

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0723	
1. Location	Citywest Campus, Brownsbarn, Naas Road, Dublin 24.		
2. Development	Modification to previously approved building including two-storey offices for industrial and related uses- Register Reference No.S99A/0478. The modifications include the sub-division of the building into three units, provision of additional two-storey offices, alterations to the facades and associated site development work with access from the new interchange on Naas Road, Brownsbarn.		
3. Date of Application	12/10/99	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: Citywest Limited, Address: 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 2571 Date 24/11/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 24 Date 10/01/2000	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			

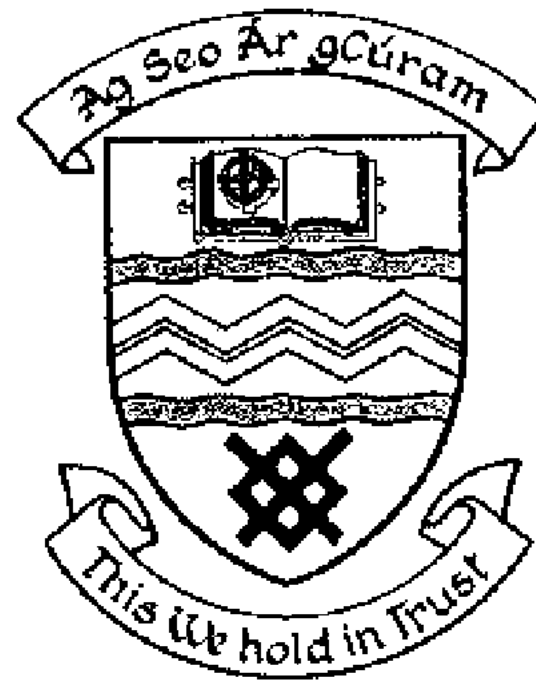
14.

Registrar

Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING DEPARTMENT
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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 24	Date of Final Grant 10/01/2000
Decision Order Number 2571	Date of Decision 24/11/1999
Register Reference S99A/0723	Date 12/10/99

Applicant Citywest Limited,

Development Modification to previously approved building including two-storey offices for industrial and related uses- Register Reference No.S99A/0478. The modifications include the sub-division of the building into three units, provision of additional two-storey offices , alterations to the facades and associated site development work with access from the new interchange on Naas Road, Brownsbarn.

Location Citywest Campus, Brownsbarn, Naas Road, Dublin 24.

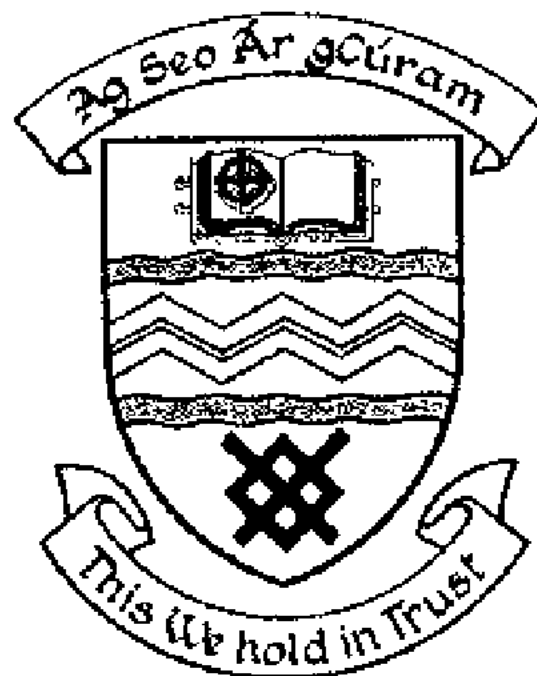
Floor Area 11110.00 Sq Metres

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 (11) 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 and in accordance with the plans, particular, specifications, conditions and reasons where applicable in respect of decision to Grant Permission under S99A/0478, 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 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.

- 3 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.

- 4 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.

