

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0316	
1. Location	Unit 5040 Citywest Campus, Brownsbarn, Naas Road, Dublin 24		
2. Development	Advance facility including two storey offices for industrial and related uses, with provision for sub-division into three units, ESB sub-station, extension of campus roads and associated site development works with access from new interchange on Naas Road		
3. Date of Application	12/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: James Smyth, Address: Architects, Owenstown House,		
5. Applicant	Name: Citywest Limited, Address: 27 Dawson Street, Dublin 2		
6. Decision	O.C.M. No. 1498 Date 10/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1940 Date 25/08/2000	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 Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0316	
1. Location	Unit 5040 Citywest Campus, Brownsbarn, Naas Road, Dublin 24		
2. Development	Advance facility including two storey offices for industrial and related uses, with provision for sub-division into three units, ESB sub-station, extension of campus roads and associated site development works with access from new interchange on Naas Road		
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3a. Type of Application	Permission	1. 2.	1. 2.
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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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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 1940	Date of Final Grant 25/08/2000
Decision Order Number 1498	Date of Decision 10/07/2000
Register Reference S00A/0316	Date 12/05/00

Applicant Citywest Limited,

Development Advance facility including two storey offices for industrial and related uses, with provision for sub-division into three units, ESB sub-station, extension of campus roads and associated site development works with access from new interchange on Naas Road

Location Unit 5040 Citywest Campus, Brownsbarn, Naas Road, Dublin 24

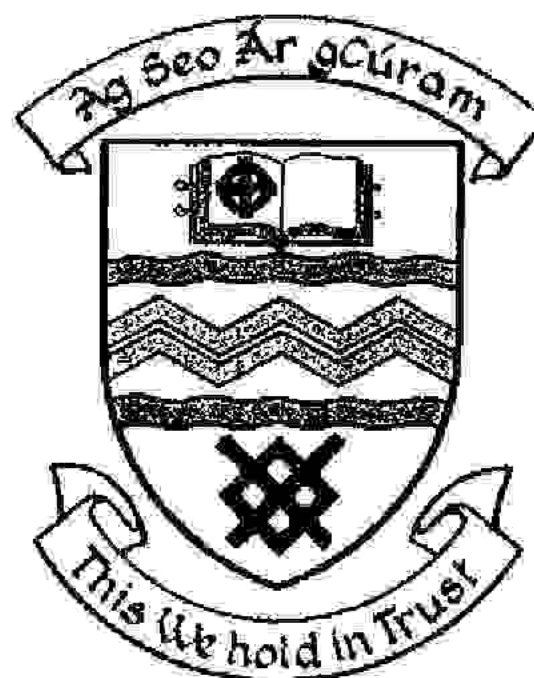
Floor Area 11110.00 Sq Metres

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 (27) Conditions.

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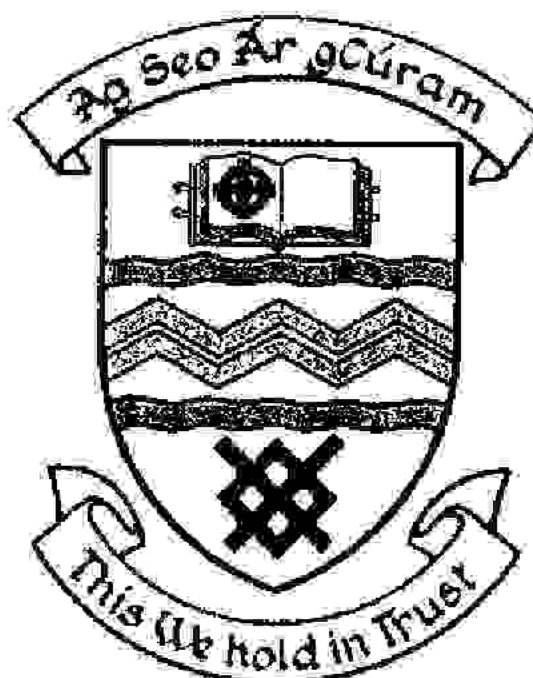
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Unsolicited Additional Information lodged on the 27th June & 4th July 2000, 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 County Council.
 REASON:
 In order to comply with the Sanitary Services Acts, 1878-1964.
- 3 During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open sites.
 REASON:
 To comply with the requirements of the Environmental Health Officer.
- 4 Smoke, grit, dust, ash, acid spray or liquid droplets shall not be emitted from the premises in such a manner or quantity as to give rise to a nuisance to persons in the neighbourhood.
 REASON:
 To comply with the requirements of the Environmental Health Officer.
- 5 No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 08:00hrs on weekdays and 09:00hrs on Saturdays nor after 18:00hrs on weekdays and 13:00hrs on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
 REASON:
 To comply with the requirements of the Environmental Health Officer.

