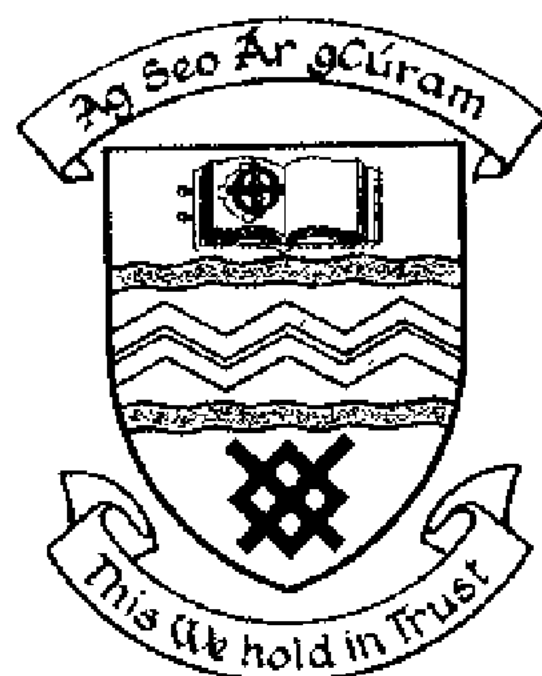


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0955	
1. Location	Site 4020/4022, Citywest Business Campus, Brownsbarn, Naas Road, Dublin 24. (Located off Kingswood Road, east of the north/south distributor road through Citywest Business Campus).		
2. Development	Three separate buildings with an option of 2 no. two storey connecting glazed links. These buildings which have a combined floor area of 7045 sq.m. are for use as business accomodation for either showrooms, warehousing offices or production in any proportion of the above, ESB substations, new entrance road and carparking on a site of approx. 4.68 acres. The site has the benefit of an overall permission 90A/2340.		
3. Date of Application	23/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/01/2000 2.	1. 25/01/2000 2.
4. Submitted by	Name: Cantrell and Crowley Architects, Address: 118 Rock Road, Booterstown,		
5. Applicant	Name: Citywest Ltd., Address: Building 3006, Citywest Business Campus, Brownsbarn, NaasRoad, Dublin 24.		
6. Decision	O.C.M. No. 0566 Date 20/03/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 949 Date 04/05/2000	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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Applications/Registry/Appeals
P.O. Box 4122
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Dublin 24

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Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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Cantrell and Crowley Architects,
118 Rock Road,
Booterstown,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 949	Date of Final Grant 04/05/2000
Decision Order Number 0566	Date of Decision 20/03/2000
Register Reference S99A/0955	Date 25/01/00

Applicant Citywest Ltd.,

Development Three separate buildings with an option of 2 no. two storey connecting glazed links. These buildings which have a combined floor area of 7045 sq.m. are for use as business accomodation for either showrooms, warehousing offices or production in any proportion of the above, ESB substations, new entrance road and carparking on a site of approx. 4.68 acres. The site has the benefit of an overall permission 90A/2340.

Location Site 4020/4022, Citywest Business Campus, Brownsbarn, Naas Road, Dublin 24. (Located off Kingswood Road, east of the north/south distributor road through Citywest Business Campus).

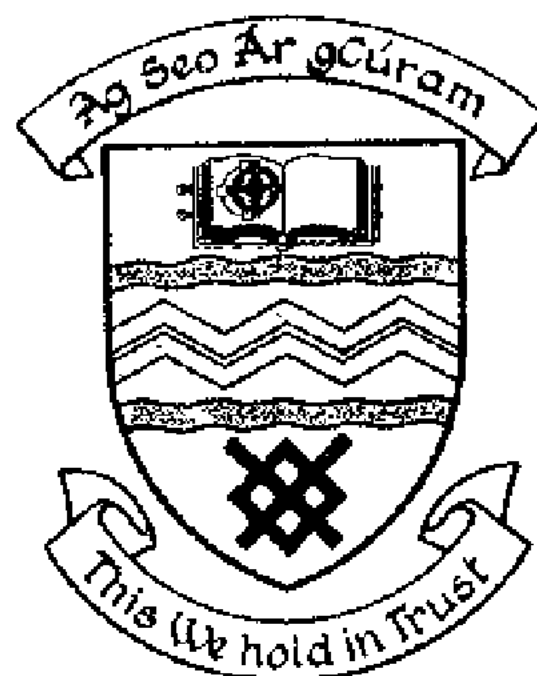
Floor Area 7045.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/01/2000 /25/01/2000

A Permission has been granted for the development described above,
subject to the following (16) Conditions.

