

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0059	
1. Location	Site 3034/3044, Citywest Campus, Brownsbarn, Dublin 24.		
2. Development	Office development comprising two blocks, two storeys high with two storey connecting glazed link and single storey glazed link at first floor level connecting the proposed development to the existing adjoining building, roof plant rooms, ESB sub-station/refuse store/air handling plant/service enclosure, car parking and associated site development works with access from new interchange on Naas Road.		
3. Date of Application	04/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: James Smyth Architects, Address: Owenstown House, Fosters Avenue,		
5. Applicant	Name: American On Line/Citywest Ltd., Address: 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 0677 Date 31/03/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1011 Date 11/05/2000	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			

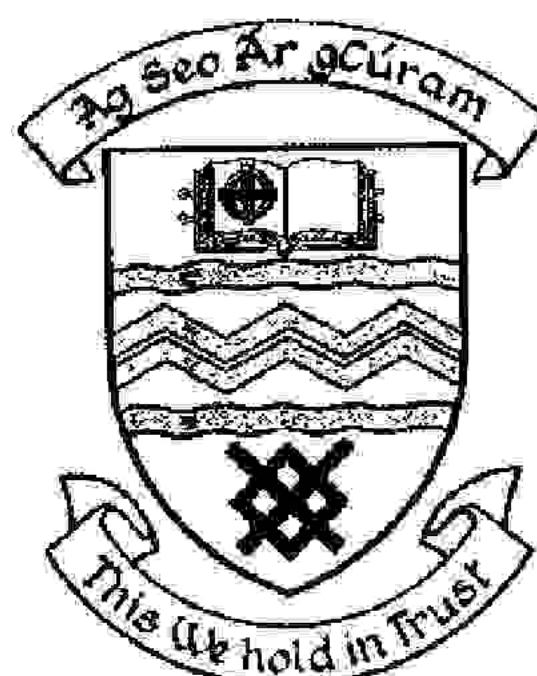
14.

Registrar

Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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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 1011	Date of Final Grant 11/05/2000
Decision Order Number 0677	Date of Decision 31/03/2000
Register Reference S00A/0059	Date 04/02/00

Applicant American On Line/Citywest Ltd.,

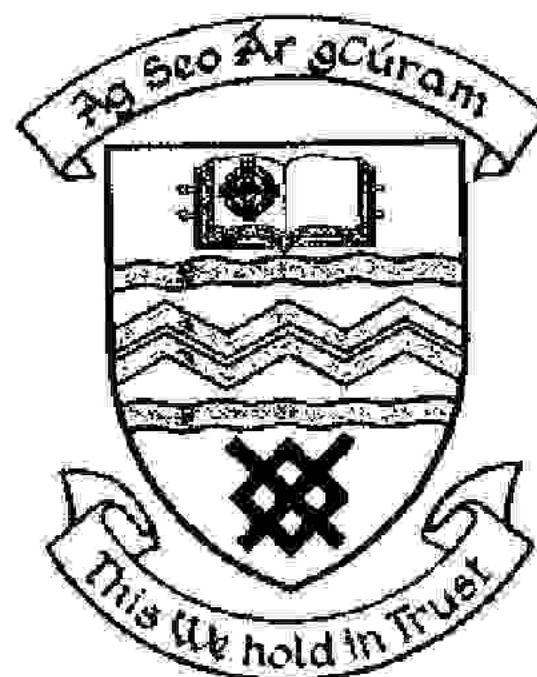
Development Office development comprising two blocks, two storeys high with two storey connecting glazed link and single storey glazed link at first floor level connecting the proposed development to the existing adjoining building, roof plant rooms, ESB sub-station/refuse store/air handling plant/service enclosure, car parking and associated site development works with access from new interchange on Naas Road.

Location Site 3034/3044, Citywest Campus, Brownsbarn, Dublin 24.

Floor Area 15946.00 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 (18) 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 as amended by Unsolicited Additional received on 24/02/00, 06/03/00 and 25/02/00, 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 South Dublin County Council.

Foul Sewer:

- (a) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve this minimum cover pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (b) The developer shall ensure the full separation of foul and surface water systems.

