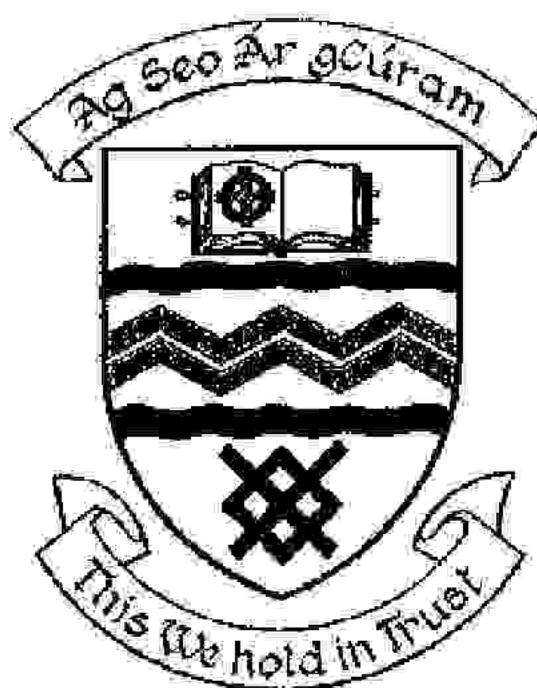


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0357	
1. Location	Naas Road, Brownbarn at Citywest Campus, Dublin 24.		
2. Development	An advance facility including two storey offices for industrial and related uses, with provision for sub-division into two units, ESB sub-station, and associated site development works with access from new interchange.		
3. Date of Application	26/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/07/2000 2.	1. 26/07/2000 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. 2160  Date 22/09/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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**

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

Telefon: 01-414 9000  
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DEPARTMENT**  
County Hall,  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2160	Date of Decision 22/09/2000
Register Reference S00A/0357	Date: 26/05/00

**Applicant** Citywest Limited,

**Development** An advance facility including two storey offices for industrial and related uses, with provision for sub-division into two units, ESB sub-station, and associated site development works with access from new interchange.

**Location** Naas Road, Brownbarn at Citywest Campus, Dublin 24.

**Floor Area** Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** 24/07/2000 /26/07/2000

**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.

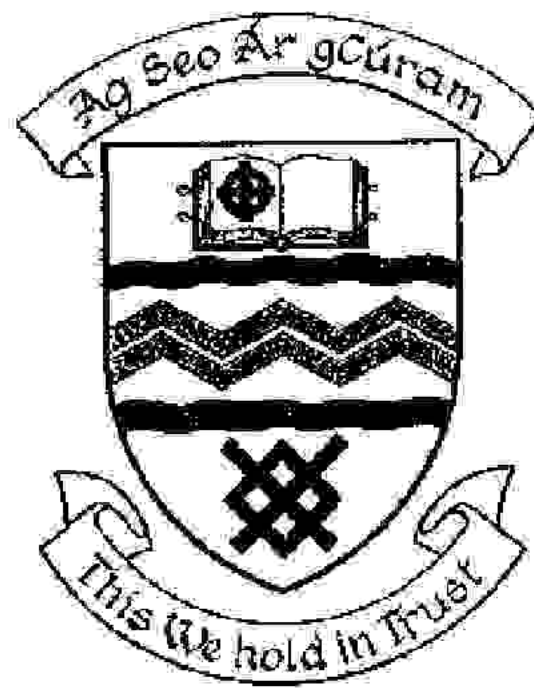
..... 22/09/00  
for SENIOR ADMINISTRATIVE OFFICER