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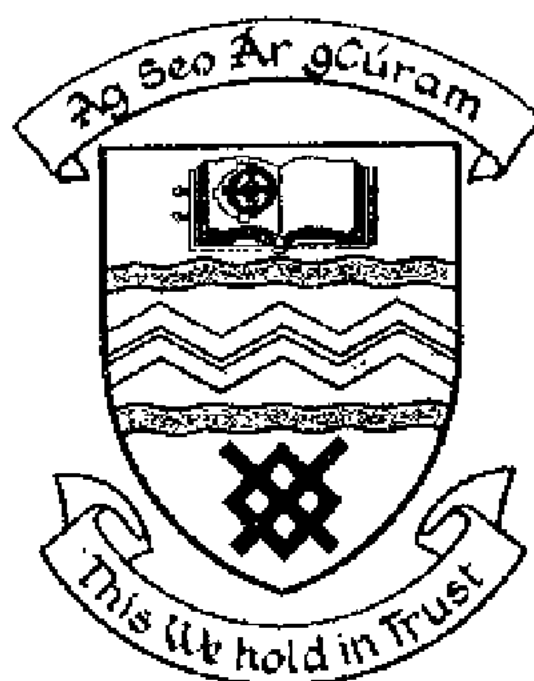
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 prior to the commencement of development on the site:-
 - (a) All foul and surface water pipes shall be laid with a minimum cover of 1.2m in roads, footpaths, and driveways and a 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) In respect of surface water drainage the developer shall submit details of the storage structure/pond and control device.
 - (c) The developer shall ensure the full separation of the foul and surface water systems.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 the lodged plans.
REASON:

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In the interests 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 interest 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 interests of visual amenity.

- 8 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.

- 9 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.

- 10 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.

- 11 No signs other than those which are part of the current proposal or which are exempted development shall be erected on the site without the prior approval of the Planning Authority.

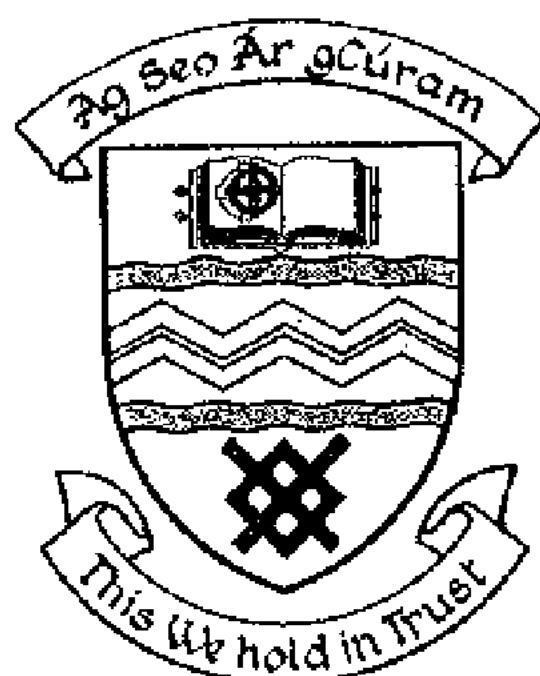
REASON:

In the interest of orderly development.

- 12 The watermain layout shall meet the approval of the Chief Fire Officer and shall comply with Part B of the Building Regulations 1997.

REASON:

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

- 13 That a financial contribution in the sum of £27,600 (twenty seven thousand six hundred pounds) EUR 35,045 (thirty five thousand and forty 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.

- 14 The developer shall pay before the commencement of development a sum of £41,400 (forty one thousand four hundred pounds) EUR 52,567 (fifty two thousand five hundred and sixty seven 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 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.

- 15 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 £23,000 (twenty three thousand pounds) EUR 29,000 (twenty nine thousand 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.

