

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0304	
1. Location	Site 1012-1014 Kingswood Avenue, Citywest Business Campus Brownsbarn, Naas Road, Dublin 24.		
2. Development	Technical, Financial, Sales, Support and Services unit for an international trading company in the total building, which has a floor area of approximately 6980 sq.m of existing permission Reg. Ref. S99A/0640 as required by Condition No. 8		
3. Date of Application	09/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1. 11/08/2000  2.
4. Submitted by	Name: Cantrell & Crowley, Address: Architects, 118 Rock Road,		
5. Applicant	Name: Citywest Limited, Address: 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 2285  Date 09/10/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2609  Date 24/11/2000	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**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Telefon: 01-414 9000  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**

County Hall  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9000  
Fax: 01-414 9104

Cantrell & Crowley,  
Architects,  
118 Rock Road,  
Booterstown,  
County Dublin.

**NOTIFICATION OF GRANT OF Permission**

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Final Grant Order Number 2609	Date of Final Grant 24/11/2000
Decision Order Number 2285	Date of Decision 09/10/2000
Register Reference S00A/0304	Date 11/08/00

**Applicant** Citywest Limited,

**Development** Technical, Financial, Sales, Support and Services unit for an international trading company in the total building, which has a floor area of approximately 6980 sq.m of existing permission Reg. Ref. S99A/0640 as required by Condition No. 8

**Location** Site 1012-1014 Kingswood Avenue, Citywest Business Campus Brownsbarn, Naas Road, Dublin 24.

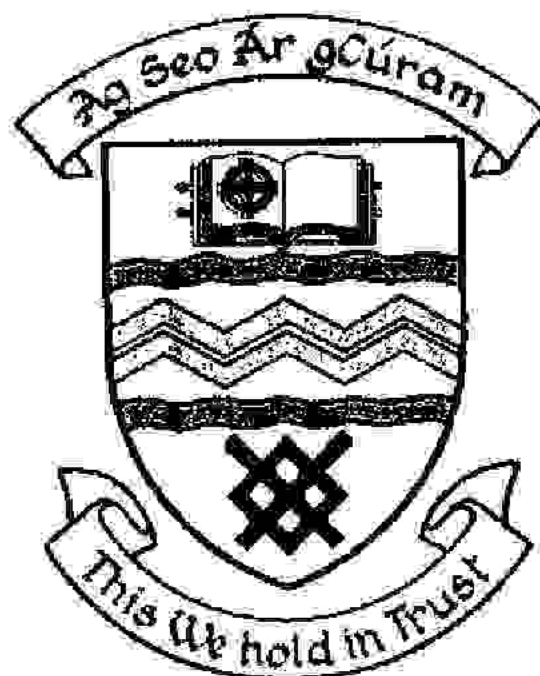
**Floor Area** 6980.00 Sq Metres  
**Time extension(s) up to and including** 21/07/2000  
**Additional Information Requested/Received** /11/08/2000

A Permission has been granted for the development described above,  
subject to the following (10) Conditions.

RÉG REF. S00A/0304 **SOUTH DUBLIN COUNTY COUNCIL**  
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Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9000  
Facs: 01-414 9104



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DEPARTMENT**

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Town Centre, Tallaght  
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Telephone: 01-414 9000  
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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 11/08/00, 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 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 County Council. In particular:
  - (a) foul and surface water drainage systems must be separate.
  - (b) surface water flow from the site shall be limited to agricultural run off 13.3 litres/second/hectare and the applicant shall submit details of proposed attenuation to the Planning Authority for agreement.
  - (c) a revised watermain layout shall be submitted for the approval of the Area Engineer at Deansrath Depot, (01) 4570784.
  - (d) all watermains greater than 150mm diameter shall be ductile iron.
  - (e) no part of the perimeter of a building shall be greater than 46m from a hydrant.
  - (f) watermains shall be laid in accessible open areas.
  - (g) no building shall lie within 5m of watermains less than 225mm in diameter.