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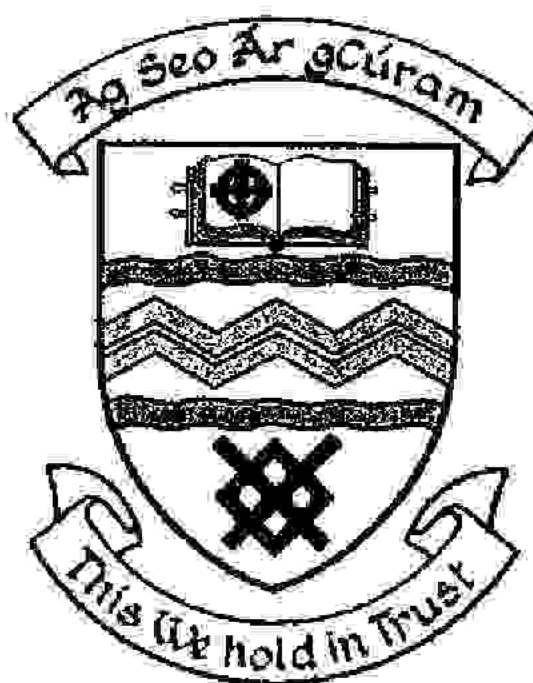
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- 6 Noise due to the normal operation of the proposed development, expressed as Laeq over 1 hour at the facade of a noise sensitive location, shall not exceed the daytime background level by more than 10dB(A).
 REASON:
 To comply with the requirements of the Environmental Health Officer.
- 7 Where sanitary facilities are located internally, water closet accommodation; intervening lobbies and bathrooms shall be permanently and independently ventilated to the open air by means of a mechanically aided system.
 REASON:
 To comply with the requirements of the Environmental Health Officer.
- 8 Drinking water facilities available to staff shall be taken directly from the rising main.
 REASON:
 To comply with the requirements of the Environmental Health Officer.
- 9 Facilities for the installation of lighting and heating to all areas of work shall be provided.
 REASON:
 To comply with the requirements of the Environmental Health Officer.
- 10 Adequate ventilation shall be provided to all work areas.
 REASON:
 To comply with the requirements of the Environmental Health Officer.
- 11 Either canteen facilities or a tearoom shall be provided for the use of staff. Localized extraction shall be provided over steam emitting equipment (where provided) and ducted to the outer air.
 REASON:
 To comply with the requirements of the Environmental Health Officer.
- 12 The developer shall ensure that the lighting system is designed to minimise potential pollution from glare and spillage.
 REASON:
 To comply with the requirements of the Environmental Health Officer.

