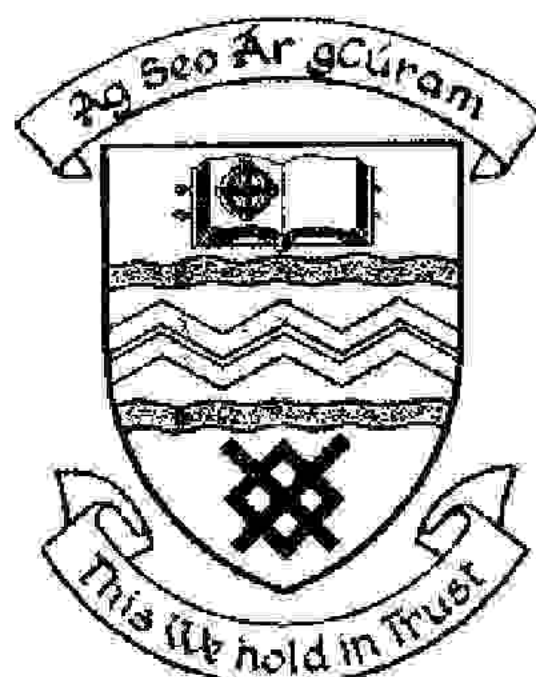


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S00A/0046	
1. Location	Located to east of the existing road N82 (Citywest Road) and north of the proposed east west distributor road (City west Avenue) and south west of the proposed Lake Drive Road at Citywest Business Campus, Naas Road, Dublin 24.			
2. Development	<p>Business park development to include a substantial office element and a small retail and restaurant use element comprising in total, 9 no. three storey office blocks of 27230 metres squared gross floor area in total, ranging from 375 metres squared to 4175 metres squared, a two storey restaurant of 300 metres squared floor area, adjacent to Block C, a two storey mixed use block with 375 metres squared of office accommodation at first floor level and 375 metres squared of retail element at ground floor level. The proposed development also includes the provision of car parks, footpaths and car park roadways, building floodlighting, sub-stations, site and perimeter landscaping, site infra-structural works including a surface water attenuation system and all associated site development and service provision works, also a section of the proposed Lake Drive Road carriage to the north east of the subject site.</p> <p>In addition outline permission is sought for a two-storey creche building, a single storey shop building and a bar, a restaurant feature building in the centre of the site, all on a 6.15 hectare (15.20 acre) site.</p>			
3. Date of Application	01/02/00	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission and Outline Permission	1. 2.	1. 2.	
4. Submitted by	Name: Burke-Kennedy, Doyle Architects, Address: 6-7 Harcourt Terrace, Dublin 2.			
5. Applicant	Name: Citywest Limited, Address: 7 Dawson Street, Dublin 2.			
6. Decision	O.C.M. No. 0666 Date 30/03/2000	Effect AB GRANT PERMISSION & GRANT OUTLINE PERM.		
7. Grant	O.C.M. No. 1011 Date 11/05/2000	Effect AB GRANT PERMISSION & GRANT OUTLINE PERM.		
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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Burke-Kennedy, Doyle Architects,
6-7 Harcourt Terrace,
Dublin 2.

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	0666	Date of Decision	30/03/2000
Register Reference	S00A/0046	Date	01/02/2000