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

**SOUTH DUBLIN COUNTY COUNCIL**  
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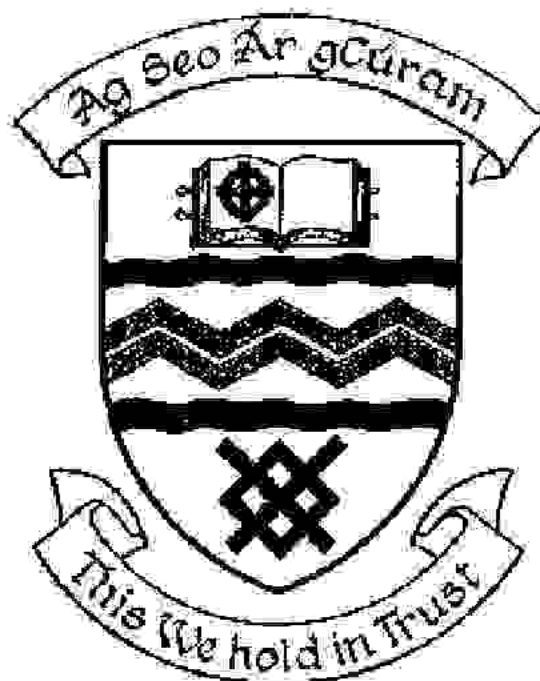
REG REF. S00A/0357

**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 dated 26/07/00 and Unsolicited Additional Information received on 21/07/00, 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 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.
- 3 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.
- 4 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.
- 5 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) The applicant shall ensure full and complete separation of the foul and surface water drainage systems.
  - (b) All foul and surface pipes shall be laid with a



**SOUTH DUBLIN COUNTY COUNCIL**  
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REG. REF. S00A/0357

minimum cover of 1.2 metres in roads, footpaths and driveways, and 0.9 metres in open space. Where it is not possible to achieve these covers, pipes shall be bedded and surrounded in c20 concrete 150mm thick.

- (c) Surface water discharge shall be limited to no greater than equivalent area green field site, i.e. 6 litres per second per hectare. Discharge from the site shall be limited to a maximum of 10.2 l/s.
- (d) Prior to the commencement of works, the applicant shall submit for the approval of the Area Engineer Deansrath a watermain layout drawing. The watermain layout shall show pipe sizes, valve, meter and hydrant layout, proposed point of connection to existing watermains.
- (e) 24 hour water storage shall be provided.

**REASON:**

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

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

**REASON:**

In the interest of health.

- 7 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.

**REASON:**

In the interest of amenity.

- 8 The car parking area indicated on the submitted plans and as detailed in Additional Information submitted dated 26th July 2000 shall be clearly marked out and available at all times for car parking use.

**REASON:**

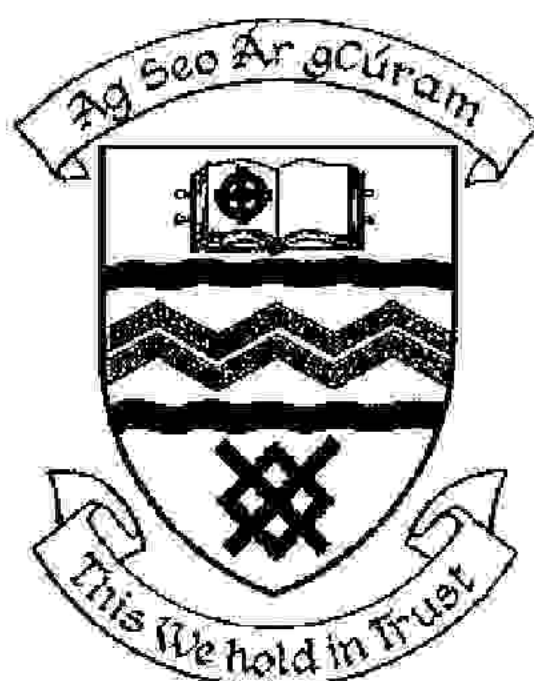
In the interest of traffic safety.

- 9 Details of all external finishes and colours to be submitted for the written agreement of the Planning Authority prior to the commencement of development.

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**REASON:**

In the interests of visual amenity.