REASON:

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

- 4 **Surface Water:**

- Applicant shall submit the calculations involved for the storage requirement of the attenuation pond as indicated in drawing 1149/C01.
- Applicant shall restrict surface water discharge to 6l/s/ha. Drawing 1149/C02 indicates a maximum flow of 20.7 l/s for the site. This would amount to an allowable discharge of 13.3 l/s/ha this should be amended to 9.36 l/s as indicated in drawing 1149/C01. Details shall be agreed in writing with the Planning Authority prior to the commencement of development on the site.

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Water Supply:

- Prior to the 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. The layout to be in accordance with Part B of 1997 Building Regulations and to the approval of the Chief Fire Officer.

REASON:

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

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

REASON:

In the interest of health.

- 6 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 interests of the proper planning and development of the area.

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

REASON:

In the interest of visual amenity.

- 8 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:

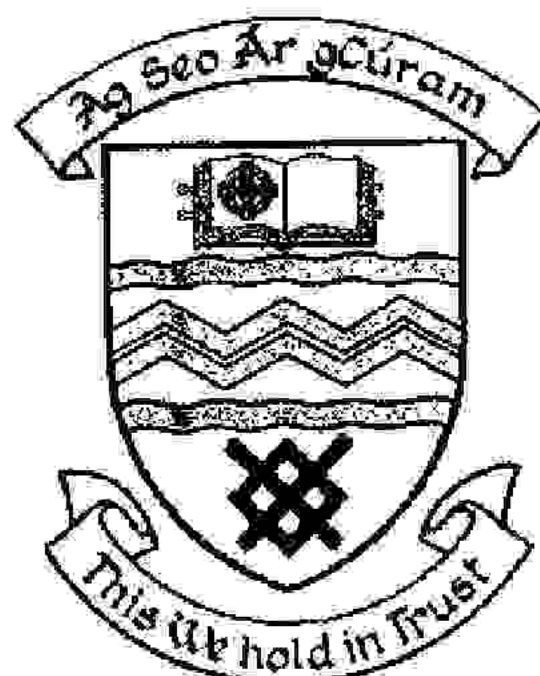
In the interests of visual amenity.

- 9 The use of the permitted buildings shall be for office based industry as indicated in unsolicited additional information received on 25/02/00.

REASON:

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

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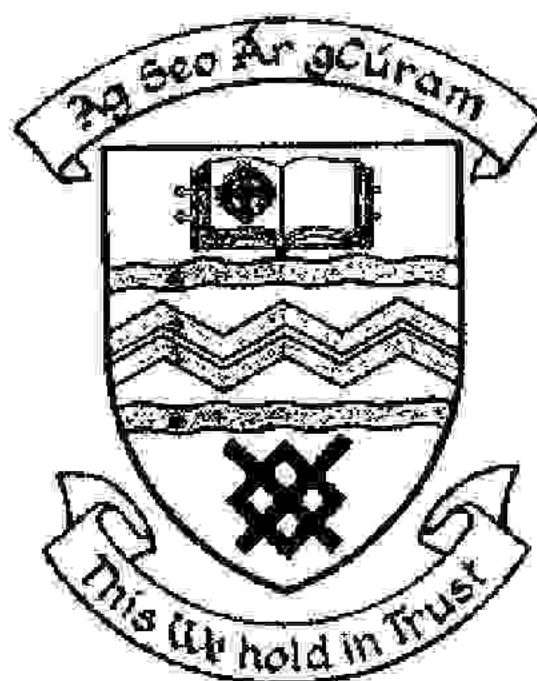
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- 10 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
 REASON:
 In the interest of amenity.
- 11 The car parking area indicated on the submitted plans shall be clearly marked out and available at all times for car parking use.
 REASON:
 In the interest of the proper planning and development of the area.
- 12 A 1.5m wide pathway shall be provided on Kingswood Avenue from the site entrance to the Citywest Road junction.
 REASON:
 In the interest of traffic safety.
- 13 All excess excavated material shall be removed from the site and shall be deposited to the satisfaction of the Planning Authority in a matter to be agreed by the Planning Authority.
 REASON:
 In the interests of visual amenity.
- 14 Details of external colour finishes 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.
- 15 That a financial contribution in the sum of £24,480 (twenty four thousand four hundred and eighty pounds) EUR 31,083 (thirty one thousand and eighty three 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.
- 16 The developer shall pay before the commencement of development a sum of £36,720 (thirty six thousand seven

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hundred and twenty pounds) EUR 46,625 (forty six thousand six hundred and twenty 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 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.