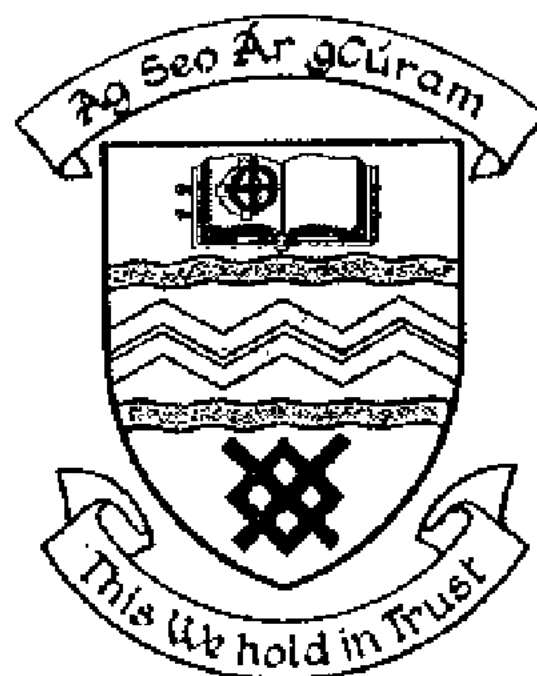
REASON:

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

REG. REF. S99A/0955 SOUTH DUBLIN COUNTY COUNCIL
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- 16 That a financial contribution in the sum of £37,713 (thirty seven thousand seven hundred and thirteen pounds) EUR 47,885 (forty seven thousand eight hundred and eighty five 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.

NOTE: The Department of Defence advise that the site is located in an area where the level of aircraft noise without adequate noise insulation will be intrusive.

- (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.

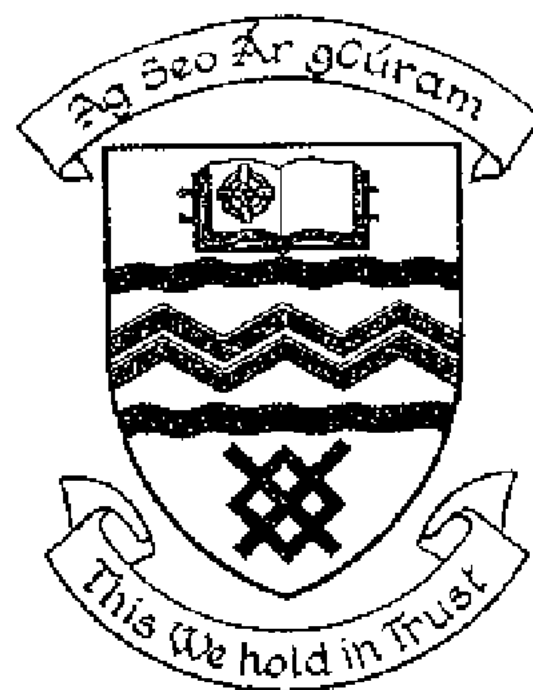
Signed on behalf of South Dublin County Council.

.....05/05/00
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Decision Order Number 0566	Date of Decision 20/03/2000
Register Reference S99A/0955	Date: 23/12/99

Applicant Citywest Ltd.,

Development Three separate buildings with an option of 2 no. two storey connecting glazed links. These buildings which have a combined floor area of 7045 sq.m. are for use as business accomodation for either showrooms, warehousing offices or production in any proportion of the above, ESB substations, new entrance road and carparking on a site of approx. 4.68 acres. The site has the benefit of an overall permission 90A/2340.

Location Site 4020/4022, Citywest Business Campus, Brownsbarn, Naas Road, Dublin 24. (Located off Kingswood Road, east of the north/south distributor road through Citywest Business Campus).

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/01/2000 /25/01/2000

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

Cantrell and Crowley Architects,
118 Rock Road,
Booterstown,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0955

 20/03/00
for SENIOR ADMINISTRATIVE OFFICER

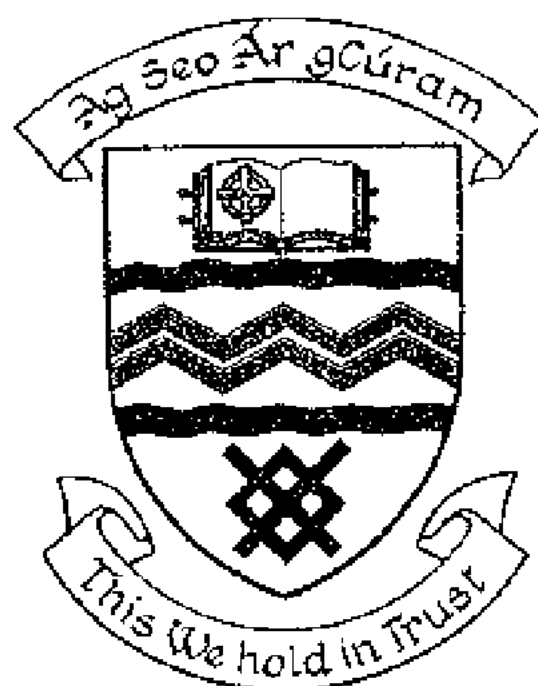
Conditions and Reasons

- 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 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 prior to the commencement of development on the site:-
 - (a) All foul and surface water pipes shall be laid with a minimum cover of 1.2m in roads, footpaths, and driveways and a 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

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thick.