- 10 That a financial contribution in the sum of £27,000 (Twenty Seven Thousand Pounds) EUR 34,282 (Thirty Four Thousand Two Hundred and Eighty 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 £40,500 (Forty Thousand and Five Hundred Pounds) EUR 51,424 (Fifty One Thousand Four Hundred and Twenty Four 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 £36,902 (Thirty Six Thousand Nine Hundred and Two Pounds) EUR 46,856 (Forty Six Thousand Eight 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



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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 of £22,500 (Twenty Two Thousand Five Hundred Pounds) EUR 28,569 (Twenty Eight Thousand Five Hundred and Sixty Nine Euros), a bond of an insurance company of £22,500 (Twenty Two Thousand Five Hundred Pounds) EUR 28,569 (Twenty Eight Thousand Five Hundred and Sixty Nine 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:**

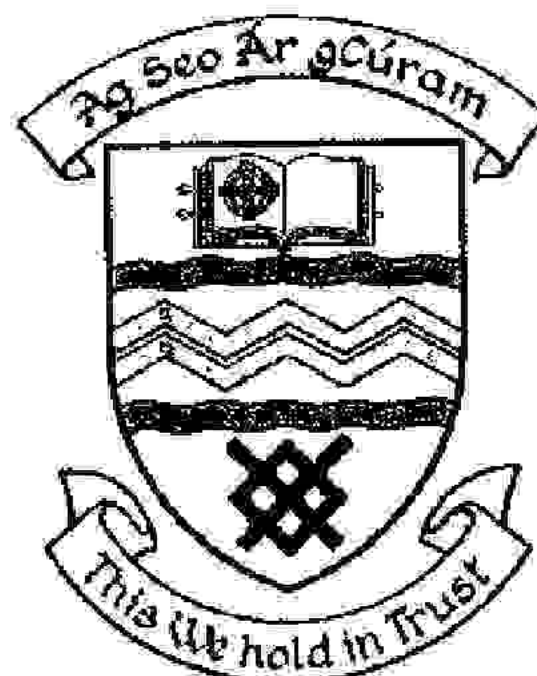
To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0357	
1. Location	Naas Road, Brownbarn at Citywest Campus, Dublin 24.		
2. Development	An advance facility including two storey offices for industrial and related uses, with provision for sub-division into two units, ESB sub-station, and associated site development works with access from new interchange.		
3. Date of Application	26/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/07/2000 2.	1. 26/07/2000 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. 2160  Date 22/09/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2463  Date 06/11/2000	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 2463	Date of Final Grant 06/11/2000
Decision Order Number 2160	Date of Decision 22/09/2000
Register Reference S00A/0357	Date 26/07/00

**Applicant** Citywest Limited,

**Development** An advance facility including two storey offices for industrial and related uses, with provision for sub-division into two units, ESB sub-station, and associated site development works with access from new interchange.

**Location** Naas Road, Brownbarn at Citywest Campus, Dublin 24.

**Floor Area** 5916.63 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 24/07/2000 /26/07/2000

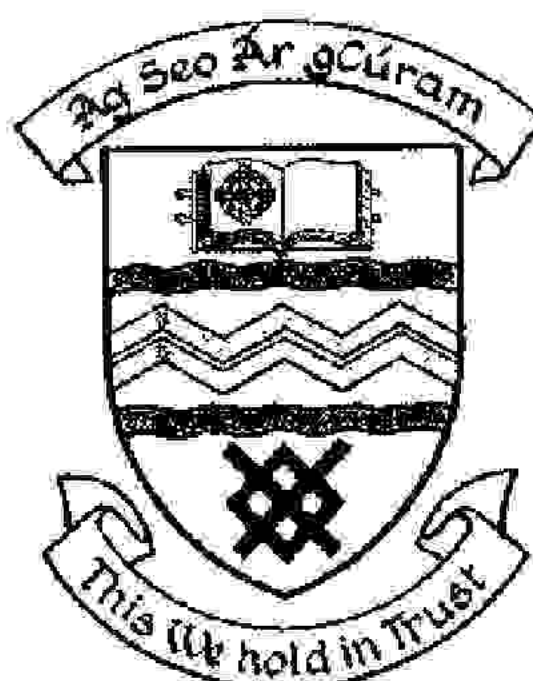
A Permission has been granted for the development described above,  
subject to the following (13) Conditions.



