

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0858	
1. Location	Kingswood Drive, Citywest Business Campus, Saggart, Co. Dublin.		
2. Development	1,020 sq.m. single storey warehouse unit with associated 1,115 sq.m. 2-storey offices on 0.55 hectare site. Including all associated hard and soft landscaping site services, car parking and yard area.		
3. Date of Application	14/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/02/2001 2.	1. 08/03/2001 2.
4. Submitted by	Name: Traynor O'Toole Partnership, Address: 49 Upper Mount Street, Dublin 2.		
5. Applicant	Name: Citywest Ltd., Address: 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 0536 Date 13/03/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0890 Date 30/04/2001	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

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Date

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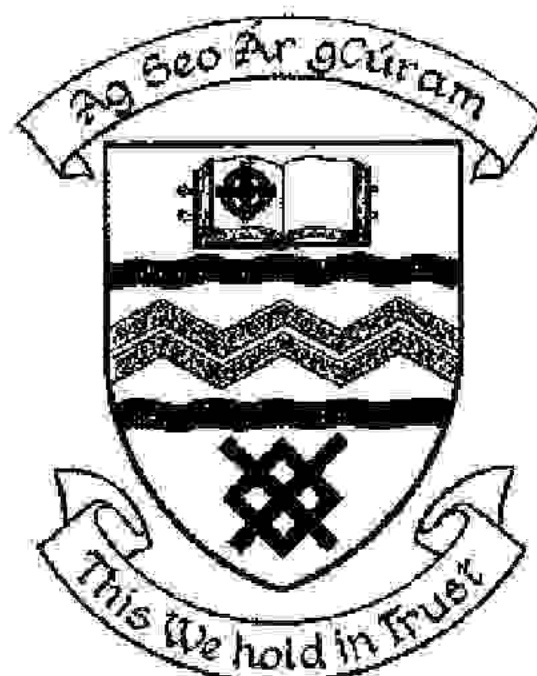
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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0536	Date of Decision 13/03/2001
Register Reference S00A/0858	Date: 14/12/00

Applicant Citywest Ltd.,

Development 1,020 sq.m. single storey warehouse unit with associated
1,115 sq.m. 2-storey offices on 0.55 hectare site.
Including all associated hard and soft landscaping site
services, car parking and yard area.

Location Kingswood Drive, Citywest Business Campus, Saggart,
Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/02/2001 /

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

Subject to the conditions (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

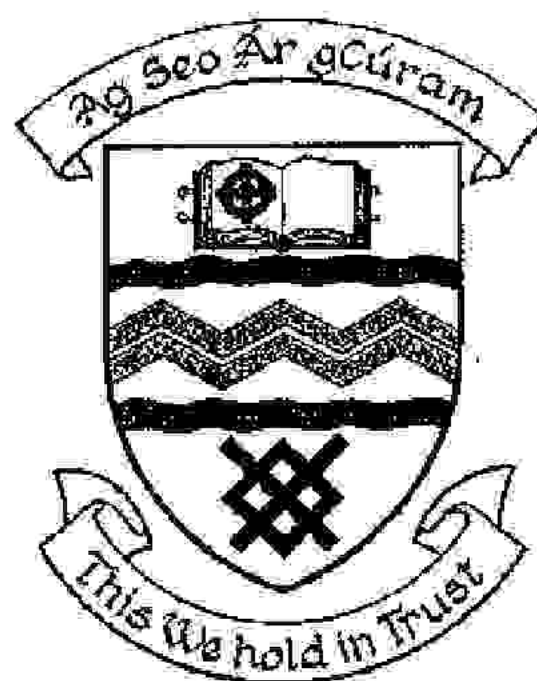
 13/03/01
for SENIOR ADMINISTRATIVE OFFICER

Traynor O'Toole Partnership,
49 Upper Mount Street,
Dublin 2.

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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 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.
 - (a) Foul and Surface Water Drainage
 - The applicant is 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.
 - All surface water runoff from the parking/marshalling area shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer.
 - (b) Water Supply
 - Applicant shall revise the watermain drawing to eliminate dead-leg mains at proposed thrust blocks for water quality reasons. Thrust blocks shall be constructed at bends.
 - Applicant proposes connection to watermain not yet taken in charge by South Dublin County Council. Prior to the commencement of development the

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developer shall submit written evidence of permission to connect to same.

- No building to lie within 5m of watermains.
- Each unit shall have a separate metered supply.
- Connections, swabbing, chlorination and tapping of the watermain shall be carried out by South Dublin County Council personnel at applicants prior expense.
- The applicant shall submit and agree revised watermain layout with the Area Engineer, Deansrath Depot prior to each commencement of works.
- 24 hour storage to be provided to each unit to allow for temporary shutdown of water supply for essential maintenance/repair works.

REASON:

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

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

REASON:

In the interest of health.

