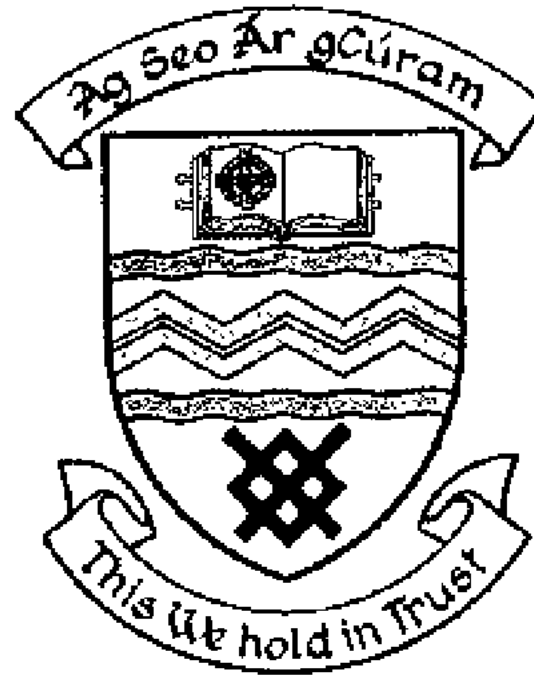


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0640	
1. Location	Site 1012/1014, Citywest Business Campus, Naas Rd, Dublin 24		
2. Development	Three separate buildings (with an option of 2 no. two storey connecting glazed links).These buildings which have a combined floor area of 6,980 sq.m are for use as business accommodation 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. 3.9 acres.		
3. Date of Application	15/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Cantrell and Crowley Architects, Address: 118 Rock Road, Booterstown,		
5. Applicant	Name: Citywest Ltd., Address: Building 3011, Citywest Business Campus, Naas Road, Dublin 24		
6. Decision	O.C.M. No. 2485 Date 11/11/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2860 Date 22/12/1999	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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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 2860	Date of Final Grant 22/12/99
Decision Order Number 2485	Date of Decision 11/11/1999
Register Reference S99A/0640	Date 15/09/99

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 6,980 sq.m are for use as business accommodation 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. 3.9 acres.

Location Site 1012/1014, Citywest Business Campus, Naas Rd, Dublin 24

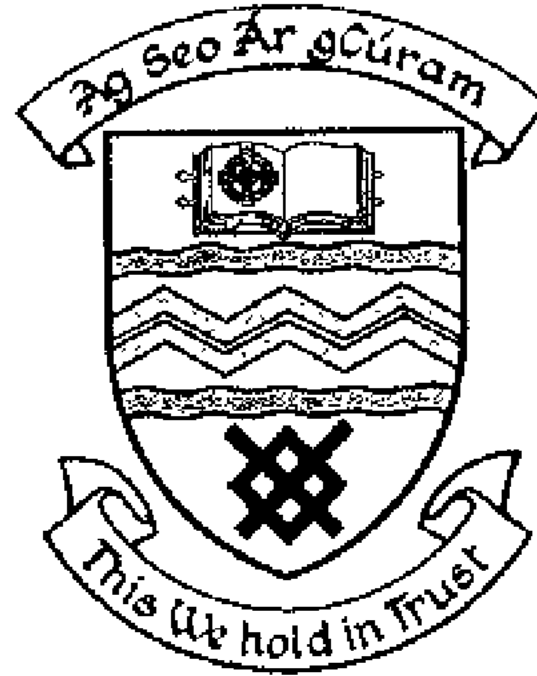
Floor Area 6980.00 Sq Metres

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 (13) 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 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.

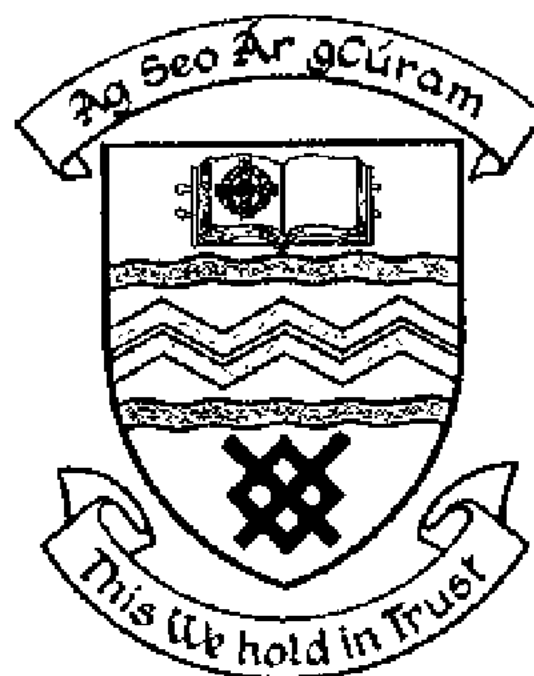
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In particular :