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**Applications/Registry/Appeals**  
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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 dated 26/07/00 and Unsolicited Additional Information received on 21/07/00, 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 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.

- 3 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.

- 4 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

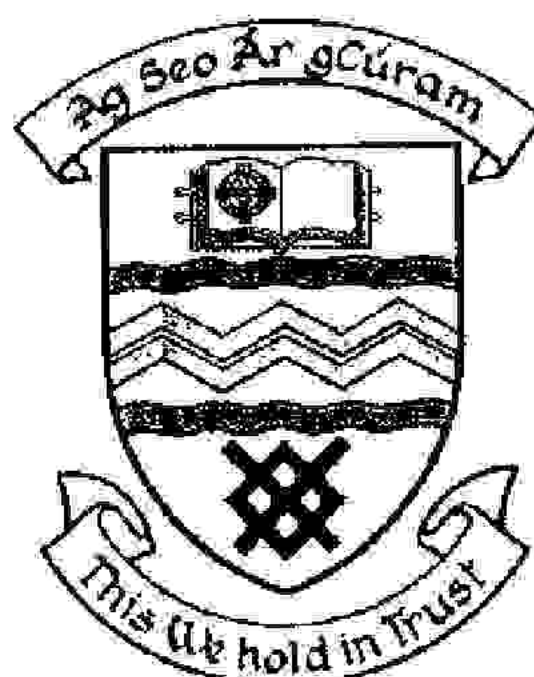
**REASON:**

In the interest of amenity.

- 5 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) The applicant shall ensure full and complete separation of the foul and surface water drainage systems.
- (b) All foul and surface pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways, and 0.9 metres in open space. Where it is not possible to achieve these covers, pipes shall be bedded and surrounded in c20 concrete 150mm thick.
- (c) Surface water discharge shall be limited to no greater than equivalent area green field site, i.e.

**SOUTH DUBLIN COUNTY COUNCIL**  
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- 6 litres per second per hectare. Discharge from the site shall be limited to a maximum of 10.2 l/s.
- (d) Prior to the commencement of works, the applicant shall submit for the approval of the Area Engineer Deansrath a watermain layout drawing. The watermain layout shall show pipe sizes, valve, meter and hydrant layout, proposed point of connection to existing watermains.

(e) 24 hour water storage shall be provided.

**REASON:**

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

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

**REASON:**

In the interest of health.

- 7 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.

**REASON:**

In the interest of amenity.

- 8 The car parking area indicated on the submitted plans and as detailed in Additional Information submitted dated 26th July 2000 shall be clearly marked out and available at all times for car parking use.

**REASON:**

In the interest of traffic safety.

- 9 Details of all external finishes and colours to be submitted for the written agreement of the Planning Authority prior to the commencement of development.

**REASON:**

In the interests of visual amenity.