**REASON:**

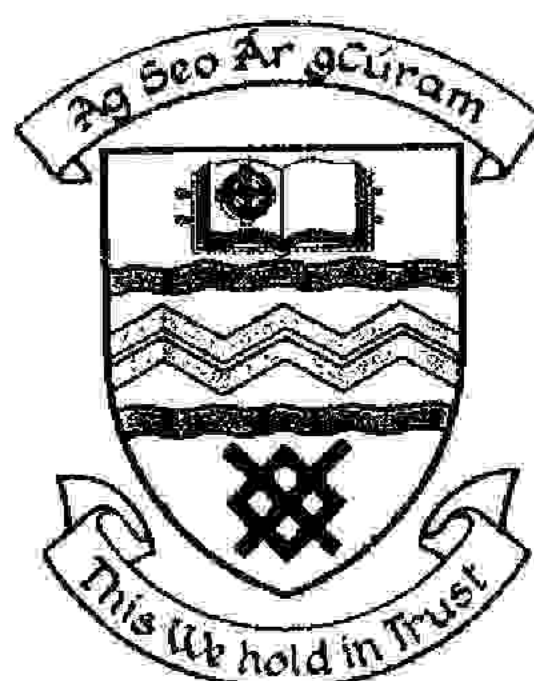
In order to comply with the Sanitary Services Acts, 1878-1964.



**SOUTH DUBLIN COUNTY COUNCIL**  
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Halla an Chontae  
 Lár an Bhaile, Tarnhlacht  
 Baile Átha Cliath 24

Telefon: 01-414 9000  
 Facs: 01-414 9104



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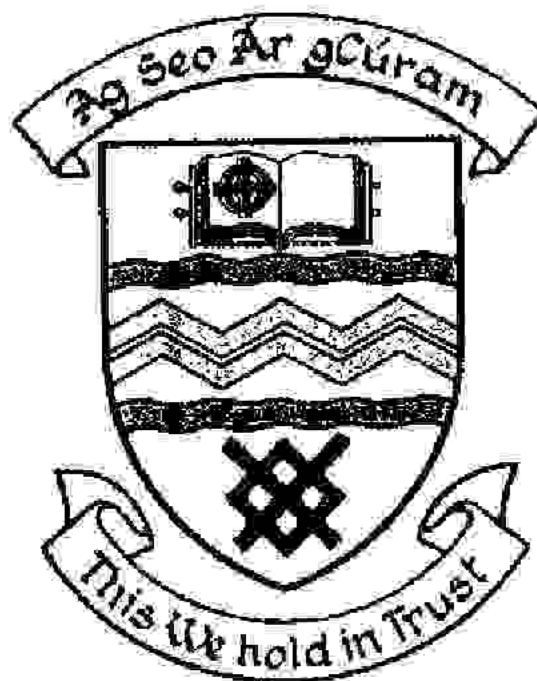
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 Fax: 01-414 9104

- 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 interests 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.  
 REASON:  
 In the interest of visual amenity.
- 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 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. 11, 12 and 13 of Register Reference S99A/0640 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

REG REF. S00A/0304 **SOUTH DUBLIN COUNTY COUNCIL**  
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Halla an Chontae  
Lár an Bhaile, Tamhlacht  
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Telefon: 01-414 9000  
Facs: 01-414 9104



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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.

  
.....27/11/00  
for SENIOR ADMINISTRATIVE OFFICER



**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Telefon: 01-414 9000  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

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

Decision Order Number 2285	Date of Decision 09/10/2000
Register Reference S00A/0304	Date: 09/05/00

**Applicant** Citywest Limited,

**Development** Technical, Financial, Sales, Support and Services unit for an international trading company in the total building, which has a floor area of approximately 6980 sq.m of existing permission Reg. Ref. S99A/0640 as required by Condition No. 8

**Location** Site 1012-1014 Kingswood Avenue, Citywest Business Campus Brownsbarn, Naas Road, Dublin 24.

**Floor Area** Sq Metres

**Time extension(s) up to and including** 21/07/2000

**Additional Information Requested/Received** /11/08/2000

**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 ( 10 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... *MY* ..... 09/10/00  
for SENIOR ADMINISTRATIVE OFFICER

