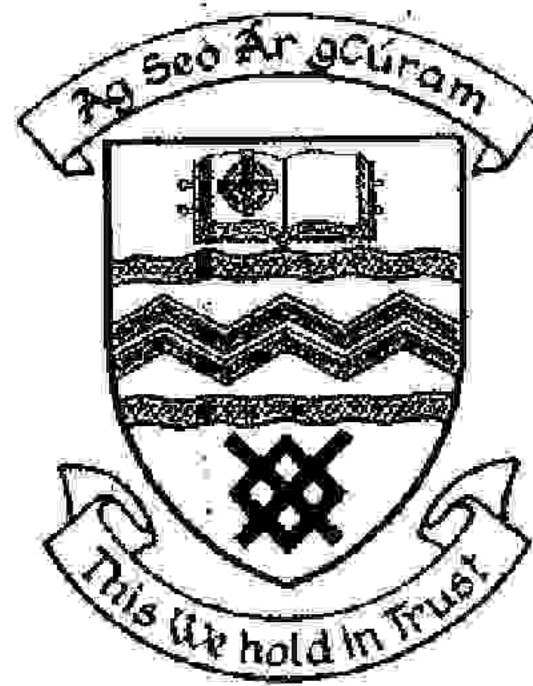


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0599	
1. Location	Citywest Business Campus, Brownsbarn, Naas Road, Dublin 24.		
2. Development	Advance facility including two storey offices for industrial and related uses, ESB Sub-station and associated site development works with access from new interchange on Naas Road at Citywest Campus.		
3. Date of Application	10/09/01	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,		
5. Applicant	Name: Citywest Limited Address: 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 3342 Date 08/11/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0047 Date 10/01/2002	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.	

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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 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 0047	Date of Final Grant 10/01/2002
Decision Order Number 3342	Date of Decision 08/11/2001
Register Reference S01A/0599	Date 10/09/01

Applicant Citywest Limited

Development Advance facility including two storey offices for industrial and related uses, ESB Sub-station and associated site development works with access from new interchange on Naas Road at Citywest Campus.

Location Citywest Business Campus, Brownsbarn, Naas Road, Dublin 24.

Floor Area 3316.00 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 (13) 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 all external finishes harmonise in colour and texture with the existing premises in the vicinity.
REASON:
In the interest of visual amenity.
- 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.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 5 Prior to commencement of development the applicant shall submit to the Planning Department and agree with the Parks Department of South Dublin County Council a detailed Landscape Plan with full works specification
REASON:
In the interests of amenity and the proper planning and development of the area.
- 6 The following are the requirements of the Environmental Services Department:
 - No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990.
 - No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - Applicant to ensure full and complete separation of

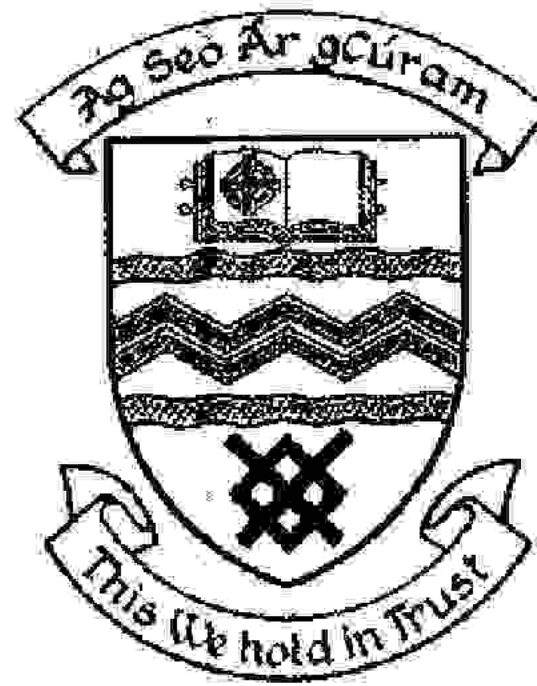
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REG. REF. S014/0399