- 17 That a financial contribution in the sum of £33,577 (thirty three thousand five hundred and seventy seven pounds) EUR 42,634 (forty two thousand six hundred and twenty four 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.

- 18 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 £20,400 (twenty thousand four hundred pounds) EUR 25,903 (twenty five thousand nine hundred and three euros) to secure the provision and satisfactory completion to taking in charge standard of roads, footpaths, watermains, drains, public open space and other services required in connection with the development.

REASON:

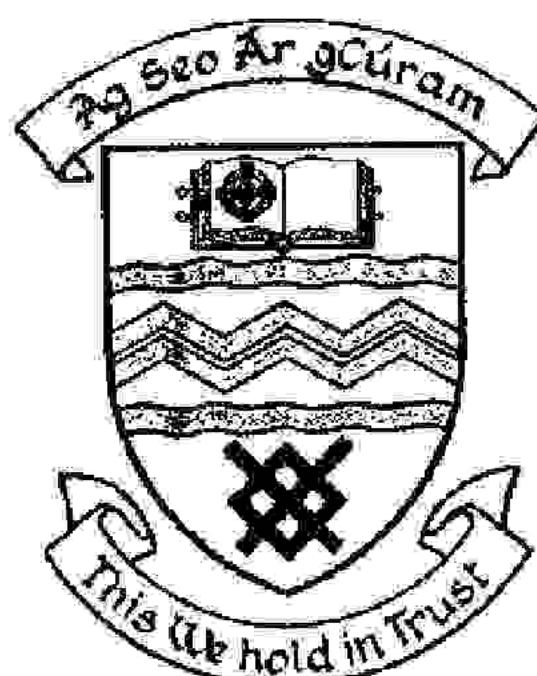
To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.

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-
- (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.

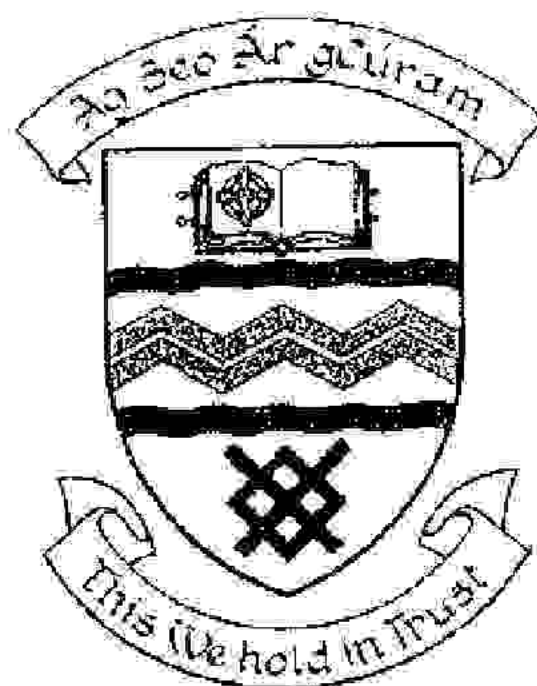
Signed on behalf of South Dublin County Council.

11/05/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0677	Date of Decision 31/03/2000
Register Reference S00A/0059	Date: 04/02/00

Applicant American On Line/Citywest Ltd.,

Development Office development comprising two blocks, two storeys high with two storey connecting glazed link and single storey glazed link at first floor level connecting the proposed development to the existing adjoining building, roof plant rooms, ESB sub-station/refuse store/air handling plant/service enclosure, car parking and associated site development works with access from new interchange on Naas Road.

Location Site 3034/3044, Citywest Campus, Brownsbarn, Dublin 24.

