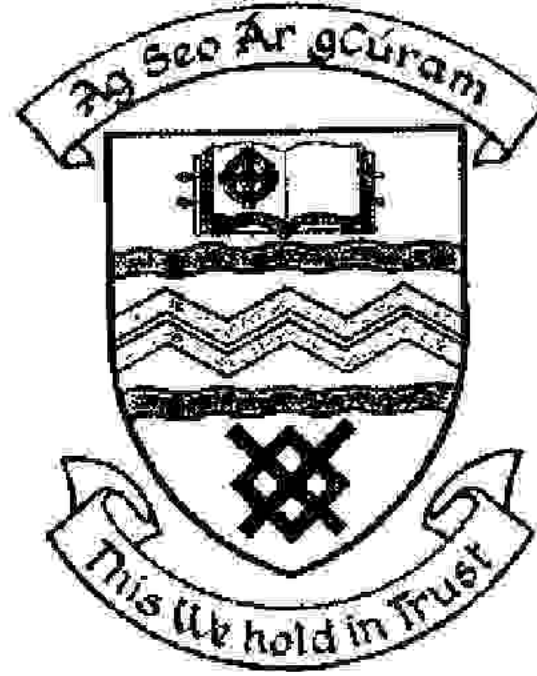


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0268	
1. Location	Phase 1, Citywest Business Campus, Brownsbarn, Naas Road, Co. Dublin.		
2. Development	For 2 facilities, to be constructed in 2 phases, consisting of a single storey production/warehouse building with 2 storey ancillary offices attached, and a terrace of 5 no. single storey production/warehouse units with 2 storey ancillary offices attached, with an overall floor area of 5,687 sq.m. The development which will include all associated site works, car parking, delivery yards and site services on a site of c.3 acres, with access from the main distributor road off the Naas Road via the new grade separated junction. The Site forms part of a previous overall permission, Reg. Ref. 90A/2340.		
3. Date of Application	20/04/00	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, 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 1332 Date 16/06/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1711 Date 01/08/2000	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.

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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 1993

Final Grant Order Number 1711	Date of Final Grant 01/08/2000
Decision Order Number 1332	Date of Decision 16/06/2000
Register Reference S00A/0268	Date 20/04/00

Applicant Citywest Limited,

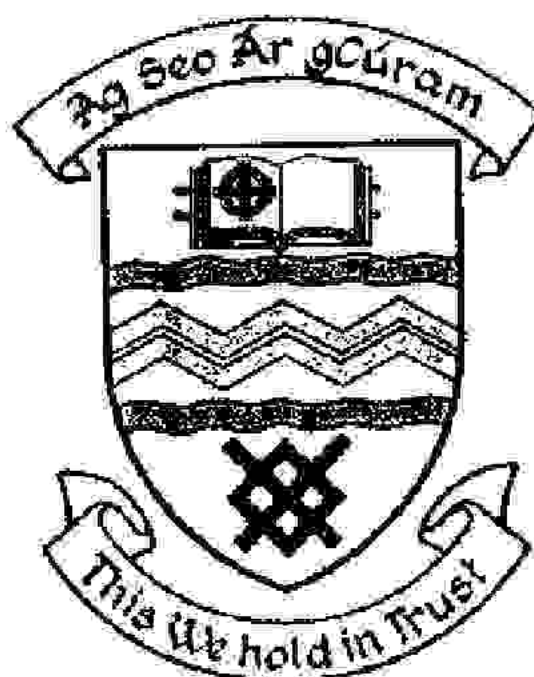
Development For 2 facilities, to be constructed in 2 phases, consisting of a single storey production/warehouse building with 2 storey ancillary offices attached, and a terrace of 5 no. single storey production/warehouse units with 2 storey ancillary offices attached, with an overall floor area of 5,687 sq.m. The development which will include all associated site works, car parking, delivery yards and site services on a site of c.3 acres, with access from the main distributor road off the Naas Road via the new grade separated junction. The Site forms part of a previous overall permission, Reg. Ref. 90A/2340.

Location Phase 1, Citywest Business Campus, Brownsbarn, Naas Road, Co. Dublin.

Floor Area 5387.00 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 (15) 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 County Council.