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- foul and surface water systems.
- All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- As per the applicant's proposal the surface water discharges from the site shall be attenuated by the provision of 170m³ of storage fitted with a hydrobrake flow control or similar such that the maximum surface water discharge from the site shall not exceed 5.3 l/s. The system shall be maintained and cleaned regularly, by the applicant, and kept free from siltation. Prior to the commencement of development the applicant shall submit full design details of the proposed storage device. To facilitate entry for cleaning purposes, any tank shall be a minimum of 1.2m in depth.
- All liquid storage areas shall be contained within a watertight bund structure, capable of containing at least 110% of the volume of the largest drum / tank within the bund.
- All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.
- The water supply to the development shall be commercially metered to the satisfaction of the Water Management Section of South Dublin County Council.
- Full 24 hour water storage shall be provided for the development. No part of the building shall be more than 46m from the nearest hydrant.
- The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

In the interest of public health.

- 7 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.

- 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.

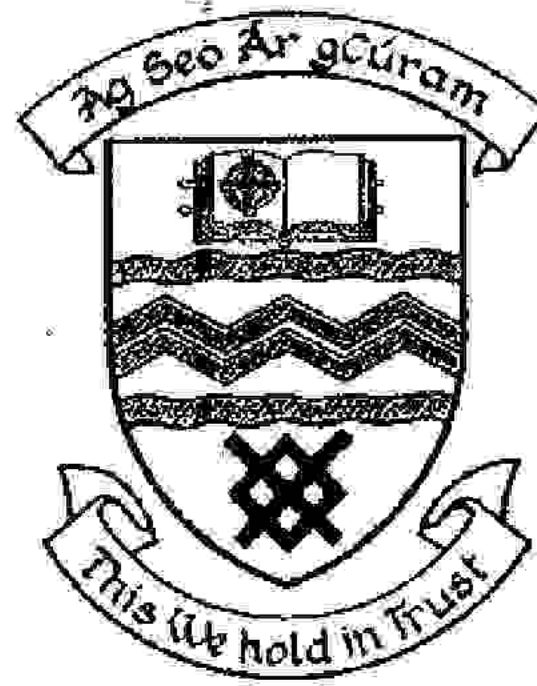
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REASON:

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

- 9 That prior to the commencement of development the applicant shall submit to the Planning Authority samples of materials to be used in the proposed development (including metal cladding and brickwork) for written agreement

Reason:

In the interests of proper planning and development of the area

- 10 That a financial contribution in the sum of £13,020 (thirteen thousand and twenty pounds) EUR 16,532 (sixteen thousand five hundred and thirty two euros) 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.

- 11 The developer shall pay before the commencement of development a sum of £19,530 (nineteen thousand five hundred and thirty pounds) EUR 24,798 (twenty four thousand seven hundred and ninety eight euros) 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 developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 12 That a financial contribution in the sum of £17,843 (seventeen thousand eight hundred and forty three pounds) EUR 22,656 (twenty two thousand six hundred and fifty six euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme

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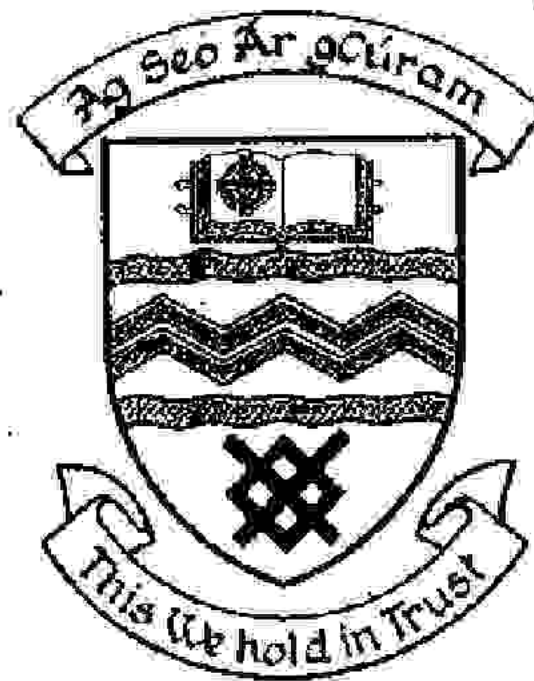
REG. REF. S014/05/19

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which serves this development.