Applicant Citywest Limited,

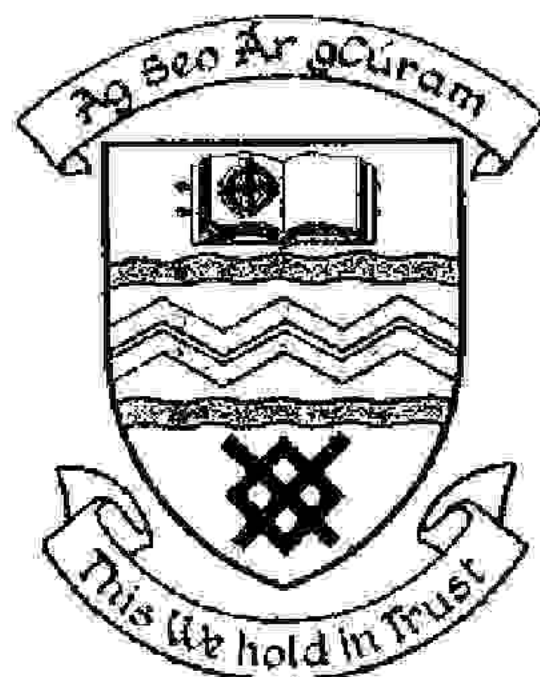
Development Business park development to include a substantial office element and a small retail and restaurant use element comprising in total, 9 no. three storey office blocks of 27230 metres square gross floor area in total, ranging from 375 metres squared to 4175 metres squared, a two storey restaurant of 300 metres squared floor area, adjacent to Block C, a two storey mixed use block with 375 metres squared of office accommodation at first floor level and 375 metres squared of retail element at ground floor level. The proposed development also includes the provision of car parks, footpaths and car park roadways, building floodlighting, sub-stations, site and perimeter landscaping, site infra-structural works including a surface water attenuation system and all associated site development and service provision works, also a section of the proposed Lake Drive Road carriage to the north east of the subject site.

In addition outline permission is sought for a two storey creche building, a single storey shop building and a bar, a restaurant feature building in the centre of the site, all on a 6.15 hectare (15.20 acre) site.

Location Located to east of the existing road N82 (Citywest Road) and north of the proposed east west distributor road (Citywest Avenue) and south west of the proposed Lake Drive Road at Citywest Business Campus, Naas Road, Dublin 24.

Floor Area
Time Extension(s) up to and including
Additional Information Requested/Received

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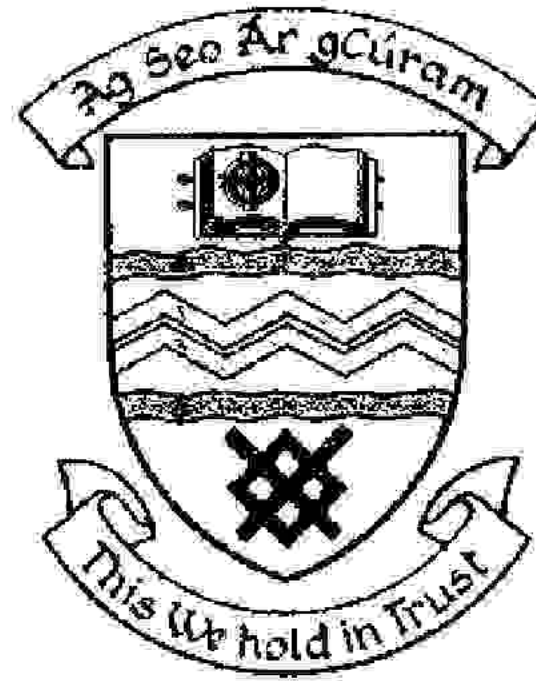
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A Permission has been granted for a business park development to include a substantial office element and a small retail and restaurant use element comprising in total, 9 no. three storey office blocks of 27230 metres square gross floor area in total, ranging from 375 metres squared to 4175 metres squared, a two storey restaurant of 300 metres squared floor area, adjacent to Block C, a two storey mixed use block with 375 metres squared of office accommodation at first floor level and 375 metres squared of retail element at ground floor level. The proposed development also includes the provision of car parks, footpaths and car park roadways, building floodlighting, sub-stations, site and perimeter landscaping, site infra-structural works including a surface water attenuation system and all associated site development and service provision works, also a section of the proposed Lake Drive Road carriage to the north east of the subject site subject to the following (17) conditions:

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 Information received on 7th March 2000 and 8th March 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 In respect of the requirement of the Environmental Health Office the developer shall comply with the following:
 - (a) 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.
 - (b) 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.
 - (c) The developer shall ensure that the lighting system is designed to minimise potential pollution from glare and spillage. Details shall be lodged and agreed with the Planning Authority prior to the commencement of development.
 - (d) Permanent ventilation to the outer air shall be provided in the offices and internal rooms.Reason:
In the interest of the proper planning and development of the area.
- 3 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.