- (b) In respect of surface water drainage the developer shall submit details of the storage structure/pond and control device.
- (c) The developer shall ensure the full separation of the foul and surface water systems.

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 the lodged plans.

REASON:

In the interests 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 interest 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 interests of visual amenity.

- 8 Prior to the occupation of the proposed development planning permission shall be obtained for the proposed use of each individual building.

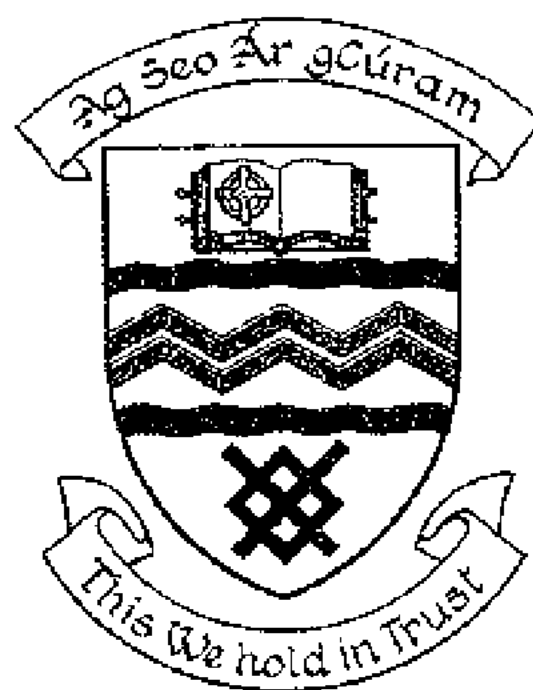
REASON:

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

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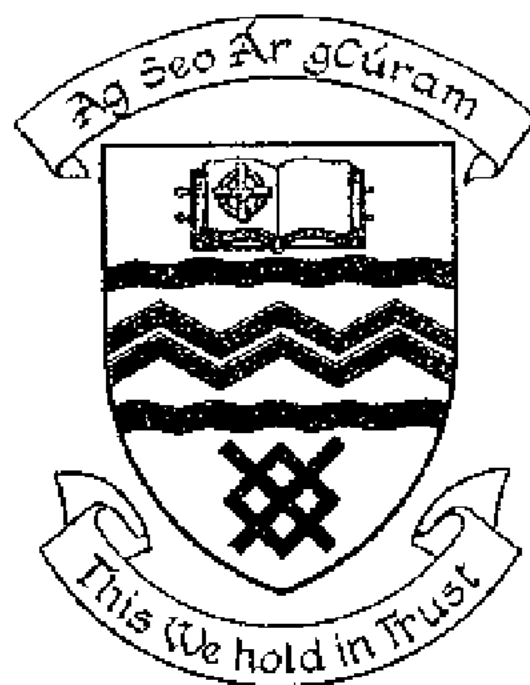
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REG REF. S99A/0955

- 9 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.
- 10 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.
- 11 No signs other than those which are part of the current proposal or which are exempted development shall be erected on the site without the prior approval of the Planning Authority.
REASON:
In the interest of orderly development.
- 12 The watermain layout shall meet the approval of the Chief Fire Officer and shall comply with Part B of the Building Regulations 1997.
REASON:
In the interests of the proper planning and development of the area and public health.
- 13 That a financial contribution in the sum of £27,600 (twenty seven thousand six hundred pounds) EUR 35,045 (thirty five thousand and forty 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.
- 14 The developer shall pay before the commencement of development a sum of £41,400 (forty one thousand four

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hundred pounds) EUR 52,567 (fifty two thousand five hundred and sixty seven 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 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.

- 15 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 £23,000 (twenty three thousand pounds) EUR 29,000 (twenty nine thousand 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.