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 the works.

- 13 Before development is commenced under any permission granted pursuant to this decision, 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 £10,850 (ten thousand eight hundred and fifty pounds) EUR 13,776 (thirteen thousand seven hundred and seventy six euros) to secure the provision and satisfactory completion to taking in charge standard of roads, footpaths, watermains, drains, public open space and other services required in connection with the development.

REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.

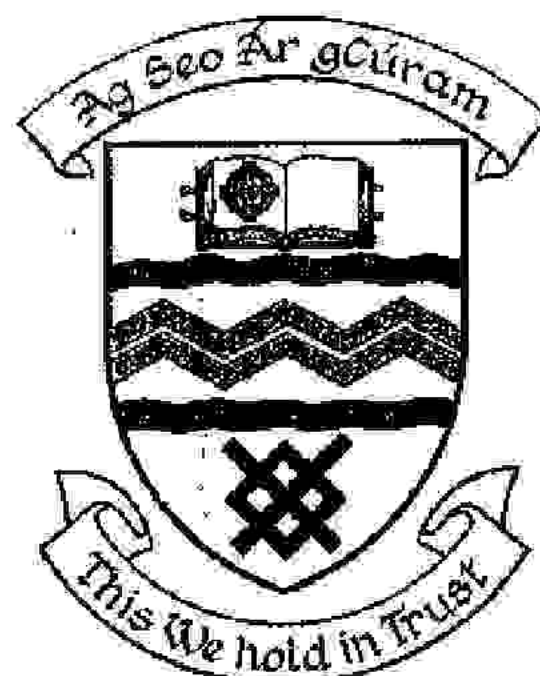
10/01/02
for SENIOR ADMINISTRATIVE OFFICER

C

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3342	Date of Decision 08/11/2001
Register Reference S01A/0599	Date: 10/09/01

Applicant Citywest Limited

Development Advance facility including two storey offices for industrial and related uses, ESB Sub-station and associated site development works with access from new interchange on Naas Road at Citywest Campus.

Location Citywest Business Campus, Brownsbarn, Naas Road, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

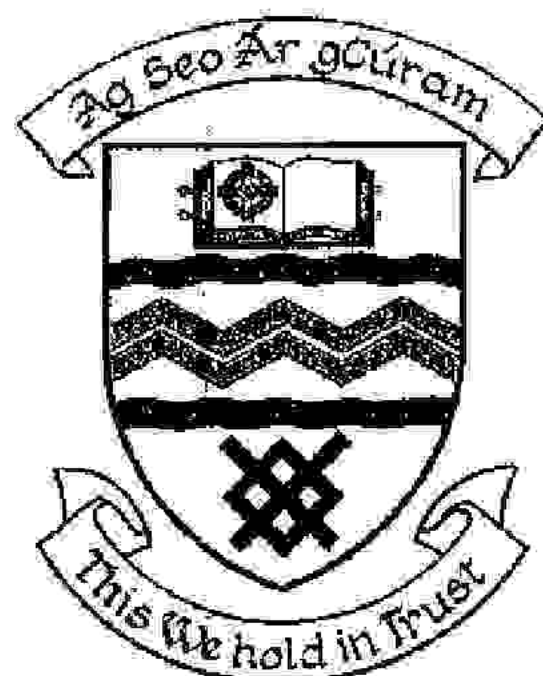

..... 08/11/01
for SENIOR ADMINISTRATIVE OFFICER

James Smyth Architects,
Owenstown House,
Fosters Avenue,
Blackrock,
Co. Dublin.