(a) Foul Sewer

- The developer shall ensure full and complete separation of foul and surface water systems.
- All 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 minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

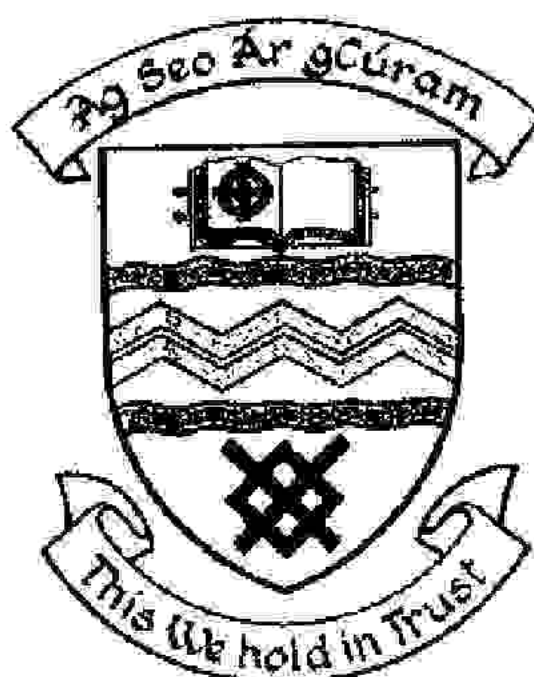
(b) Surface Water Sewer

- The developer shall ensure full and complete separation of foul and surface water systems.
- All 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 minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

(c) Water

- Spurs shall not end with a duckfoot hydrant. Spurs shall be looped back into themselves.
- Prior to the commencement of works, the applicant shall submit for the approval of the Area Engineer, Deansrath a revised watermain layout. Details of watermain size, valve, meter, hydrant layout and proposed point of connection to the existing watermain shall be lodged.
- All connections, swabbings, chlorination and tapping of mains shall be carried out by South Dublin County Council personnel at the applicant's expense. The applicant shall provide 24 hour water storage for each unit.

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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:

To serve a satisfactory appearance to the development.

- 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.

- 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.

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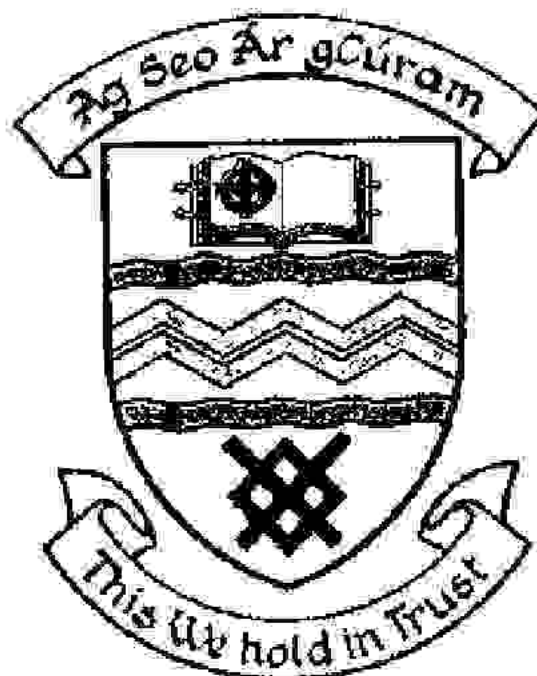
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- 10 All surface water run-off from truck parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer.
REASON:
In the interests of the proper planning and development of the area.
- 11 That a financial contribution in the sum of £18,000 (eighteen thousand pounds) EUR 22,855 (twenty two thousand eight hundred and fifty five 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 a sum of £18,000 (eighteen thousand pounds) EUR 22,855 (twenty two thousand eight hundred and fifty five 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 north/south distributor road from the southern boundary of the site to the southern boundary of the lands owned by the Council to the South) facilitating the proposed development, in accordance with the requirements of Section 26 (2)(h) of the Local Government (Planning and Development) Act, 1963. The contribution is payable before the commencement of development.
REASON:
It is considered reasonable that the 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 £24,533 (twenty four thousand five hundred and thirty three pounds) EUR 31,151 (thirty one thousand one hundred and fifty one 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 £15,000 (fifteen thousand pounds) EUR 19,046 (nineteen thousand and forty six 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.

- 15 The developer shall pay before the commencement of development a sum of £3,000 (three thousand pounds) EUR 3,809 (three thousand eight hundred and nine 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.

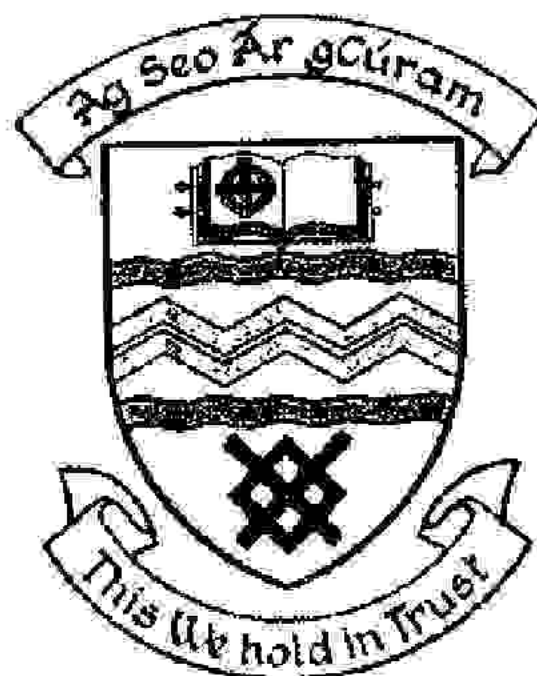
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority,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

