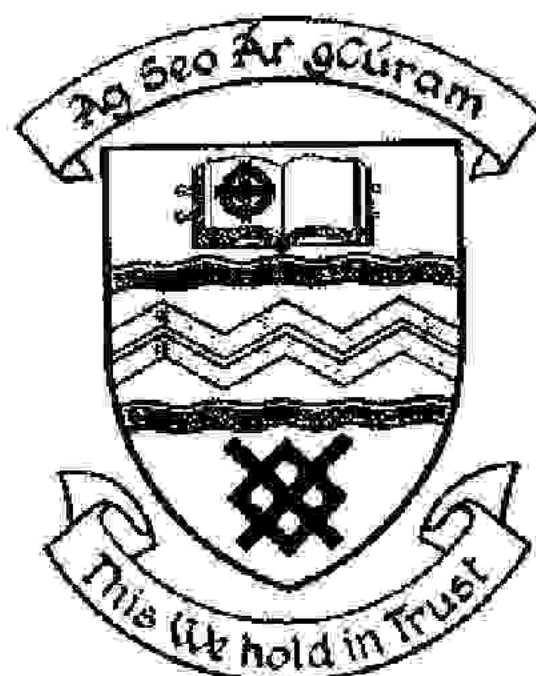


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0001	
1. Location	Phase1, Citywest Business Campus, Brownsbarn, Naas Road, Co. Dublin.		
2. Development	Amendments to existing planning permission (Reg. Ref. No. S00A/0268) for alterations and extensions to previously approved industrial facility, unit 2007, consisting of a single storey production/warehouse building with two storey ancillary offices attached, with an overall gross floor area of 5,090 sq.m. The amended building shall be attached to, and interconnect with adjoining unit 2008 (Reg. Ref. No. S97A/0594). The development, which will include all associated site works, car parking, delivery yards and site services on a site of circa 3 acres. The site forms part of the previous overall permission, Reg. Ref. No. 90A/2340.		
3. Date of Application	02/01/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Brian O'Halloran & Associates Address: 23 Herbert Place, Dublin 2.		
5. Applicant	Name: Citywest Limited Address: C/o Davy Hickey Properties, 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 0456 Date 28/02/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0772 Date 12/04/2001	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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Brian O'Halloran & Associates
23 Herbert Place,
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 0772	Date of Final Grant 12/04/2001
Decision Order Number 0456	Date of Decision 28/02/2001
Register Reference S01A/0001	Date 02/01/01

Applicant Citywest Limited

Development Amendments to existing planning permission (Reg. Ref. No. S00A/0268) for alterations and extensions to previously approved industrial facility, unit 2007, consisting of a single storey production/warehouse building with two storey ancillary offices attached, with an overall gross floor area of 5,090 sq.m. The amended building shall be attached to, and interconnect with adjoining unit 2008 (Reg. Ref. No. S97A/0594). The development, which will include all associated site works, car parking, delivery yards and site services on a site of circa 3 acres. The site forms part of the previous overall permission, Reg. Ref. No. 90A/2340.

Location Phasel, Citywest Business Campus, Brownsbarn, Naas Road, Co. Dublin.

Floor Area 5090.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

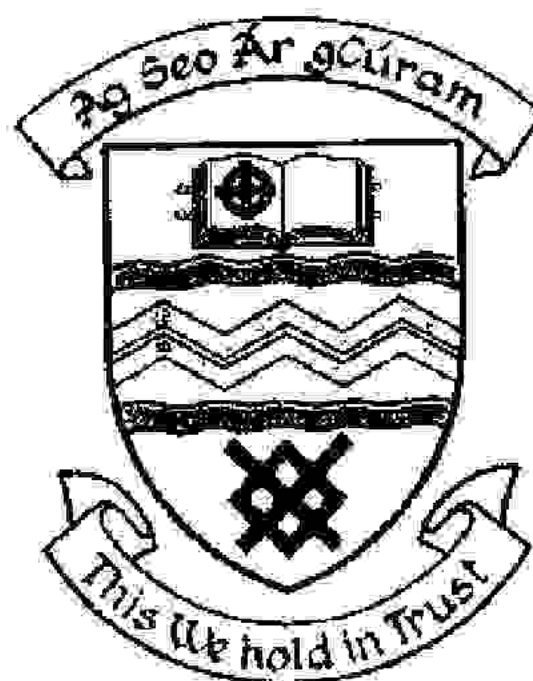
A Permission has been granted for the development described above,

