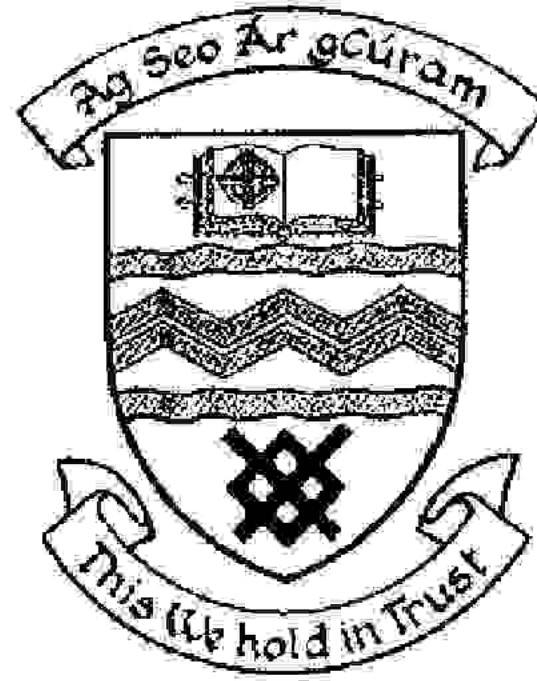


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0397
1. Location	Citywest Business Campus, Naas Road, Dublin 24.	
2. Development	Retention and completion of alterations to Block 3 of a business park development at Citywest Business Campus, permitted under Reg. Ref. No. S00A/0046. Permission is sought for the retention and completion of a new part basement, extended floor area at ground, first and second floor (total 958 sq.m. extra floor area), alteration in the size and height of the northern escape stairs core and other minor elevational alterations including alteration to the car park layout. Permission is also sought for a Publicans Seven Day on licensed bar and restaurant premises of approximately 958 sq.m. incorporating the basement, ground, first and second floor at the northern end of Block 3 between girds 9-12 and A-G and for the provision of 30 no. extra car parking spaces to provide for the additional floor area.	
3. Date of Application	25/06/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 06/12/2001 1. 21/12/2001 2. 2.
4. Submitted by	Name: Burke-Kennedy Doyle Architects Address: 6&7 Harcourt Terrace, Dublin 2.	
5. Applicant	Name: Citywest Limited Address: 27 Dawson Street, Dublin 2.	
6. Decision	O.C.M. No. 0355 Date 14/02/2002	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 0657 Date 28/03/2002	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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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 Tamhlacht, Baile Átha Cliath 24.

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Burke-Kennedy Doyle Architects
 6&7 Harcourt Terrace,
 Dublin 2.

NOTIFICATION OF GRANT OF Permission

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
 AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 0657	Date of Final Grant 28/03/2002
Decision Order Number 0355	Date of Decision 14/02/2002
Register Reference S01A/0397	Date 21/12/01

Applicant Citywest Limited

Development Retention and completion of alterations to Block 3 of a business park development at Citywest Business Campus, permitted under Reg. Ref. No. S00A/0046. Permission is sought for the retention and completion of a new part basement, extended floor area at ground, first and second floor (total 958 sq.m. extra floor area), alteration in the size and height of the northern escape stairs core and other minor elevational alterations including alteration to the car park layout. Permission is also sought for a Publicans Seven Day on licensed bar and restaurant premises of approximately 958 sq.m. incorporating the basement, ground, first and second floor at the northern end of Block 3 between girds 9-12 and A-G and for the provision of 30 no. extra car parking spaces to provide for the additional floor area.

Location Citywest Business Campus, Naas Road, Dublin 24.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including 07/12/2001
Additional Information Requested/Received 06/12/2001 /21/12/2001