- 5 That the area between the building and roads 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.

- 6 Prior to the commencement of development on the site, the developer shall submit a detailed landscaping plan with full works specifications. This plan shall include details of grading, topsoiling, seeding, paths and drainage.

REASON:

In the interest of visual amenity.

- 7 Prior to the commencement of development on the site full details of site boundary treatment shall be lodged and agreed with the Planning Authority.

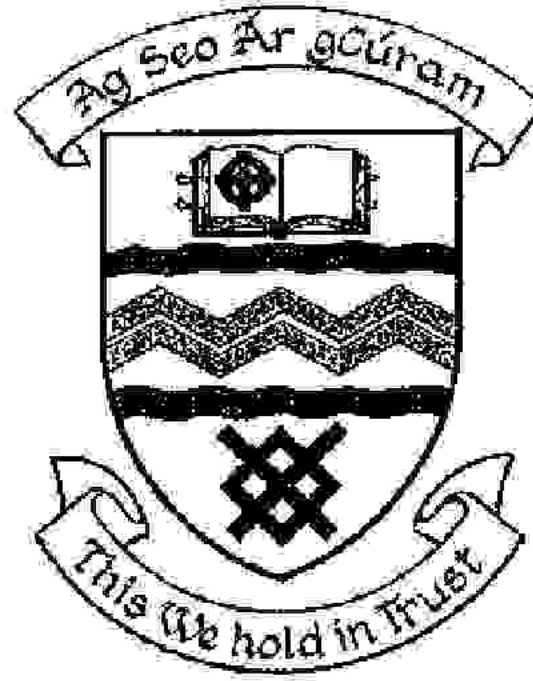
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In the interest of visual amenity.

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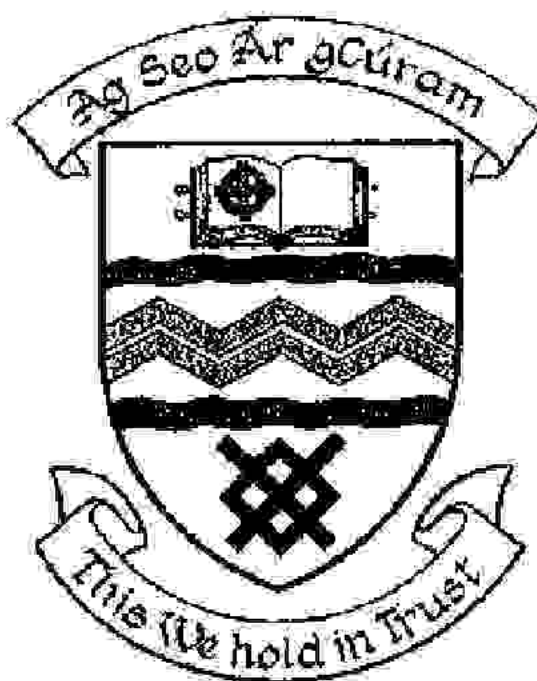
REG REF. S00A/0858

- 8 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.
- 9 The car parking area indicated on the submitted plans shall be clearly marked out and available at all times for car parking use.
REASON:
In the interest of traffic safety.
- 10 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.
- 11 That a financial contribution in the sum of £8,160 (eight thousand one hundred and sixty pounds) Eur 10,361 (ten thousand three hundred and sixty one pounds 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.
- 12 The developer shall pay before the commencement of development a sum of £12,240 (twelve thousands two hundred and fourty pounds) EUR 15,541 (fifteen thousand five hundred and fourty one 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

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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.

- 13 That a financial contribution in the sum of £11,152 (eleven
thousand one hundred and fifty two pounds) EUR 14,106 (
fourteen thousand one hundred and 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.

- 14 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
£6,800 (six thousand and eight hundred pounds) EUR 8,634
(eight thousand six hundred and thirty four 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.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0858	
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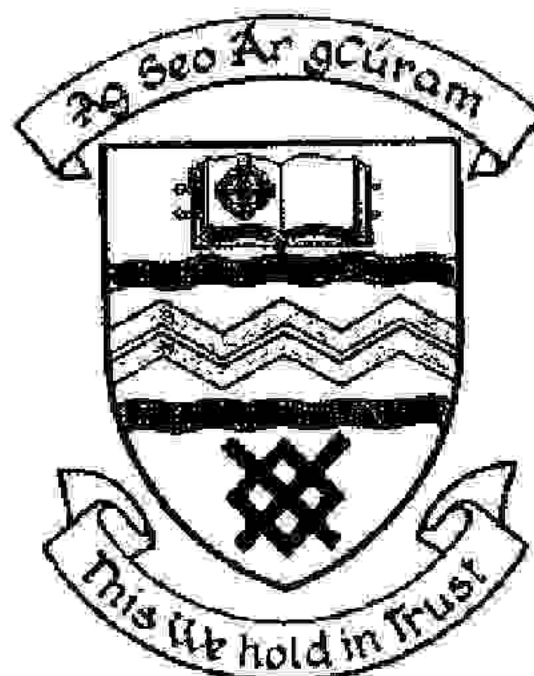
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Traynor O'Toole Partnership,
49 Upper Mount Street,
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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0890	Date of Final Grant 30/04/2001
Decision Order Number 0536	Date of Decision 13/03/2001
Register Reference S00A/0858	Date 14/12/00