REG REF. S00A/0268

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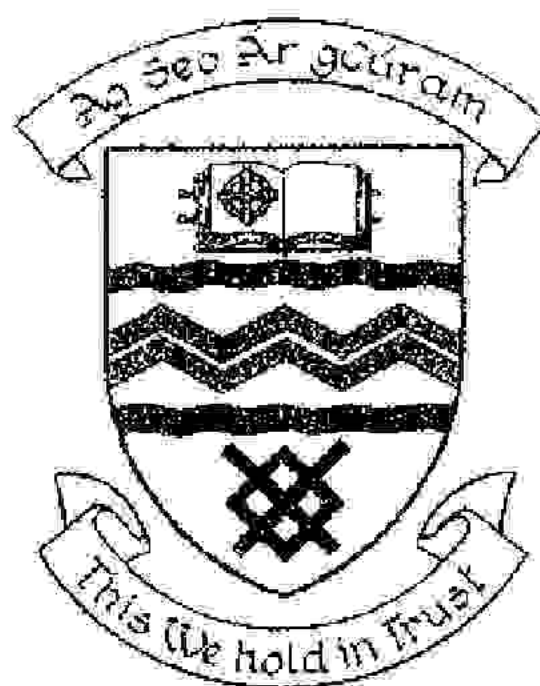
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Signed on behalf of South Dublin County Council.

.....01/08/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0268	
1. Location	Phase 1, Citywest Business Campus, Brownsbarn, Naas Road, Co. Dublin.		
2. Development	For 2 facilities, to be constructed in 2 phases, consisting of a single storey production/warehouse building with 2 storey ancillary offices attached, and a terrace of 5 no. single storey production/warehouse units with 2 storey ancillary offices attached, with an overall floor area of 5,687 sq.m. The development which will include all associated site works, car parking, delivery yards and site services on a site of c.3 acres, with access from the main distributor road off the Naas Road via the new grade separated junction. The Site forms part of a previous overall permission, Reg. Ref. 90A/2340.		
3. Date of Application	20/04/00	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, 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 1332 Date 16/06/2000	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			

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

Decision Order Number 1332	Date of Decision 16/06/2000
Register Reference S00A/0268	Date: 20/04/00

Applicant Citywest Limited,

Development For 2 facilities, to be constructed in 2 phases, consisting of a single storey production/warehouse building with 2 storey ancillary offices attached, and a terrace of 5 no. single storey production/warehouse units with 2 storey ancillary offices attached, with an overall floor area of 5,687 sq.m. The development which will include all associated site works, car parking, delivery yards and site services on a site of c.3 acres, with access from the main distributor road off the Naas Road via the new grade separated junction. The Site forms part of a previous overall permission, Reg. Ref. 90A/2340.

Location Phase 1, Citywest Business Campus, Brownsbarn, Naas Road, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

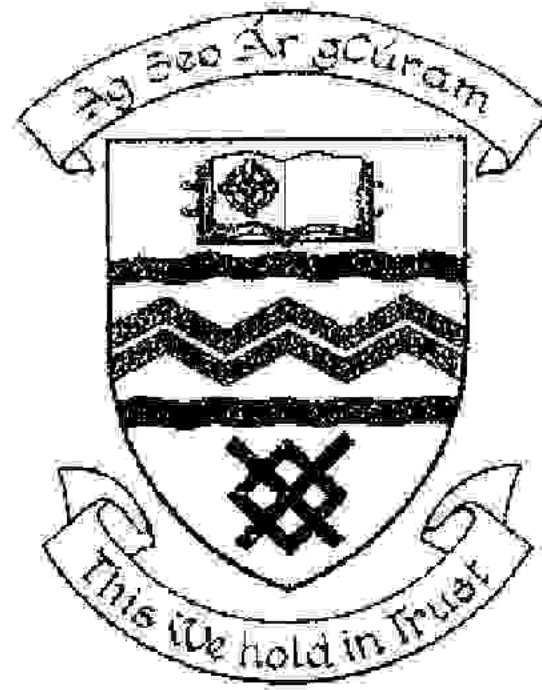
Clarification of Additional Information Requested/Received /

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

Brian O'Halloran & Associates,
23 Herbert Place,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0268

lt 16/06/00
for SENIOR ADMINISTRATIVE OFFICER

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 County Council.