- 16 That a financial contribution in the sum of £37,713 (thirty seven thousand seven hundred and thirteen pounds) EUR 47,885 (forty seven thousand eight hundred and eighty five euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

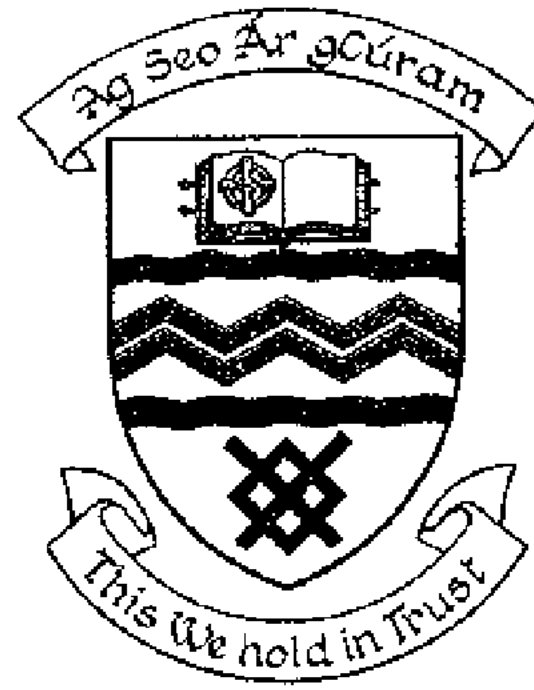
REASON:

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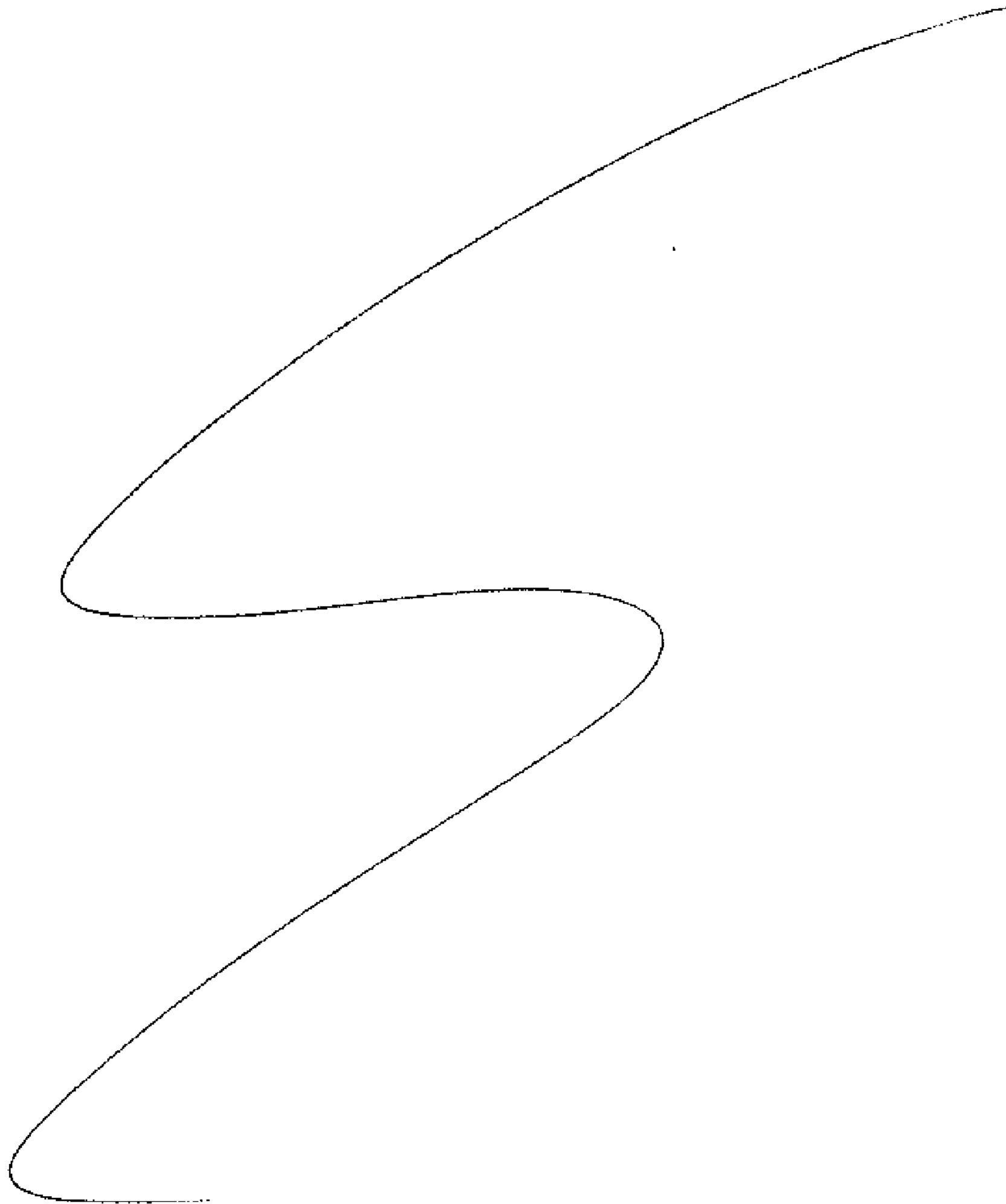