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01720 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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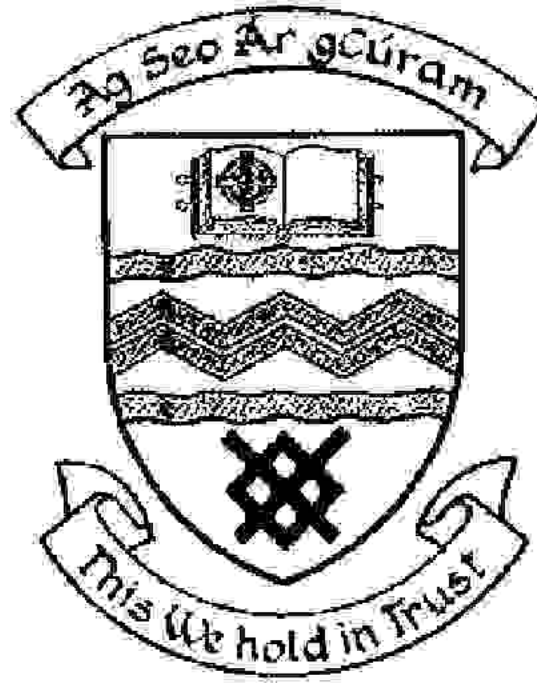
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A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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REG. REF. S017/0046 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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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 additional information received by the planning authority on 21/12/01, 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 The applicant shall comply with all relevant conditions attached to decision to grant Planning Permission under Reg.Ref.S00A/0046.
REASON:
In order to define the limits of permission.
- 3 A total of 65 no. additional car parking spaces shall be provided for the proposed bar/restaurant facility. The spaces shall be located in close proximity to the bar/restaurant and shall be clearly identified on a site plan to be submitted to and approved by the Planning Authority, prior to the commencement of development. Adequate car parking spaces for people with disabilities shall also be provided.
REASON:
In the interest of the proper planning and development of the area.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this respect:-
 - i) All conditions of the previous permission, S00A/0046 relating to foul and surface water drainage and water supply shall still apply.
 - ii) All wastewater from restaurant kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Full details of this system shall be submitted for approval prior to the commencement of development. In this regard 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.
 - iii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - iv) Applicant to ensure full and complete separation of foul

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REG REF. S01203 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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and surface water systems.

v) 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.

vi) 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.

vii) Prior to the commencement of development the applicant shall submit for the approval of the Water Services Area Engineer, Deansrath Depot (Tel: (01) 4570784) a detailed watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulation

viii) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.

ix) The unit shall have its own connection to the watermain and full 24 hour water storage.

x) The water supply to the unit shall be commercially metered.

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

- 5 No part of the proposed building(s) shall exceed 131.6 OD level. Details showing compliance with this requirement shall be lodged and agreed in writing with the Planning Authority prior within 1 month of the date of the final grant of planning permission.

REASON:

In the interest of air traffic safety.

- 6 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

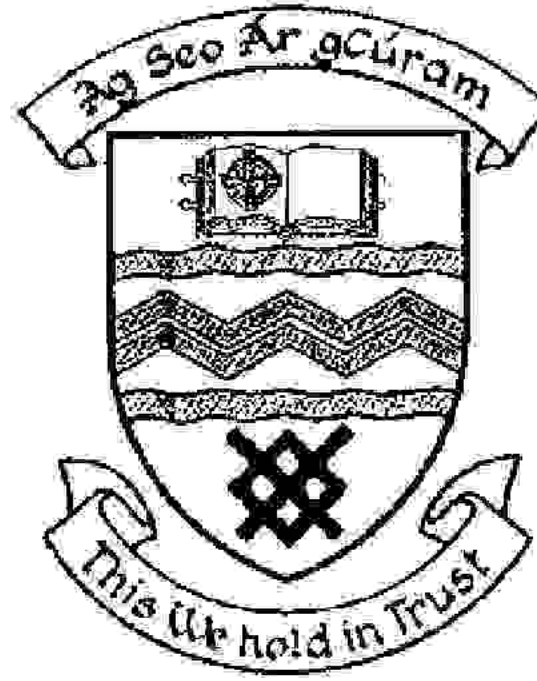
- 7 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/0046 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REASON:

In the interest of health.

- 8 That no advertising sign or structure be erected except those which are exempted development, without prior approval of the Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 9 Adequate provision is to be made to facilitate access to and use of the development, buildings, facilities and services by disabled persons in accordance with Part M of the Building Regulations, as amended.

REASON:

In the interest of safety and amenity.

- 10 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.

