and proper planning and development of the area.

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- 9 The developer shall pay £6,420 (six thousand, four hundred and twenty 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 29 (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 by the Council in respect of works facilitating the proposed development.

- 10 The developer shall pay before the commencement of development £1,070 (one thousand and seventy 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 east-west distribution 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.

- 11 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 £5,350 (five thousand, three hundred and fifty pounds) to secure the provision and satisfactory completion and maintenance until taken in charge by the Council of 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

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completion or maintenance of any part of the development.

REASON:

To ensure the satisfactory completion and maintenance of the development.

- 12 The developer shall pay £6,420 (six thousand, four hundred and twenty pounds) to South Dublin County Council as a contribution towards expenditure incurred by the Council in the provision of public services which will facilitate the proposed development; this contribution to be paid before the commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards expenditure incurred by the council in the provision of public services facilitating the proposed 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 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.

Reformed 28th May 1996
for SENIOR ADMINISTRATIVE OFFICER