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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 all external finishes harmonise in colour and texture with the existing premises in the vicinity.

REASON:

In the interest of visual amenity.

- 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.

REASON:

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

- 4 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 5 Prior to commencement of development the applicant shall submit to the Planning Department and agree with the Parks Department of South Dublin County Council a detailed Landscape Plan with full works specification

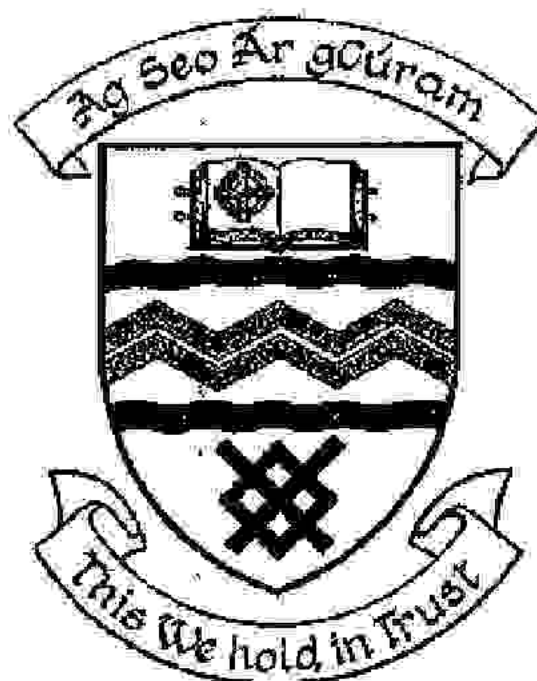
REASON:

In the interests of amenity and the proper planning and development of the area.

- 6 The following are the requirements of the Environmental Services Department:

- No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from

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the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990.

- No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- Applicant to ensure full and complete separation of foul and surface water systems.
- All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- As per the applicant's proposal the surface water discharges from the site shall be attenuated by the provision of 170m³ of storage fitted with a hydrobrake flow control or similar such that the maximum surface water discharge from the site shall not exceed 5.3 l/s. The system shall be maintained and cleaned regularly, by the applicant, and kept free from siltation. Prior to the commencement of development the applicant shall submit full design details of the proposed storage device. To facilitate entry for cleaning purposes, any tank shall be a minimum of 1.2m in depth.
- All liquid storage areas shall be contained within a watertight bund structure, capable of containing at least 110% of the volume of the largest drum / tank within the bund.
- All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.
- The water supply to the development shall be commercially metered to the satisfaction of the Water Management Section of South Dublin County Council.
- Full 24 hour water storage shall be provided for the development. No part of the building shall be more than 46m from the nearest hydrant.
- The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

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REASON:

In the interest of public health.

- 7 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.

- 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 That prior to the commencement of development the applicant shall submit to the Planning Authority samples of materials to be used in the proposed development (including metal cladding and brickwork) for written agreement

Reason:

In the interests of proper planning and development of the area

- 10 That a financial contribution in the sum of £13,020 (thirteen thousand and twenty pounds) EUR 16,532 (sixteen thousand five hundred and thirty two euros) 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.

- 11 The developer shall pay before the commencement of development a sum of £19,530 (nineteen thousand five hundred and thirty pounds) EUR 24,798 (twenty four thousand seven hundred and ninety eight euros) to South Dublin County

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REG. REF. S01A/0599

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 developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 12 That a financial contribution in the sum of £17,843 (seventeen thousand eight hundred and forty three pounds) EUR 22,656 (twenty two thousand six hundred and fifty six euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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 the works.

- 13 Before development is commenced under any permission granted pursuant to this decision, 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 £10,850 (ten thousand eight hundred and fifty pounds) EUR 13,776 (thirteen thousand seven hundred and seventy six euros) to secure the provision and satisfactory completion to taking in charge standard of roads, footpaths, watermains, drains, public open space and other services required in connection with the development.

REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.