- 11 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 13, 14, 15 and 16 of Register Reference S00A/0046 be strictly adhered to in respect of this development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

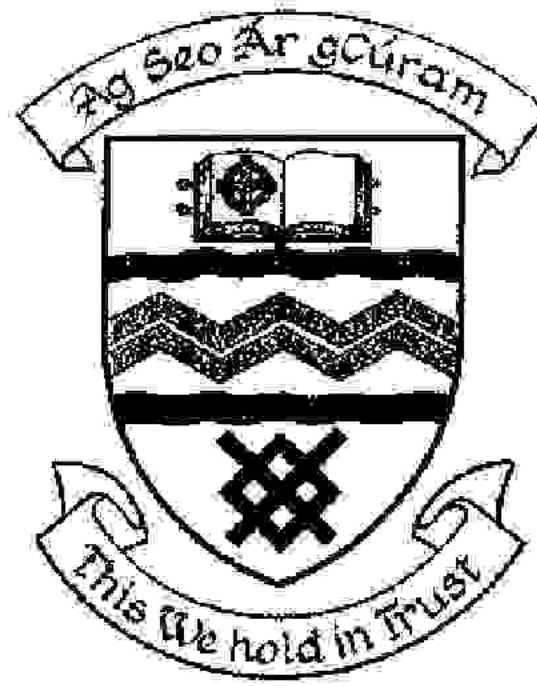
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.

C

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3579	Date of Decision 06/12/2001
Register Reference S01A/0397	Date: 25/06/01

Applicant Citywest Limited
Development Amend the existing permission Reg. Ref. S00A/0046 granted for the construction of a business park development to include a substantial office element and a small retail and restaurant use element comprising in total, 9 no. three storey office blocks, a two storey restaurant and a two storey mixed use block with office and retail accommodation and including associated infrastructural works and in addition outline permission for a two-storey creche building, single storey shop building and a bar and restaurant feature building all on a site located to the east of the existing road N82 (Citywest Road) and north of the proposed east west distributor road (Citywest Avenue) and south west of the proposed Lake Drive Road at Citywest Business Campus. Permission is hereby sought to amend the permitted two storey restaurant element adjacent to Block 3 to provide for a three storey over basement publican's seven day on licensed bar and restaurant premises of approximate 958m² floor area with consequential changes to floor plans and elevations and provision of 130 no. extra car parking spaces.

Location Citywest Business Campus, Naas Road, Dublin 24.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 25/06/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

Burke-Kennedy Doyle Architects
6&7 Harcourt Terrace,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S01A/0397

- 1 The submitted plans and elevations show a number of alterations to the development permitted under the original planning grant S00A/0046, which are not referred to on the public notices, application form, or cover letter. The structure of Block no.3, the subject of this application, has been substantially completed and it would appear that the basement below the bar / restaurant areas and other aspects of the proposed development have largely been put in place. The proposed car-parking layout has been altered from the layout permitted under said original planning grant. The applicant is therefore requested to re-advertise the proposed development in accordance with Article 23(1)(a) Local Government (Planning and Development) Regulations, 1994, for the retention and completion of the proposed development and for all the alterations to said block from the said original grant of planning permission. Appropriately revised application form and fee are also required.
- 2 A site visit revealed that the northernmost service-well, as shown between points 8-10 on the floor plans, is of the same height as the southern service-well (shown between points 2-5), yet on the roof plans and the rear elevational drawings it would appear to be a few metres lower. The applicant is requested to submit revised drawings of the proposed development accurately showing the proposed development.
- 3 The applicant is requested to show how the height of the proposed structure does not exceed 131.6 OD level. The applicant is advised that they may contact the Property Section of the Department of Defence at (01) 8042463 in order to ascertain any further requirements the said Department may have in relation to air traffic safety concerns.
- 4 The applicant is requested to clarify whether it would still be intended to undertake the development of a bar / restaurant feature building for which outline planning permission was received under planning grant S00A/0046.

Signed on behalf of South Dublin County Council

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REG. REF. S01A/0397

JK
.....
for Senior Administrative Officer

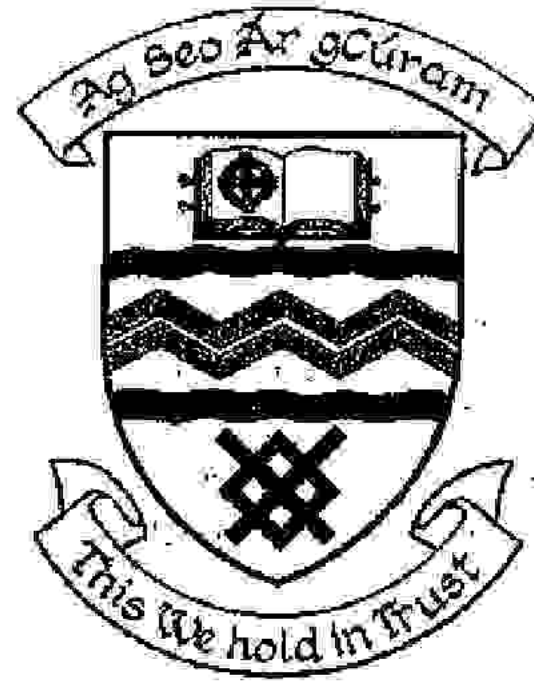
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C