- (a) foul and surface water drainage systems must be separate.
- (b) surface water flow from the site shall be limited to agricultural run off of 13.3 litres/second/hectare and the applicant shall submit details of proposed attenuation to the Planning Authority for agreement.
- (c) a revised watermain layout shall be submitted for the approval of the Area Engineer at Deansrath Depot, (01) 4570784.
- (d) all watermains greater than 150mm diameter shall be ductile iron.
- (e) no part of the perimeter of a building shall be greater than 46m from a hydrant.
- (f) water mains shall be laid in accessible open areas.
- (g) no building shall lie within 5m of watermains less than 225mm in diameter.

REASON:

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

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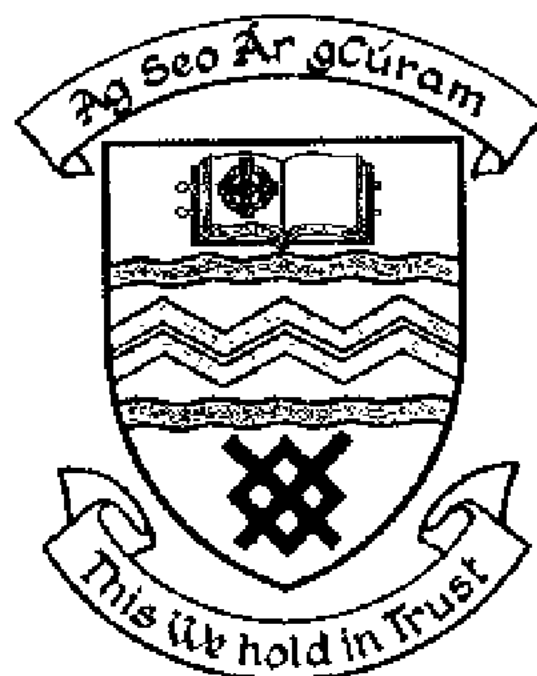
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- 4 That no industrial effluent be permitted without prior approval from Planning Authority.
 REASON:
 In the interest of health.
- 5 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.
 REASON:
 In the interest 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 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 traffic safety.
- 11 That a financial contribution in the sum of £25,080 (twenty five thousand, and eighty pounds) Eur 31,845 (thirty one thousand, eight hundred and forty five Euros) be paid by the

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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 before the commencement of development £37,620 (thirty seven thousand, six hundred and twenty pounds) Eur 47,767 (forty seven thousand, seven 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 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.

- 13 Before development is commenced, 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 £20,900 (twenty thousand, nine hundred pounds) Eur 26,537 (twenty six thousand, five hundred and thirty seven Euros) to secure the provision and satisfactory completion and maintenance until taken in charge by the Council or roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement thereof for the satisfactory completion or maintenance of any part of the development.

REASON:

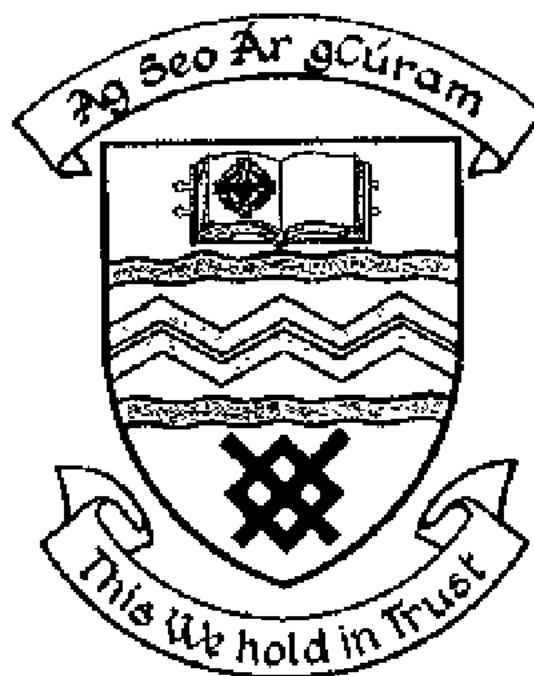
To ensure the satisfactory completion and maintenance of the development.