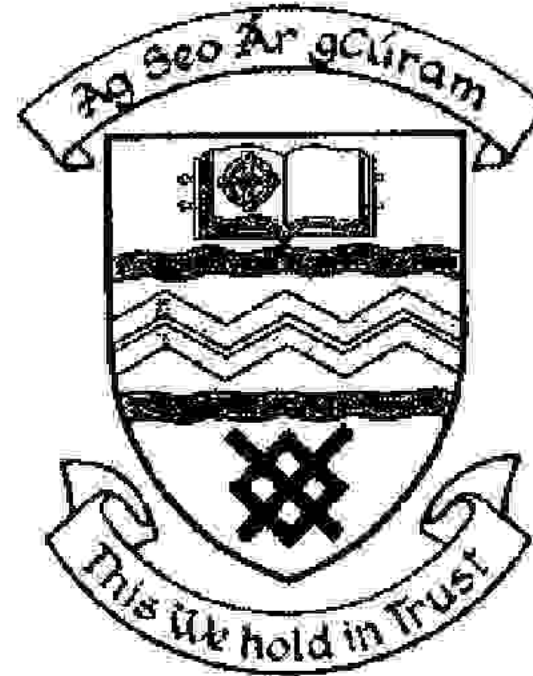
- 10 That a financial contribution in the sum of £27,000 (Twenty Seven Thousand Pounds) EUR 34,282 (Thirty Four Thousand Two Hundred and Eighty Two Euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and 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



**SOUTH DUBLIN COUNTY COUNCIL**  
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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 £40,500 (Forty Thousand and Five Hundred Pounds) EUR 51,424 (Fifty One Thousand Four Hundred and Twenty Four 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 £36,902 (Thirty Six Thousand Nine Hundred and Two Pounds) EUR 46,856 (Forty Six Thousand Eight 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 of £22,500 (Twenty Two Thousand Five Hundred Pounds) EUR 28,569 (Twenty Eight Thousand Five Hundred and Sixty Nine Euros), a bond of an insurance company of £22,500 (Twenty Two Thousand Five Hundred Pounds) EUR 28,569 (Twenty Eight Thousand Five Hundred and Sixty Nine 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:**

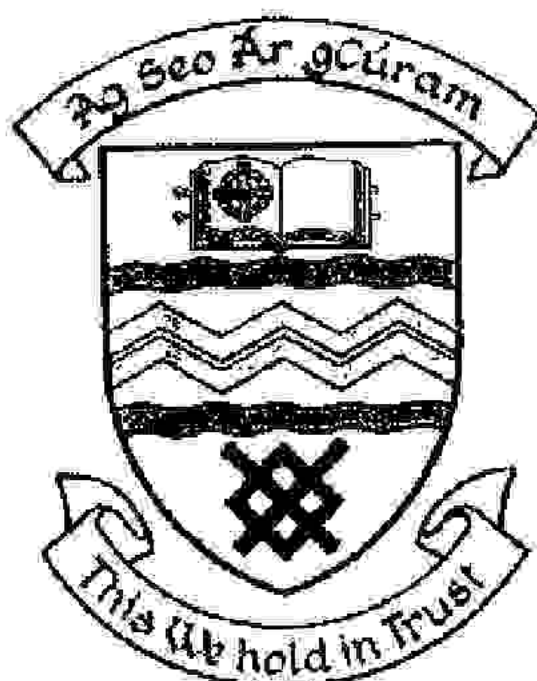
To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.



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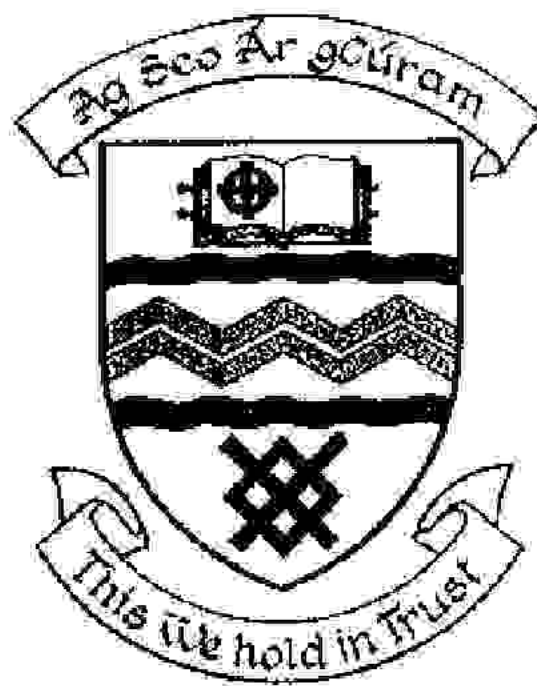
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority,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