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3340	Date of Decision 08/11/2001
Register Reference S01A/0397	Date 25/06/01

Applicant Citywest Limited
App. Type Permission
Development Amend the existing permission Reg. Ref. S00A/0046 granted for the construction of a business park development to include a substantial office element and a small retail and restaurant use element comprising in total, 9 no. three storey office blocks, a two storey restaurant and a two storey mixed use block with office and retail accommodation and including associated infrastructural works and in addition outline permission for a two-storey creche building, single storey shop building and a bar and restaurant feature building all on a site located to the east of the existing road N82 (Citywest Road) and north of the proposed east west distributor road (Citywest Avenue) and south west of the proposed Lake Drive Road at Citywest Business Campus. Permission is hereby sought to amend the permitted two storey restaurant element adjacent to Block 3 to provide for a three storey over basement publican's seven day on licensed bar and restaurant premises of approximate 958m² floor area with consequential changes to floor plans and elevations and provision of 130 no. extra car parking spaces.

Location Citywest Business Campus, Naas Road, Dublin 24.

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 period for considering this application has been extended, up to and including 07/12/2001

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REG REF. S01A/0397

Yours faithfully

08/11/01

for SENIOR ADMINISTRATIVE OFFICER

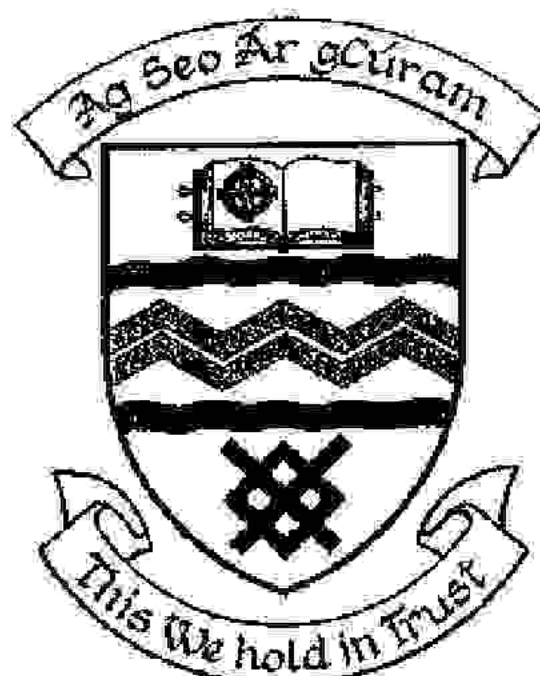
Burke-Kennedy Doyle Architects
6&7 Harcourt Terrace,
Dublin 2.

C

SOUTH DUBLIN COUNTY COUNCIL
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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 0355	Date of Decision 14/02/2002
Register Reference S01A/0397	Date: 25/06/01

Applicant Citywest Limited

Development Retention and completion of alterations to Block 3 of a business park development at Citywest Business Campus, permitted under Reg. Ref. No. S00A/0046. Permission is sought for the retention and completion of a new part basement, extended floor area at ground, first and second floor (total 958 sq.m. extra floor area), alteration in the size and height of the northern escape stairs core and other minor elevational alterations including alteration to the car park layout. Permission is also sought for a Publicans Seven Day on licensed bar and restaurant premises of approximately 958 sq.m. incorporating the basement, ground, first and second floor at the northern end of Block 3 between girds 9-12 and A-G and for the provision of 30 no. extra car parking spaces to provide for the additional floor area.