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- 4
- (a) That off street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.
 - (b) A footpath/cycleway/grass margin shall be constructed on the northern side of Citywest Avenue. Details to be agreed with the Planning Authority before development commences.
 - (c) Footpaths shall be provided on the internal road. The extent of these together with pedestrian facilities through the site to be agreed with the Planning Authority before development commences.
 - (d) The roundabout at the junction of the Citywest Avenue and the Citywest Road (N82) is substandard with regard to deflection through it. This roundabout shall be altered to the requirements of the Roads Department as part of the construction of the Citywest Avenue Road. Details shall be agreed with the Planning Authority prior to the commencement of development on the site.
 - (e) Details of the roundabout at the junction of Citywest Avenue and internal estate road with regard to footpaths, deflection islands, vision splays etc. to be submitted for written agreement before development commences.
 - (f) Only one set-down area/bus bay shall be provided (Option 1).
 - (g) Construction depths of macadam of the East/West Distributor Road shall be 260mm in total comprising 40mm wearing course, 60mm dense basecourse macadam and 160mm Dense road base macadam.
 - (h) That the full length of Citywest Avenue from it junction with Citywest Road (N82) eastwards to the eastern boundary of the applicants ownership as shown on Drawing No. F9015-351 Rev M lodged with the application shall be constructed and available for use prior to the occupation of 50% of the development proposed.

REASON:

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

- 5
- That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal.

REASON:

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

- 6
- A specific user permission shall be obtained to each of the proposed blocks prior to occupation.

REASON:

In order to control the use of the proposed development and to ensure compliance with the zoning of the area.

- 7
- Details of landscaping plan shall be discussed and agreed with the County Councils Parks Department prior to the commencement of site works.

REASON:

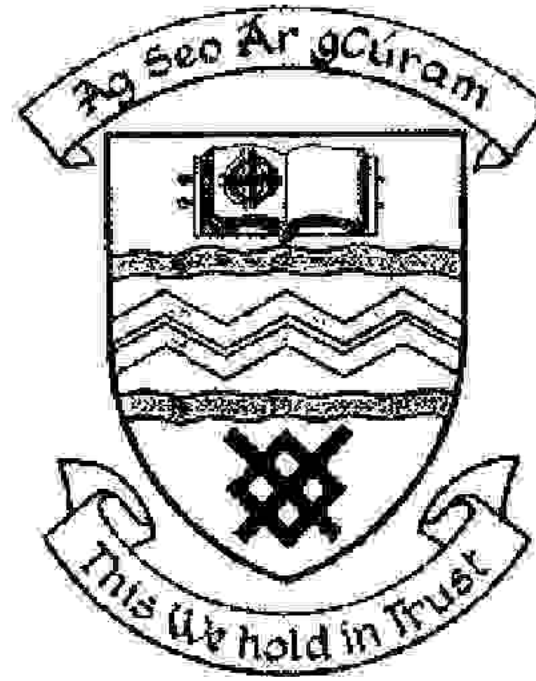
In the interest of the proper planning and development of the area.

- 8
- That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

These requirements include:

- (a) The developer shall ensure full and complete separation of the foul and surface water systems.
- (b) 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 embedded and surrounded in C20 concrete 150mm thick.

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- (c) Surface water shall be attenuated prior to the discharge of surface waters from the Citywest campus. A total surface water storage of 1,698 cubic metres is proposed consisting of 866 cubic metres on the proposed site and 832 cubic metres off site. Prior to the commencement of development the applicant shall submit details of the off site attenuation facility of 832 cubic metres. Details shall include the dimensions of the storage facility and details of the control device/s used. Details to be agreed in writing with South Dublin County Council.
- (d) Prior to the commencement of works the applicant shall submit for the approval of the Area Engineer, Deansrath 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 order to comply with the Sanitary Services Acts, 1878-1964.

- 9 All public services to the proposed development shall be lodged underground.

REASON:

In the interest of amenity.

- 10 All excess excavated material shall be removed from the site and shall be deposited to the satisfaction of the Planning Authority in accordance with details to be agreed with the Planning Authority.

REASON:

In the interests of amenity.

- 11 Details of external colour finishes shall be lodged for the written agreement of the Planning Authority prior to the commencement of development on the site.

REASON:

In the interests of visual amenity.