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

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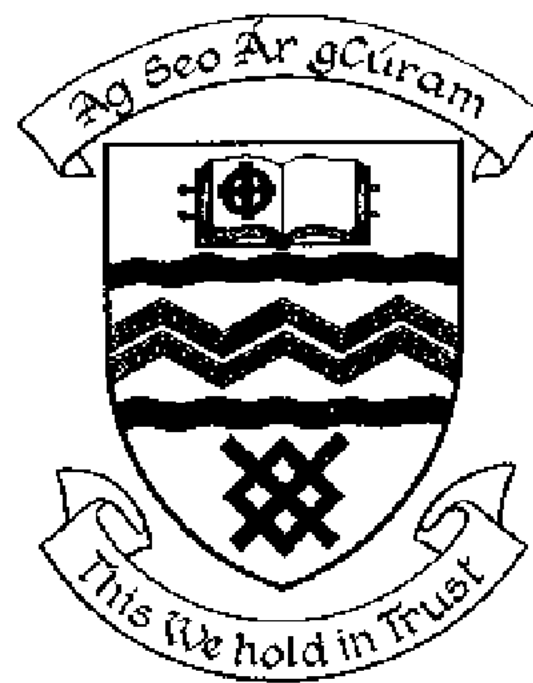
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-
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must 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.

.....23/12/99
for SENIOR ADMINISTRATIVE OFFICER

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 2485	Date of Decision 11/11/1999
Register Reference S99A/0640	Date: 15/09/99

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 6,980 sq.m are for use as business accommodation 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. 3.9 acres.

Location Site 1012/1014, Citywest Business Campus, Naas Rd, 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 (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

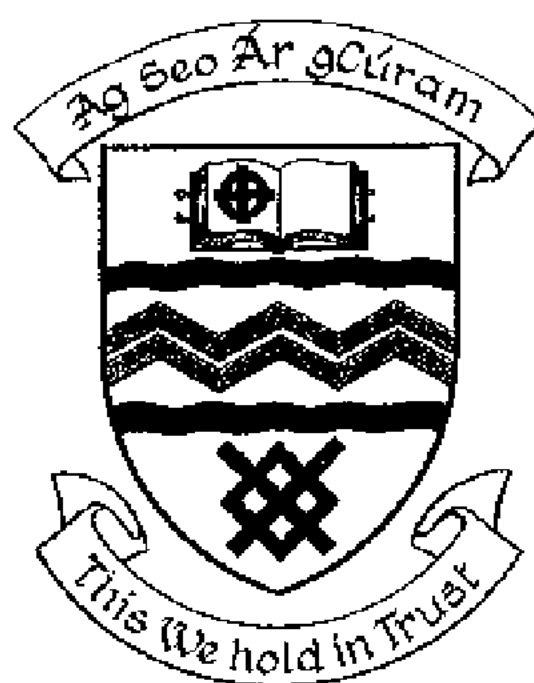
S.M.C. 11/11/99
for SENIOR ADMINISTRATIVE OFFICER

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

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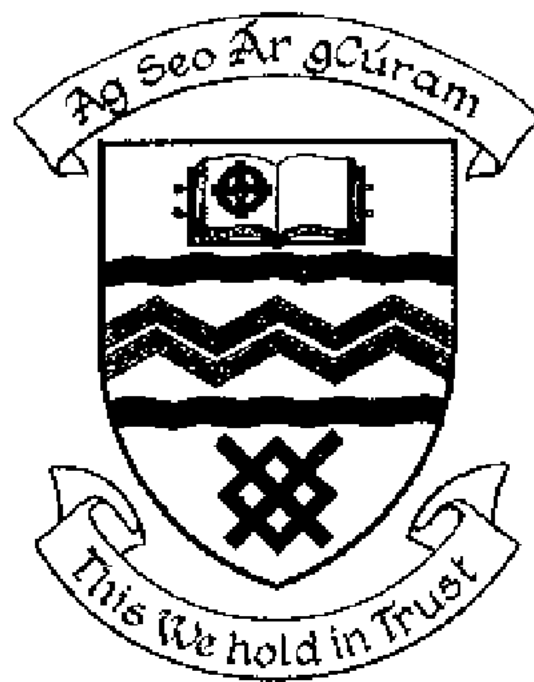
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REG REF. S99A/0640