Location Citywest Business Campus, Naas Road, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including 07/12/2001

Additional Information Requested/Received 06/12/2001 /21/12/2001

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

Burke-Kennedy Doyle Architects
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REG REF. S01A/0397

by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

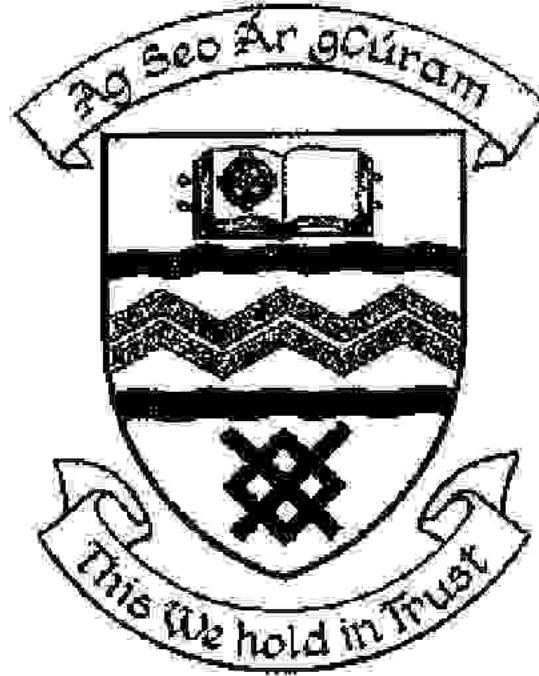
Subject to the conditions (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

 14/02/02
for SENIOR ADMINISTRATIVE OFFICER

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 additional information received by the planning authority on 21/12/01, 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 The applicant shall comply with all relevant conditions attached to decision to grant Planning Permission under Reg.Ref.S00A/0046.
REASON:
In order to define the limits of permission.
- 3 A total of 65 no. additional car parking spaces shall be provided for the proposed bar/restaurant facility. The spaces shall be located in close proximity to the bar/restaurant and shall be clearly identified on a site plan to be submitted to and approved by the Planning Authority,

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REG. REF. S01A/0397

prior to the commencement of development. Adequate car parking spaces for people with disabilities shall also be provided.

REASON:

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

- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this respect:-
- i) All conditions of the previous permission, S00A/0046 relating to foul and surface water drainage and water supply shall still apply.
 - ii) All wastewater from restaurant kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Full details of this system shall be submitted for approval prior to the commencement of development. In this regard 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.
 - iii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - iv) Applicant to ensure full and complete separation of foul and surface water systems.
 - v) 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.
 - vi) 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.
 - vii) Prior to the commencement of development the applicant shall submit for the approval of the Water Services Area Engineer, Deansrath Depot (Tel: (01) 4570784) a detailed watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulation
 - viii) Buildings of 3 storeys or more shall require balancing

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REG REF. S01A/0397

tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.

ix) The unit shall have its own connection to the watermain and full 24 hour water storage.

x) The water supply to the unit shall be commercially metered.

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

5 No part of the proposed building(s) shall exceed 131.6 OD level. Details showing compliance with this requirement shall be lodged and agreed in writing with the Planning Authority prior within 1 month of the date of the final grant of planning permission.

REASON:

In the interest of air traffic safety.

6 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

7 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.

8 That no advertising sign or structure be erected except those which are exempted development, without prior approval of the Planning Authority or An Bord Pleanála on appeal.

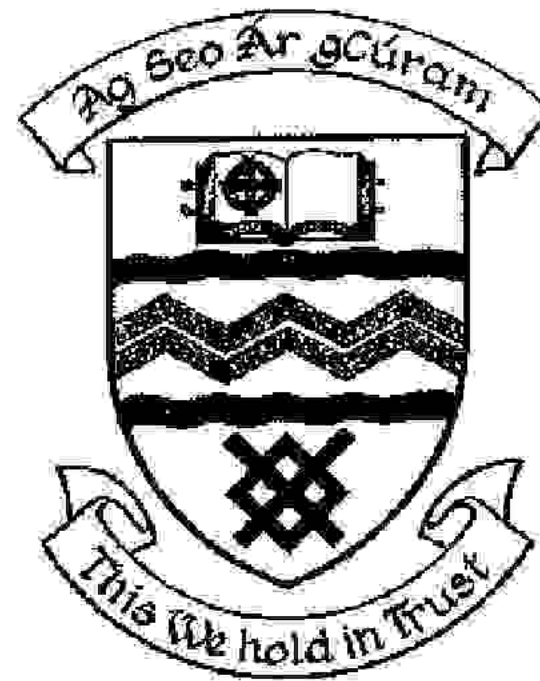
REASON:

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

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REG. REF. S01A/0397

- 9 Adequate provision is to be made to facilitate access to and use of the development, buildings, facilities and services by disabled persons in accordance with Part M of the Building Regulations, as amended.

REASON:

In the interest of safety and amenity.

- 10 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.

- 11 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 13, 14, 15 and 16 of Register Reference S00A/0046 be strictly adhered to in respect of this development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.