REG REF. S01A/0001

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subject to the following (10) 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:

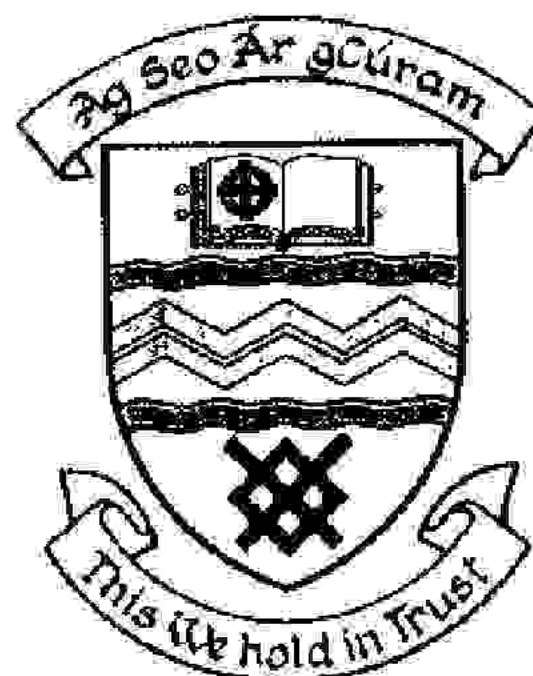
To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
 - (a) Foul and Surface Water Drainage::
 - No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - The applicant is proposing to connect into a foul sewer not yet taken in charge. The applicant is requested to submit appropriate written evidence of permission to discharge into privately owned drain prior to construction.
 - 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.
 - The applicant is to ensure full and complete separation of foul and surface water systems. Drains which run under proposed buildings shall comply with the Building Regulations 1997 Technical Guidance Document H (Drainage and Waste Water Disposal).
 - All surface water runoff from truck parking/ marshalling areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the public sewer.
 - (b) Watermain
 - No building shall be erected within 5 metres of a public watermain or any watermain with the potential to be taken in charge.
 - Spurs shall not end with a duckfoot hydrant. Spurs shall be looped back into themselves.
 - Prior to the commencement of works, applicant shall submit for the approval of the Area Engineer, Deansrath, a revised watermain layout. Layout to indicate watermain size, valve, meter and hydrant

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layout and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulation.

- All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. Applicant to provide 24-hour storage for development.

REASON:

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

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

REASON:

In the interest of health.

- 4 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.

- 5 That the parking areas shown on the submitted plans are surfaced, marked out and retained for that purpose.

REASON:

In the interest of traffic safety.

- 6 Details of external facing materials, including colour scheme, shall be submitted to the Planning Authority for agreement prior to the commencement of development.

REASON:

In the interest of traffic safety.

- 7 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.

- 8 A detailed landscaping scheme shall be submitted to the Planning Authority for agreement prior to the commencement of development. The agreed landscaping scheme shall be implemented before any of the permitted buildings are first occupied.

REASON:

In the interest of visual amenity.

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- 9 Details of boundary treatment shall be lodged and agreed in writing with the Planning Authority prior to the commencement of development on the site.

REASON:

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

- 10 That arrangements be 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 11, 12, 13, 14, and 15 of Register Reference S00A/0268, arrangements to be made prior to commencement of 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 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.

...*gk*...12/04/01
 for SENIOR ADMINISTRATIVE OFFICER