Floor Area Sq Metres


Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

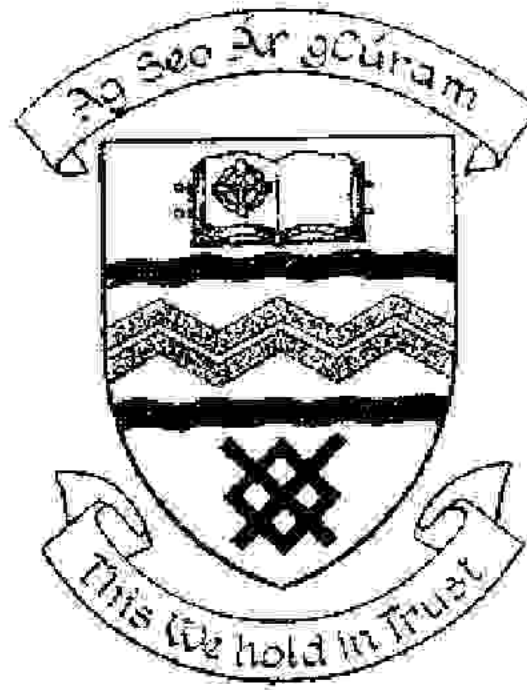
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

subject to the conditions (18) on the attached Numbered Pages,
Signed on behalf of the South Dublin County Council.

 31/03/00
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 as amended by Unsolicited Additional received on 24/02/00, 06/03/00 and 25/02/00, 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 South Dublin County Council.

Foul Sewer:

- (a) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve this minimum cover pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (b) The developer shall ensure the full separation of foul and surface water systems.

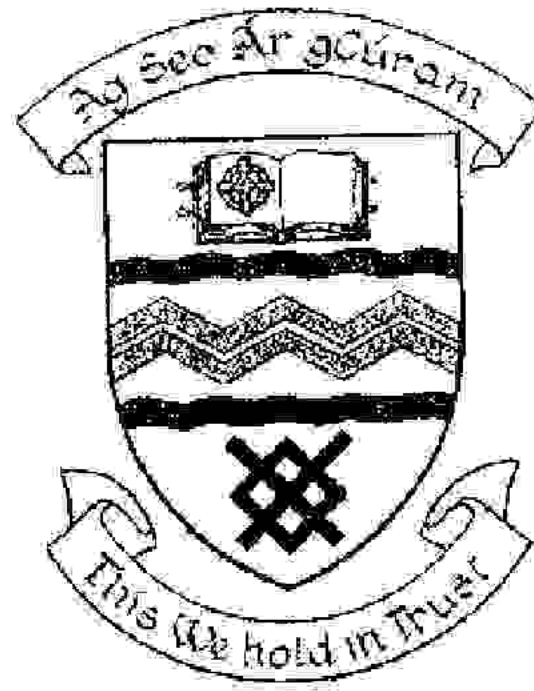
REASON:

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

- 4 Surface Water:

- Applicant shall submit the calculations involved for the storage requirement of the attenuation pond as indicated in drawing 1149/C01.
- Applicant shall restrict surface water discharge to 6l/s/ha. Drawing 1149/C02 indicates a maximum flow

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of 20.7 l/s for the site. This would amount to an allowable discharge of 13.3 l/s/ha this should be amended to 9.36 l/s as indicated in drawing 1149/C01. Details shall be agreed in writing with the Planning Authority prior to the commencement of development on the site.

Water Supply:

Prior to the 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. The layout to be in accordance with Part B of 1997 Building Regulations and to the approval of the Chief Fire Officer.

REASON:

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

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

REASON:

In the interest of health.

- 6 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:

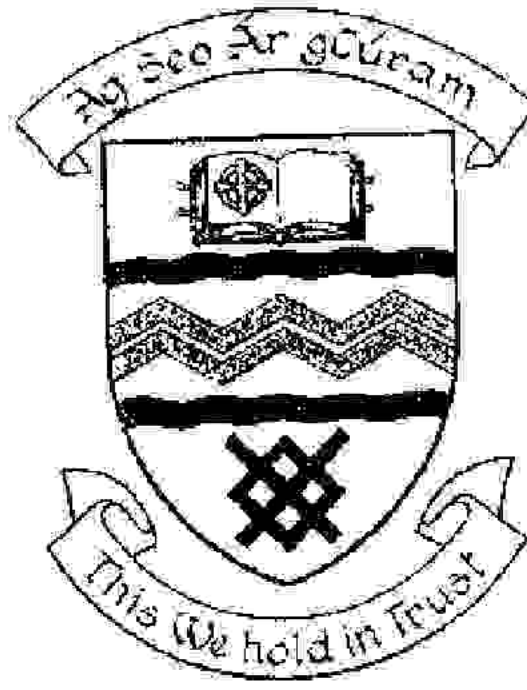
In the interests of the proper planning and development of the area.