 .....07/11/00  
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0357	
1. Location	Naas Road, Brownbarn at Citywest Campus, Dublin 24.		
2. Development	An advance facility including two storey offices for industrial and related uses, with provision for sub-division into two units, ESB sub-station, and associated site development works with access form new interchange.		
3. Date of Application	26/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/07/2000 2.	1. 26/07/2000 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. 1631  Date	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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**



Bosca 4122,  
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Telephone: 01-414 9000  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1631	Date of Decision 24/07/2000
Register Reference S00A/0357	Date: 26/05/00

**Applicant** Citywest Limited,  
**Development** An advance facility including two storey offices for industrial and related uses, with provision for sub-division into two units, ESB sub-station, and associated site development works with access form new interchange.

**Location** Naas Road, Brownbarn at Citywest Campus, Dublin 24.

**App. Type** Permission

Dear Sir/Madam,

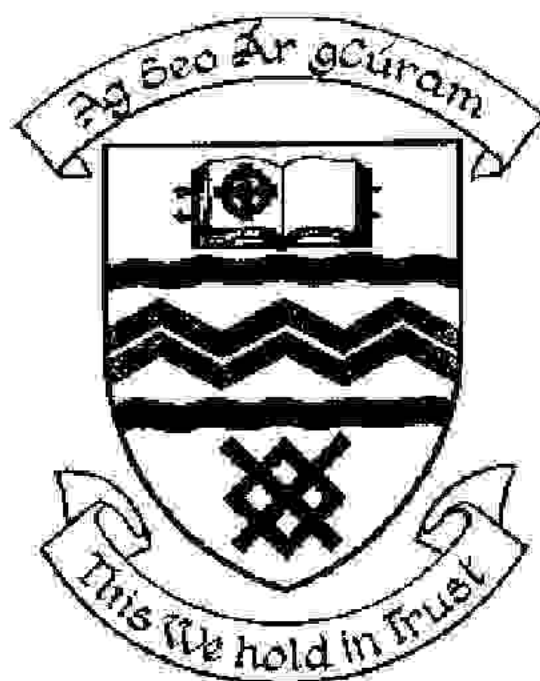
With reference to your planning application, received on 26/05/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit a Site Layout Plan at a scale of not less than 1:500 showing car parking provision which complies with the requirements of the County Development Plan in respect of the current proposed development. The applicant is requested to submit a detailed schedule of the number of car parking spaces required on the site to serve the current proposed development and details also of compliance with the requirements of the Development Plan. Details of the number of staff and number of visitors to the site on a daily basis should be submitted.
- 2 The applicant is advised that the proposed roadway located to the south of the site will become an important Distributor Road and that individual accesses to it will not be permitted. The applicant is requested to submit an alternative proposal for access to the proposed site.

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



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- 3 (a) The applicant is requested to submit full details of the proposed foul and surface water drainage including pipe sizes, gradients, cover and invert levels, up to and including connection to the public sewer. Details shall indicate complete separation of the foul and surface water systems.
- (b) The applicant is requested to submit full details of surface water attenuation. Details shall include the dimensions of the storage facility, calculations involved for the storage requirement of the attenuation pond/tank and details of the proposed control devices. Surface water run-off shall be limited to 6 L/s ha for the effective impermeable area of the site.
- 4 The Planning Authority note that the site boundary as outlined in red on the current application overlaps the site area of two concurrent applications S00A/0215 and S00A/0323. The applicant is advised that each application must show clearly the site boundary pertaining to the relevant unit and should show the car parking provision and access for each unit located within that boundary.

Signed on behalf of South Dublin County Council

*lt*  
.....  
for Senior Administrative Officer

24/07/00