Cantrell & Crowley,  
Architects,  
118 Rock Road,  
Booterstown,  
County Dublin.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Telefon: 01-414 9000  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S00A/0304

**Conditions and Reasons**

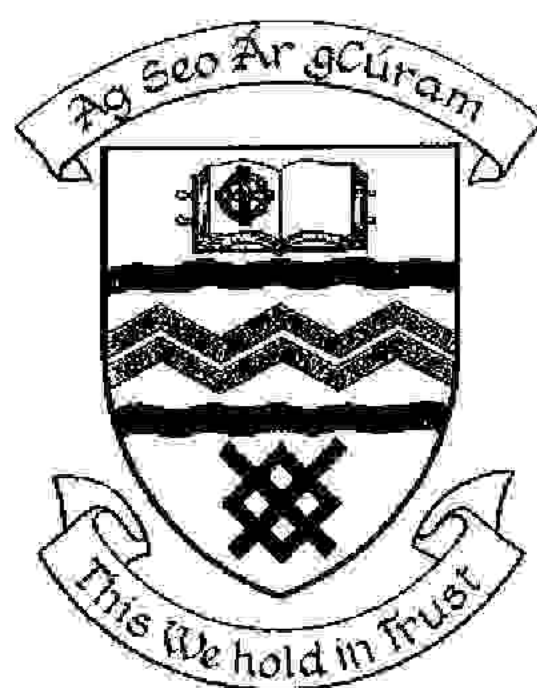
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 11/08/00, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 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 County Council. In particular:
  - (a) foul and surface water drainage systems must be separate.
  - (b) surface water flow from the site shall be limited to agricultural run off 13.3 litres/second/hectare and the applicant shall submit details of proposed attenuation to the Planning Authority for agreement.
  - (c) a revised watermain layout shall be submitted for the approval of the Area Engineer at Deansrath Depot, (01) 4570784.
  - (d) all watermains greater than 150mm diameter shall be ductile iron.
  - (e) no part of the perimeter of a building shall be greater than 46m from a hydrant.
  - (f) watermains shall be laid in accessible open areas.



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Facs: 01-414 9104



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DEPARTMENT**  
County Hall,  
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Telephone: 01-414 9000  
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REG. REF. S00A/0304

- (g) no building shall lie within 5m of watermains less than 225mm in diameter.

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 interests 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.

REASON:

In the interest of visual amenity.

- 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.



**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S00A/0304

**REASON:**

In the interest of traffic safety.

- 10 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. 11, 12 and 13 of Register Reference S99A/0640 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.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0304	
1. Location	Site 1012-1014 Kingswood Avenue, Citywest Business Campus Brownsbarn, Naas Road, Dublin 24.		
2. Development	Technical, Financial, Sales, Support and Services unit for an international trading company in the total building, which has a floor area of approximately 6980 sq.m of existing permission Reg. Ref. S99A/0640 as required by Condition No. 8		
3. Date of Application	09/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Cantrell & Crowley, Address: Architects, 118 Rock Road,		
5. Applicant	Name: Citywest Limited, Address: 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 1553  Date 14/07/2000	Effect TX REQUEST TIME EXTENSION	
7. Grant	O.C.M. No. Date	Effect TX REQUEST TIME EXTENSION	
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,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1490	Date of Decision 07/07/2000
Register Reference S00A/0304	Date 09/05/00

Applicant Citywest Limited,  
App. Type Permission  
Development Technical, Financial, Sales, Support and Services unit for  
an international trading company in the total building,  
which has a floor area of approximately 6980 sq.m of  
existing permission Reg. Ref. S99A/0640 as required by  
Condition No. 8

Location Site 1012-1014 Kingswood Avenue, Citywest Business Campus  
Brownsbarn, 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 14/07/2000