(a) Foul Sewer

- The developer shall ensure full and complete separation of foul and surface water systems.
- All 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 minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

(b) Surface Water Sewer

- The developer shall ensure full and complete separation of foul and surface water systems.

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(c) Water

- Spurs shall not end with a duckfoot hydrant. Spurs shall be looped back into themselves.
- Prior to the commencement of works, the applicant shall submit for the approval of the Area Engineer, Deansrath a revised watermain layout. Details of watermain size, valve, meter, hydrant layout and proposed point of connection to the existing watermain shall be lodged.
- All connections, swabbings, chlorination and tapping of mains shall be carried out by South Dublin County Council personnel at the applicant's expense. The applicant shall provide 24 hour water storage for each unit.

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.

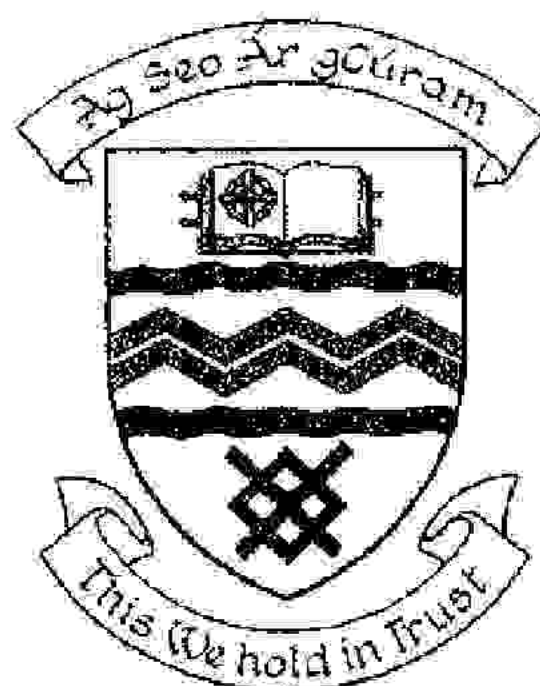
REASON:

In the interest of traffic safety.

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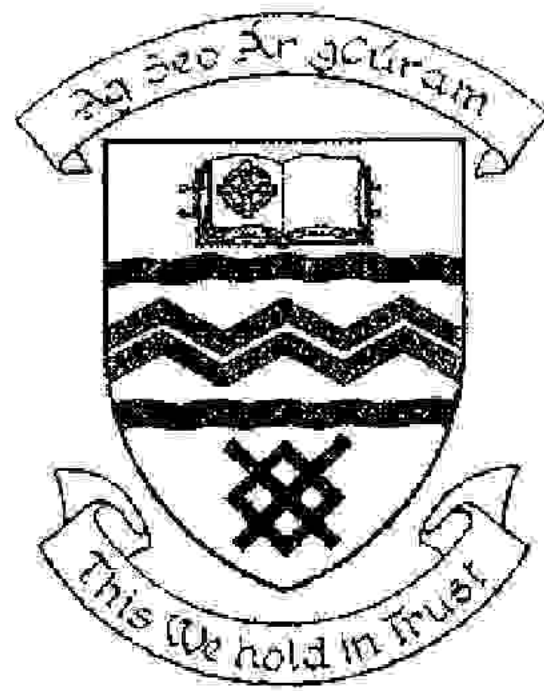
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REG REF: S00A/0268

- 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:
To serve a satisfactory appearance to the development.
- 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.
- 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 All surface water run-off from truck parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer.
REASON:
In the interests of the proper planning and development of the area.
- 11 That a financial contribution in the sum of £18,000 (eighteen thousand pounds) EUR 22,855 (twenty two thousand eight hundred and fifty five 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:

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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 a sum of £18,000 (eighteen thousand pounds) EUR 22,855 (twenty two thousand eight hundred and fifty five 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 north/south distributor road from the southern boundary of the site to the southern boundary of the lands owned by the Council to the South) facilitating the proposed development, in accordance with the requirements of Section 26 (2) (h) of the Local Government (Planning and Development) Act, 1963. The contribution is payable before the commencement of development.

REASON:

It is considered reasonable that the 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 £24,533 (twenty four thousand five hundred and thirty three pounds) EUR 31,151 (thirty one thousand one hundred and fifty one 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 £15,000 (fifteen thousand pounds) EUR 19,046 (nineteen thousand and forty six euros) to secure the provision and satisfactory completion to taking in charge standard of

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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.

- 15 The developer shall pay before the commencement of development a sum of £3,000 (three thousand pounds) EUR 3,809 (three thousand eight hundred and nine 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.