Applicant Citywest Ltd.,

Development 1,020 sq.m. single storey warehouse unit with associated
1,115 sq.m. 2-storey offices on 0.55 hectare site.
Including all associated hard and soft landscaping site
services, car parking and yard area.

Location Kingswood Drive, Citywest Business Campus, Saggart,
Co. Dublin.

Floor Area 2136.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/02/2001 /08/03/2001

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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expense.

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REASON:

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

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

REASON:

In the interest of health.

- 5 That the area between the building and roads 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.

- 6 Prior to the commencement of development on the site, the developer shall submit a detailed landscaping plan with full works specifications. This plan shall include details of grading, topsoiling, seeding, paths and drainage.

REASON:

In the interest of visual amenity.

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- 9 The car parking area indicated on the submitted plans shall be clearly marked out and available at all times for car parking use.

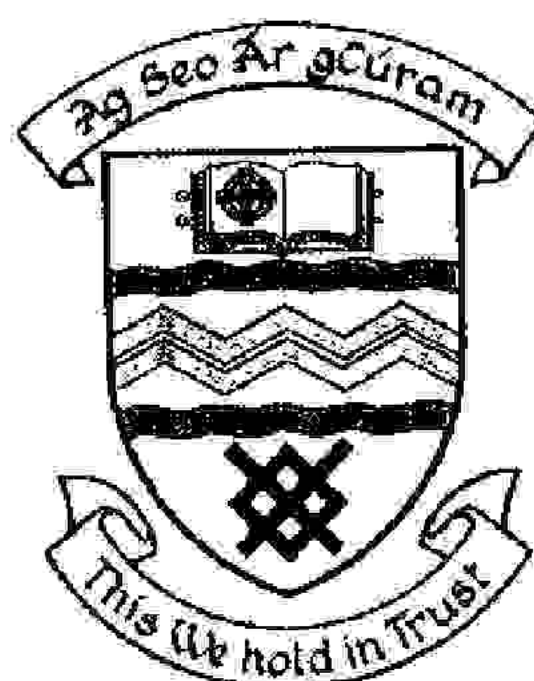
REASON:

In the interest of traffic safety.

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- 10 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.

- 11 That a financial contribution in the sum of £8,160 (eight thousand one hundred and sixty pounds) Eur 10,361 (ten thousand three hundred and sixty one pounds 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.

- 12 The developer shall pay before the commencement of development a sum of £12,240 (twelve thousands two hundred and fourty pounds) EUR 15,541 (fifteen thousand five hundred and fourty one 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.

- 13 That a financial contribution in the sum of £11,152 (eleven thousand one hundred and fifty two pounds) EUR 14,106 (fourteen thousand one hundred and 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.

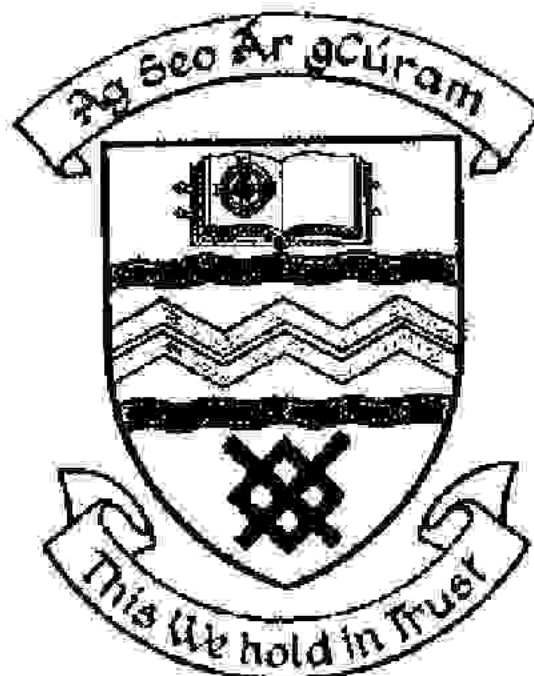
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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reasonable that the developer should contribute towards the cost of the works.

- 14 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 £6,800 (six thousand and eight hundred pounds) EUR 8,634 (eight thousand six hundred and thirty four 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.

.....*gk*.....03/05/01
for SENIOR ADMINISTRATIVE OFFICER