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

REASON:

In the interest of visual amenity.

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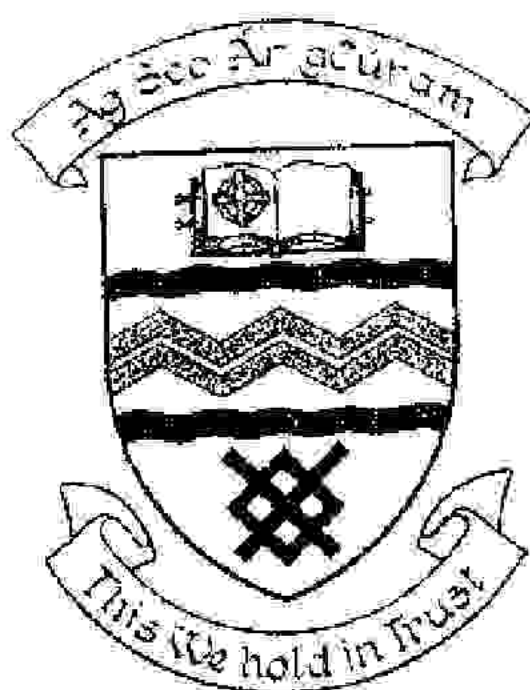
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- 8 Prior to the commencement of development on the site full details of site boundary treatment shall be lodged and agreed with the Planning Authority.
REASON:
In the interests of visual amenity.
- 9 The use of the permitted buildings shall be for office based industry as indicated in unsolicited additional information received on 25/02/00.
REASON:
In the interest of the proper planning and development of the area.
- 10 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.
- 11 The car parking area indicated on the submitted plans shall be clearly marked out and available at all times for car paring use.
REASON:
In the interest of the proper planning and development of the area.
- 12 A 1.5m wide pathway shall be provided on Kingswood Avenue from the site entrance to the Citywest Road junction.
REASON:
In the interest of traffic safety.
- 13 All excess excavated material shall be removed from the site and shall be deposited to the satisfaction of the Planning Authority in a matter to be agreed by the Planning Authority.
REASON:
In the interests of visual amenity.
- 14 Details of external colour finishes shall be lodged and agreed in writing with the Planning Authority prior to the commencement of development on the site.
REASON:

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

- 15 That a financial contribution in the sum of £24,480 (twenty four thousand four hundred and eighty pounds) EUR 31,083 (thirty one thousand and eighty three 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.

- 16 The developer shall pay before the commencement of development a sum of £36,720 (thirty six thousand seven hundred and twenty pounds) EUR 46,625 (forty six thousand six hundred and twenty 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 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.

- 17 That a financial contribution in the sum of £33,577 (thirty three thousand five hundred and seventy seven pounds) EUR 42,634 (forty two thousand six hundred and twenty four euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

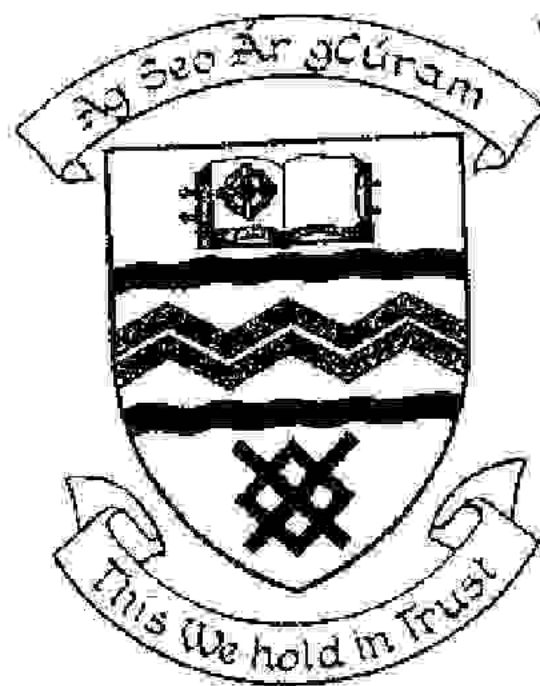
REASON:

The provision of such services in the area by the Council

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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 18 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 £20,400 (twenty thousand four hundred pounds) EUR 25,903 (twenty five thousand nine hundred and three 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.