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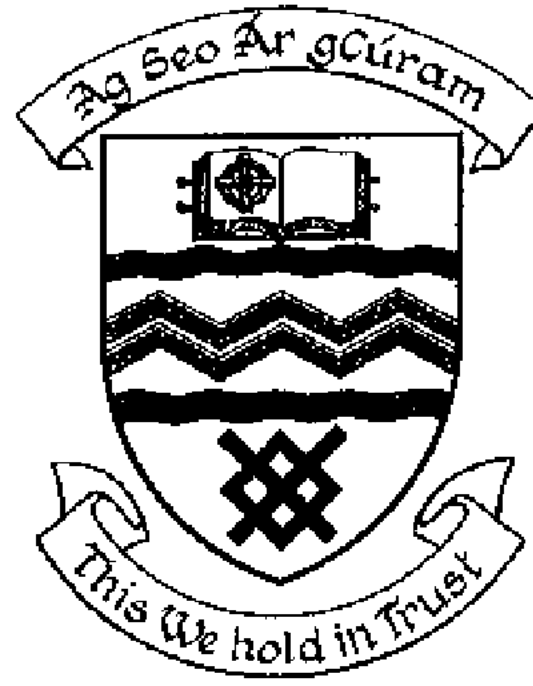
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NOTE: The Department of Defence advise that the site is
located in an area where the level of aircraft noise
without adequate noise insulation will be intrusive.



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

Order Number 0121	Date of Order 20/01/2000
Register Reference S99A/0955	Date 23/12/99

Applicant Citywest Ltd.,

Development Three separate buildings with an option of 2 no. two storey connecting glazed links. These buildings which have a combined floor area of 7045 sq.m. are for use as business accomodation for either showrooms, warehousing office of production in any proportion of the above, ESB substations, new entrance road and carparking on a site of approx. 4.68 acres. The site has the benefit of an overall permission 90A/2340.

Location Site 4020/4022, Citywest Business Campus, Brownsbarn, Naas Road, Dublin 24. (Located off Kingswood Road, east of the north/south distributor road through Citywest Business Campus).

Dear Sir/Madam,

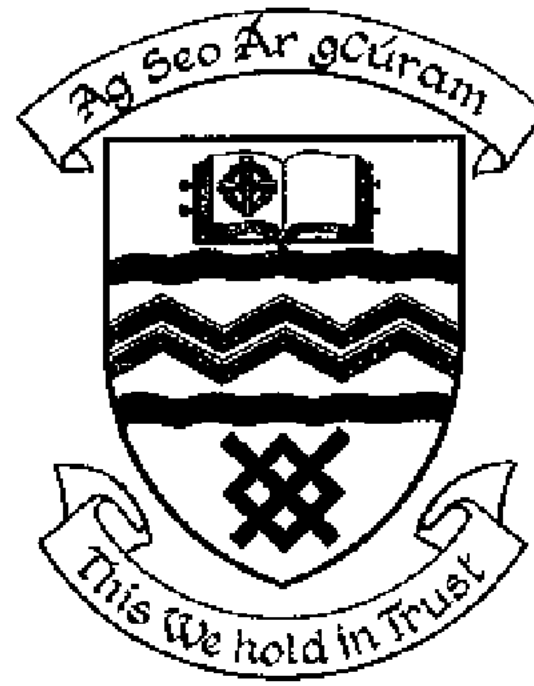
An inspection carried out on 17/01/00 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

Cantrell and Crowley Architects,
118 Oak Road,
Booterstown,
Co. Dublin.

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REG REF. S99A/0955

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.
 - (c) nature and extent of development including number of dwellings (if any)
 - (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

LA
..... 21/01/00
for Senior Administrative Officer.