Yours faithfully

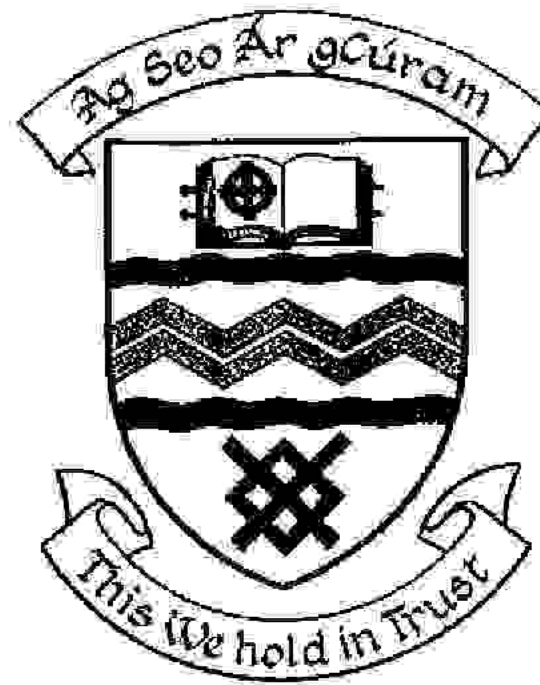
.....*MJ*..... 07/07/00  
for SENIOR ADMINISTRATIVE OFFICER

Cantrell & Crowley,  
Architects,  
118 Rock Road,  
Booterstown,  
County Dublin.



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0304
1. Location	Site 1012-1014 Kingswood Avenue, Citywest Business Campus Brownsbarn, Naas Road, Dublin 24.	
2. Development	Technical, Financial, Sales, Support and Services unit for an international trading company in the total building, which has a floor area of approximately 6980 sq.m of existing permission Reg. Ref. S99A/0640 as required by Condition No. 8	
3. Date of Application	09/05/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 1. 11/08/2000 2. 2.
4. Submitted by	Name: Cantrell & Crowley, Address: Architects, 118 Rock Road,	
5. Applicant	Name: Citywest Limited, Address: 27 Dawson Street, Dublin 2.	
6. Decision	O.C.M. No. 1601  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,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1553	Date of Decision 14/07/2000
Register Reference S00A/0304	Date 09/05/00

**Applicant** Citywest Limited,  
**App. Type** Permission  
**Development** Technical, Financial, Sales, Support and Services unit for an international trading company in the total building, which has a floor area of approximately 6980 sq.m of existing permission Reg. Ref. S99A/0640 as required by Condition No. 8

**Location** Site 1012-1014 Kingswood Avenue, Citywest Business Campus Brownsbarn, 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 21/07/2000

Yours faithfully

*[Signature]*  
..... 14/07/00  
for SENIOR ADMINISTRATIVE OFFICER

Cantrell & Crowley,  
Architects,  
118 Rock Road,  
Booterstown,  
County Dublin.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0304	
1. Location	Site 1012-1014 Kingswood Avenue, Citywest Business Campus Brownsbarn, Naas Road, Dublin 24.		
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3. Date of Application	09/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1. 11/08/2000  2.
4. Submitted by	Name: Cantrell & Crowley, Address: Architects, 118 Rock Road,		
5. Applicant	Name: Citywest Limited, Address: 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 1601  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			
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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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Bosca 4122,  
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Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1601	Date of Decision 20/07/2000
Register Reference S00A/0304	Date: 09/05/00

**Applicant** Citywest Limited,  
**Development** Technical, Financial, Sales, Support and Services unit for an international trading company in the total building, which has a floor area of approximately 6980 sq.m of existing permission Reg. Ref. S99A/0640 as required by Condition No. 8

**Location** Site 1012-1014 Kingswood Avenue, Citywest Business Campus Brownsbarn, Naas Road, Dublin 24.

**App. Type** Permission

Dear Sir/Madam,  
With reference to your planning application, received on 09/05/00 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 Planning Authority note that the original permission granted on this site under Reg. Ref. S99A/0640 was for use as business accommodation for either showrooms, warehousing offices or production in any proportion thereof. The application as currently applied for appears to be for permission for a mainly office use. It is not clear if any proportion of showrooms, warehousing or production are involved. The applicant is requested to clarify the floor areas to be devoted to each of these uses.

Signed on behalf of South Dublin County Council

..... *M.Y.* .....  
for Senior Administrative Officer

20/07/00

Cantrell & Crowley,  
Architects,  
118 Rock Road,  
Booterstown,  
County Dublin.