- 12 No part of the proposed buildings shall exceed 15 metres in height above existing ground levels. Details showing compliance with this requirement shall be lodged and agreed in writing with the Planning Authority prior to the commencement of development on the site.

REASON:

In order to comply with the requirements of the Department of Defence and in the interests of public safety.

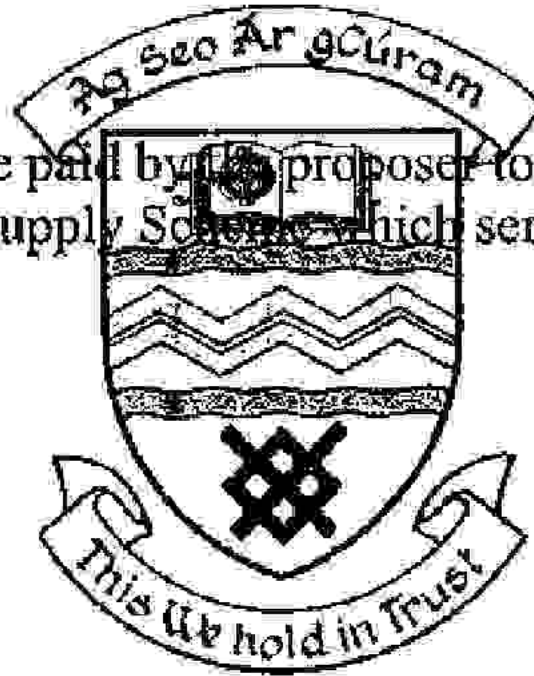
- 13 That a financial contribution in the sum of £91,200 (ninety one thousand two hundred pounds) EUR 115,800 (one hundred and fifteen thousand eight hundred euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on 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.

- 14 That a financial contribution in the sum of £124,697 (one hundred twenty four thousand six hundred and ninety seven pounds) EUR 158,333 (one hundred and fifty eight thousand three

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hundred and thirty 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.

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REASON:

The provision of such services in the area by the Council will facilitate that proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 15 The developer shall pay before the commencement of development a sum of £136,800 (one hundred and thirty six thousand eight hundred pounds) EUR 173,700 (one hundred and seventy three thousand seven hundred 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 the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 16 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 £76,000 (seventy six thousand pounds) EUR 96,500 (ninety six thousand five hundred 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.

- 17 The applicant shall submit to the Planning Authority a detailed and satisfactory mobility management plan for implementation before 50% of the development is first occupied.

REASON:

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

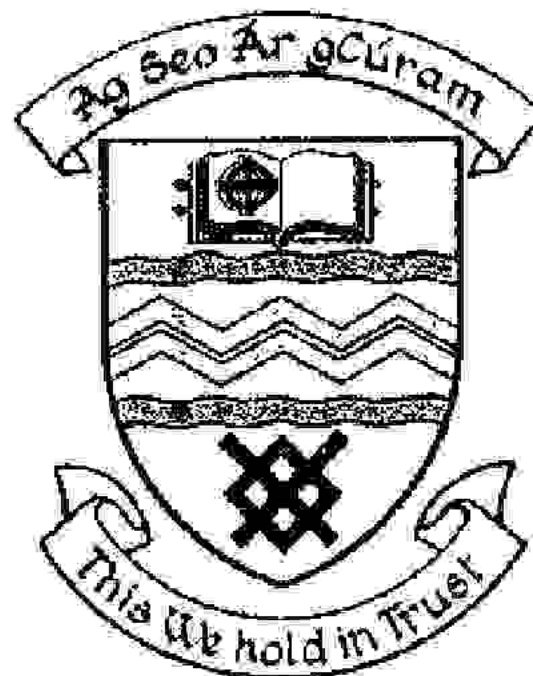
An outline permission has been granted for a two storey creche building, a single storey shop building and a bar, a restaurant feature building in the centre of the site, all on a 6.15 hectare (15.20 acre) site subject to the following (1) condition:

- 1 An application for approval for the proposed restaurant/bar, creche and retail building shall be lodged with and determined by the Planning Authority prior to any works commencing on same.

REASON:

In order to define the limits of the permission.

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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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,


.....May 2000
for SENIOR ADMINISTRATIVE OFFICER