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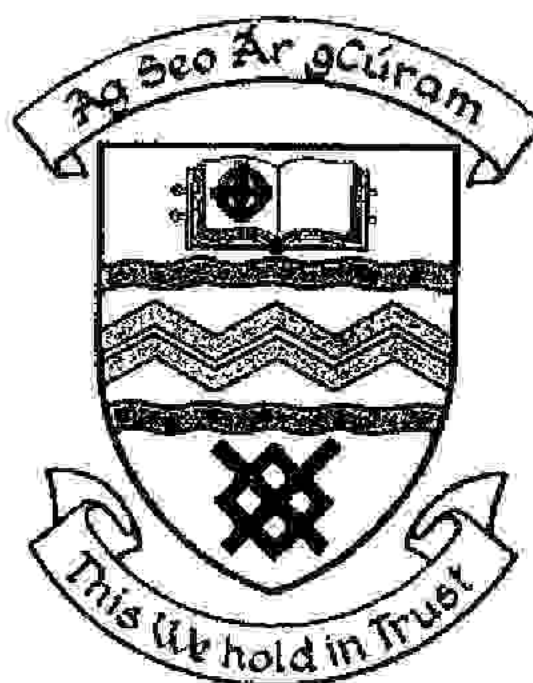
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- 13 That no industrial effluent be permitted without prior approval from Planning Authority.
 REASON:
 In the interest of health.
- 14 That the area between the building and roads must not be used for truck parking or other storage or display purposes, 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.
- 15 Prior to the commencement on the site, the developer shall submit a detailed landscaping plan with full works specification. This plan shall include details of grading, topsoiling, seeding, paths and drainage.
 REASON:
 In the interest of visual amenity.
- 16 Prior to the commencement of development on the site full details of site boundary treatment shall be lodged and agreed with the Planning Authority.
 REASON:
 In the interests of visual amenity.
- 17 Prior to the occupation of the proposed development Planning Permission shall be obtained for the proposed use of each individual building.
 REASON:
 In the interest of the proper planning and development of the area.
- 18 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.
- 19 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.
- 20 All access to the site shall be via the proposed roadway to the end of the site. The proposed access to the site from Citywest Avenue shall be omitted. Details shall be lodged

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and agreed in writing with the Planning Authority.

REASON:

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

- 21 Prior to the commencement of development on the site, the applicant is requested to submit details of the removal and disposal of excess clay/soil from the site.

REASON:

In the interests of orderly development.

- 22 The following requirements of the Environmental Services Department shall be adhered to:

- (i) Applicant to ensure full and complete separation of foul and surface water systems.
- (ii) All drainage 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.
- (iii) Storm water is to be attenuated so that the run-off leaving the site is not to exceed 6 l/s/ha (equivalent to 15 l/s for the entire site).
- (iv) Prior to commencement of works the applicant shall submit for the approval of the Area Engineer, Deansrath (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 Regulations.

REASON:

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

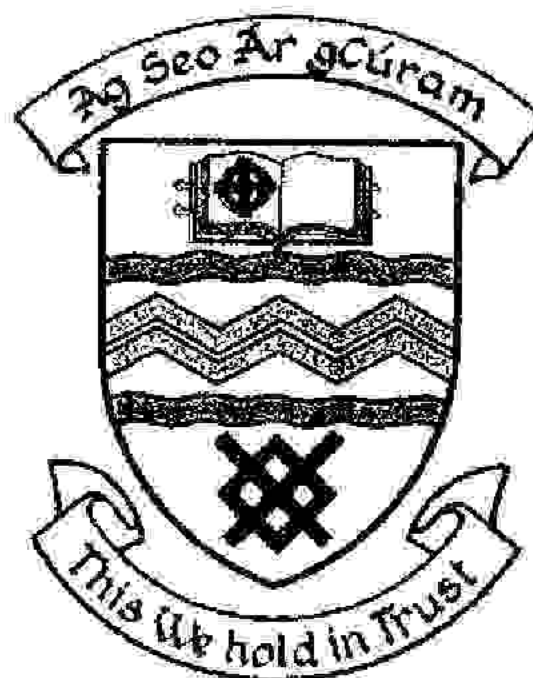
- 23 Details of external materials and finishes shall be submitted to and agreed by the Planning Authority before development commences.

REASON:

In the interest of visual amenity.

- 24 That a financial contribution in the sum of £28,320 (twenty eight thousand three hundred and twenty pounds) EUR 35,958 (thirty five thousand nine hundred and fifty eight 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.

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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.

- 25 The developer shall pay before the commencement of development a sum of £42,480 (forty two thousand four hundred and eighty pounds) EUR 53,938 (fifty three thousand nine hundred and thirty 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.