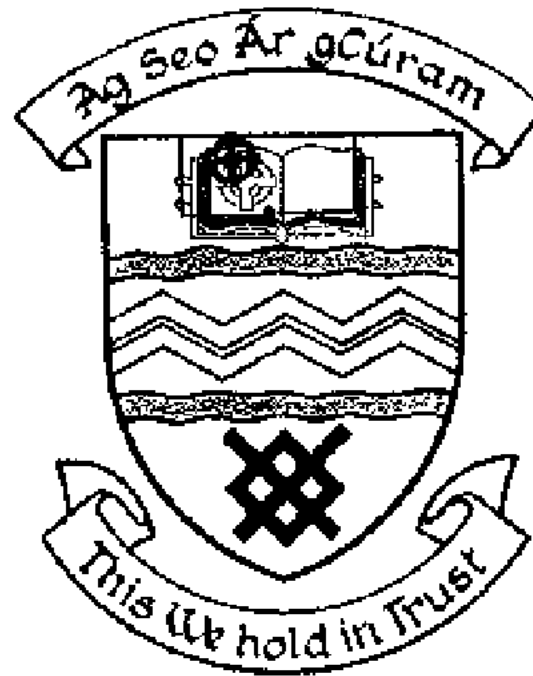
- 5 Prior to the commencement of the use of each phase of the proposed development the prior approval of the Planning Authority shall be obtained.

REASON:

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

- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the applicant shall submit a detailed watermain and hydrant layout for the written agreement of the Planning Authority prior to the commencement of development. Details to include watermain size, material sluice and air valves,

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meter, hydrants and proposed point of connection to the existing watermain.

REASON:

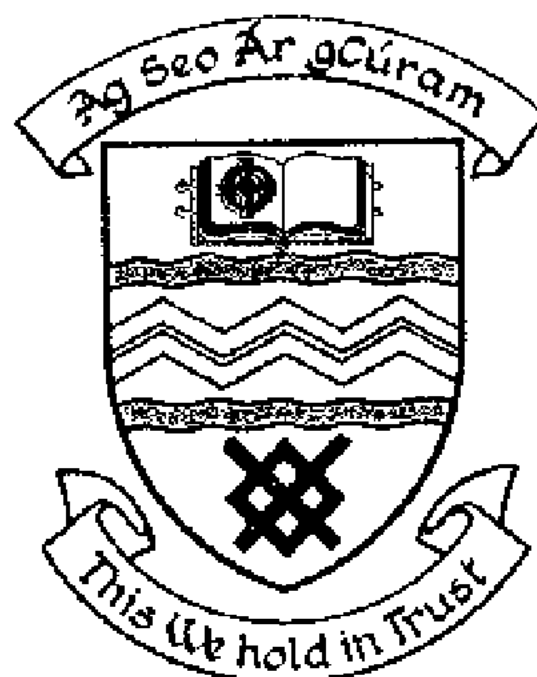
In order to comply with the Sanitary Services Acts, 1878-1964.

- 7 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 8 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.
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 Details of all external finishes and colours to be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
In the interests of visual amenity.
- 11 That arrangements be 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/0478, arrangements to be made prior to commencement of 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 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.

REG REF. S99A/0723

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- (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.

P. G. G. G. G.11/01/00
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 2571	Date of Decision 24/11/1999
Register Reference S99A/0723	Date: 12/10/99

Applicant Citywest Limited,

Development Modification to previously approved building including two-storey offices for industrial and related uses- Register Reference No.S99A/0478. The modifications include the sub-division of the building into three units, provision of additional two-storey offices , alterations to the facades and associated site development work with access from the new interchange on Naas Road, Brownsbarn.

Location Citywest Campus, Brownsbarn, Naas Road, 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 (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 25/11/99
for SENIOR ADMINISTRATIVE OFFICER

James Smyth Architects,
Owenstown House,
Fosters Avenue,
Blackrock,
Co. Dublin.

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REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 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.
- 3 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.
- 4 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.
- 5 Prior to the commencement of the use of each phase of the proposed development the prior approval of the Planning Authority shall be obtained.
REASON:
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REG. REF. S99A/0723

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In order to comply with the Sanitary Services Acts, 1878-1964.
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REASON:
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contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the development.