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. In particular :
 - (a) foul and surface water drainage systems must be separate.
 - (b) surface water flow from the site shall be limited to agricultural run off of 13.3 litres/second/hectare and the applicant shall submit details of proposed attenuation to the Planning Authority for agreement.
 - (c) a revised watermain layout shall be submitted for the approval of the Area Engineer at Deansrath Depot, (01) 4570784.
 - (d) all watermains greater than 150mm diameter shall be ductile iron.
 - (e) no part of the perimeter of a building shall be greater than 46m from a hydrant.
 - (f) water mains shall be laid in accessible open areas.

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REG. REF. S99A/0640

- (g) no building shall lie within 5m of watermains less than 225mm in diameter.

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:

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- 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 lodged plans.

REASON:

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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:

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

REASON:

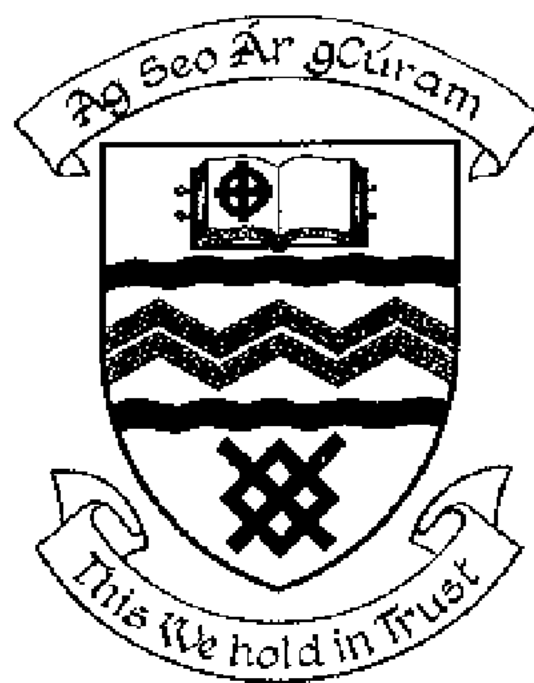
In the interest of the proper planning and development of the area.

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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 traffic safety.

- 11 That a financial contribution in the sum of £25,080 (twenty five thousand, and eighty pounds) Eur 31,845 (thirty one thousand, eight hundred 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.

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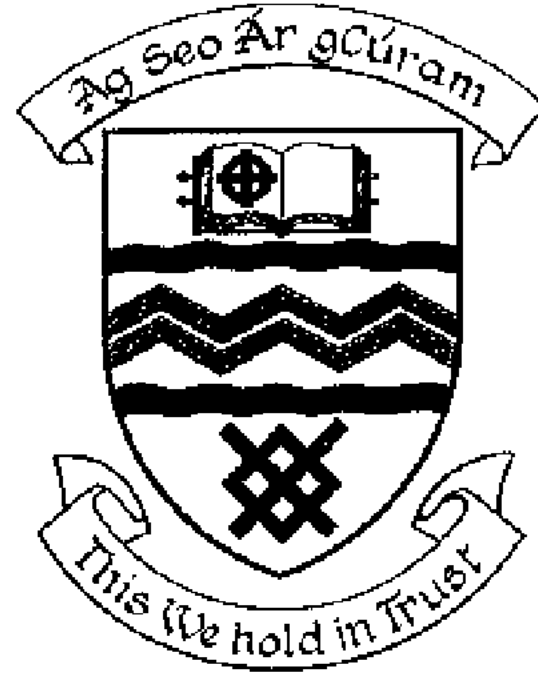
REASON:

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.

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- 13 Before development is commenced, 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 £20,900 (twenty thousand, nine hundred pounds) Eur 26,537 (twenty six thousand, five hundred and thirty seven Euros) to secure the provision and satisfactory completion and maintenance until taken in charge by the Council or roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement thereof for the satisfactory completion or maintenance of any part of the development.

REASON:

To ensure the satisfactory completion and maintenance of the development.