- 26 That a financial contribution in the sum of £38,727 (thirty eight thousand seven hundred and twenty seven pounds) EUR 49,173 (forty nine thousand one hundred and seventy three 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.

- 27 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 £23,600 (twenty three thousand six hundred pounds) EUR 29,965 (twenty nine thousand nine hundred and sixty five 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

REG. REF. S00A/0316

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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.

Dona Kane29/08/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0316	
1. Location	Unit 5040 Citywest Campus, Brownsbarn, Naas Road, Dublin 24		
2. Development	Advance facility including two storey offices for industrial and related uses, with provision for sub-division into three units, ESB sub-station, extension of campus roads and associated site development works with access from new interchange on Naas Road		
3. Date of Application	12/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: James Smyth, Address: Architects, Owenstown House,		
5. Applicant	Name: Citywest Limited, Address: 27 Dawson Street, Dublin 2		
6. Decision	O.C.M. No. 1498 Date 10/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
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13. E.I.S. Requested E.I.S. Received E.I.S. Appeal			
14. Registrar Date Receipt No.			

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

Decision Order Number 1498	Date of Decision 10/07/2000
Register Reference S00A/0316	Date: 12/05/00

Applicant Citywest Limited,

Development Advance facility including two storey offices for industrial and related uses, with provision for sub-division into three units, ESB sub-station, extension of campus roads and associated site development works with access from new interchange on Naas Road

Location Unit 5040 Citywest 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 (27) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council,

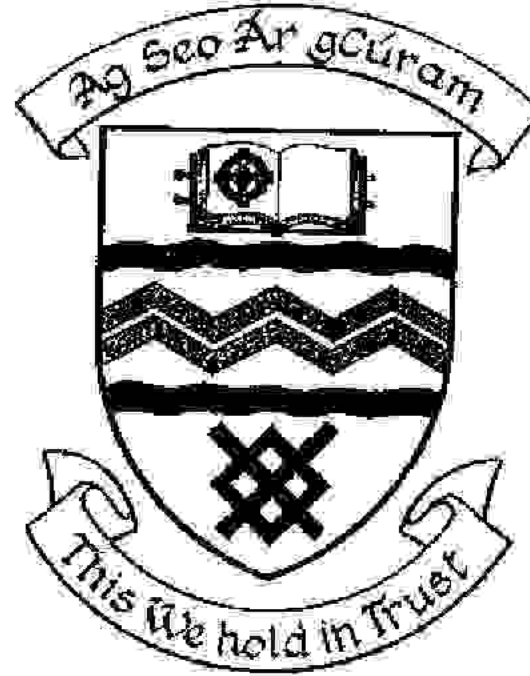
.....*M.S.*..... 10/07/00
for SENIOR ADMINISTRATIVE OFFICER

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 and Unsolicited Additional Information lodged on the 27th June & 4th July 2000, 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 County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 3 During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open sites.
REASON:
To comply with the requirements of the Environmental Health Officer.
- 4 Smoke, grit, dust, ash, acid spray or liquid droplets shall not be emitted from the premises in such a manner or quantity as to give rise to a nuisance to persons in the neighbourhood.
REASON:
To comply with the requirements of the Environmental Health Officer.
- 5 No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 08:00hrs on weekdays and 09:00hrs on Saturdays nor

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after 18:00hrs on weekdays and 13:00hrs on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

REASON:

To comply with the requirements of the Environmental Health Officer.

- 6 Noise due to the normal operation of the proposed development, expressed as Laeq over 1 hour at the facade of a noise sensitive location, shall not exceed the daytime background level by more than 10dB(A).

REASON:

To comply with the requirements of the Environmental Health Officer.

- 7 Where sanitary facilities are located internally, water closet accommodation; intervening lobbies and bathrooms shall be permanently and independently ventilated to the open air by means of a mechanically aided system.

REASON:

To comply with the requirements of the Environmental Health Officer.

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REASON:

To comply with the requirements of the Environmental Health Officer.

- 9 Facilities for the installation of lighting and heating to all areas of work shall be provided.

REASON:

To comply with the requirements of the Environmental Health Officer.

- 10 Adequate ventilation shall be provided to all work areas.

REASON:

To comply with the requirements of the Environmental Health Officer.

- 11 Either canteen facilities or a tearoom shall be provided for the use of staff. Localized extraction shall be provided over steam emitting equipment (where provided) and ducted to the outer air.

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REASON:

To comply with the requirements of the Environmental Health Officer.

- 12 The developer shall ensure that the lighting system is designed to minimise potential pollution from glare and spillage.

REASON:

To comply with the requirements of the Environmental Health Officer.

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

REASON:

In the interest of health.

- 14 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.

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

REASON:

In the interest of visual amenity.

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

REASON:

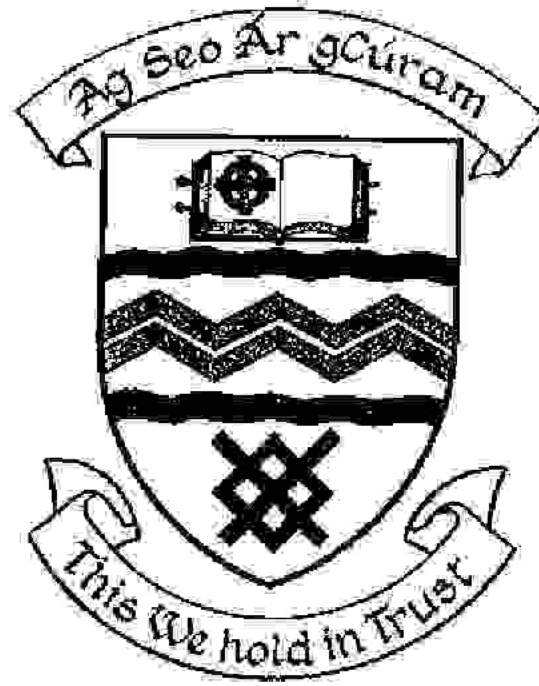
In the interests of visual amenity.

- 17 Prior to the occupation of the proposed development Planning Permission shall be obtained for the proposed use of each individual building.

REASON:

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

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- 18 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.

- 19 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.

- 20 All access to the site shall be via the proposed roadway to the end of the site. The proposed access to the site from Citywest Avenue shall be omitted. Details shall be lodged and agreed in writing with the Planning Authority.

REASON:

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

- 21 Prior to the commencement of development on the site, the applicant is requested to submit details of the removal and disposal of excess clay/soil from the site.

REASON:

In the interests of orderly development.

- 22 The following requirements of the Environmental Services Department shall be adhered to:

- (i) Applicant to ensure full and complete separation of foul and surface water systems.
- (ii) All drainage 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.
- (iii) Storm water is to be attenuated so that the run-off leaving the site is not to exceed 6 l/s/ha (equivalent to 15 l/s for the entire site).
- (iv) Prior to commencement of works the applicant shall submit for the approval of the Area Engineer, Deansrath (tel. 01-4570784), a detailed watermain

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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 Regulations.

REASON:

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

- 23 Details of external materials and finishes shall be submitted to and agreed by the Planning Authority before development commences.

REASON:

In the interest of visual amenity.

- 24 That a financial contribution in the sum of £28,320 (twenty eight thousand three hundred and twenty pounds) EUR 35,958 (thirty five thousand nine hundred and fifty eight 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.

- 25 The developer shall pay before the commencement of development a sum of £42,480 (forty two thousand four hundred and eighty pounds) EUR 53,938 (fifty three thousand nine hundred and thirty 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

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**PLANNING
DEPARTMENT**
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REG. REF. S00A/0316

Council in respect of works facilitating the proposed development.

- 26 That a financial contribution in the sum of £38,727 (thirty eight thousand seven hundred and twenty seven pounds) EUR 49,173 (forty nine thousand one hundred and seventy three 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.

- 27 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 £23,600 (twenty three thousand six hundred pounds) EUR 29,965 (twenty nine thousand nine hundred and sixty five 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.