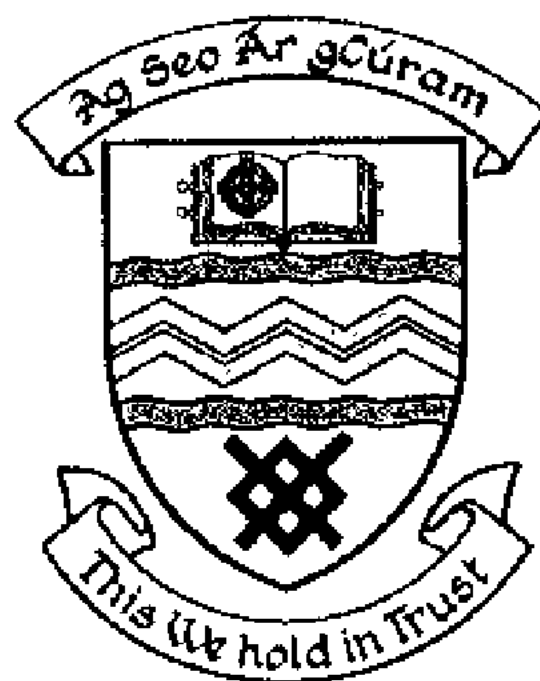


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0598	
1. Location	Citywest Campus, Brownsbarn, Dublin 24.		
2. Development	An advance facility including two storey offices for industrial and related uses, ESB sub-station, extension of campus service roads and associated site development works with access from new interchange on Naas Road.		
3. Date of Application	27/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/11/1999 2.	1. 10/11/1999 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. 2849 Date 22/12/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 211 Date 04/02/2000	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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Baile Átha Cliath 24

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Applications/Registry/Appeals
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Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

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 211	Date of Final Grant 04/02/2000
Decision Order Number 2849	Date of Decision 22/12/1999
Register Reference S99A/0598	Date 10/11/99

Applicant Citywest Limited,

Development An advance facility including two storey offices for industrial and related uses, ESB sub-station, extension of campus service roads and associated site development works with access from new interchange on Naas Road.

Location Citywest Campus, Brownsbarn, Dublin 24.

Floor Area 2860.24 Sq Metres

Time extension(s) up to and including

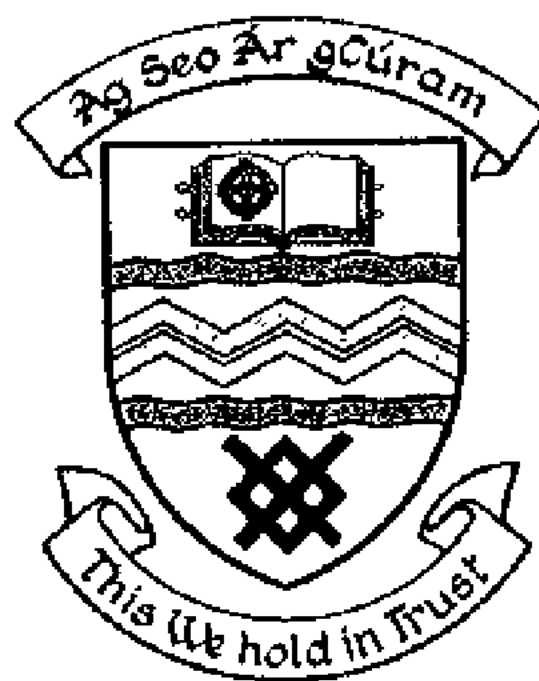
Additional Information Requested/Received 04/11/1999 /10/11/1999

A Permission has been granted for the development described above,
subject to the following (12) 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 Information received by the Planning Authority on 06/10/99 and Additional Information received 10/11/99, 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 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.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
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 lodged plans.
REASON:
In the interest of the proper planning and development of the area.
- 6 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.
- 7 The maximum amount of existing planting on the eastern boundary of the site shall be retained to screen the

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proposed development. The open stream on the eastern boundary shall be retained also.
 REASON:
 In the interest of visual amenity.

(a) Applicant to ensure full and complete separation of foul and surface water systems.

(b) The applicant shall submit written evidence to the Planning Authority of permission to connect to private foul and surface water services prior to the commencement of development on site.

(c) Run-off from the proposed development shall be limited to 13.3 litres per second per hectare.

(d) Prior to the commencement of works the developer shall submit for the approval of the Area Engineer, Deansrath a watermain layout showing watermain sizes, valve, meter and hydrant layout.
 REASON:
 In the interest of public health.

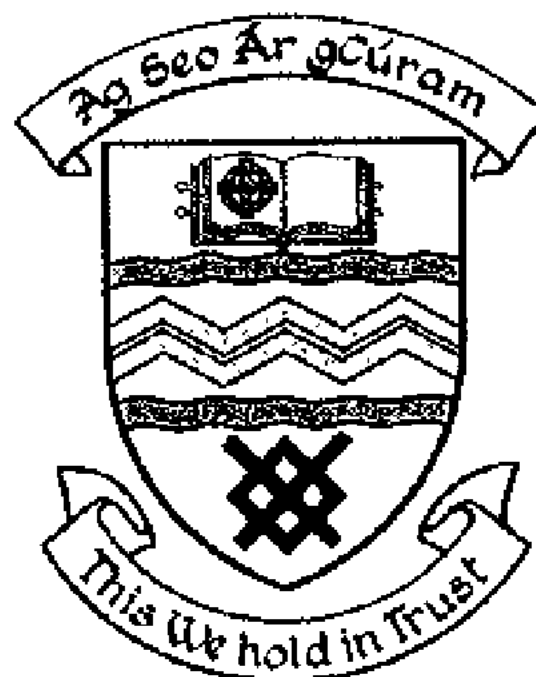
9 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.
 REASON:
 In the interest of amenity.

10 That a financial contribution in the sum of £13,680 (thirteen thousand six hundred and eighty pounds) EUR 17,370 (seventeen thousand three hundred and seventy 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.

11 The developer shall pay before the commencement of development a sum of £20,520 (twenty thousand five hundred and twenty pounds) EUR 26,055 (twenty six thousand and fifty 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

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construction of the east-west distributor road to the Cheeverstown Road junction, including approximately 200 metres of the Cheeverstown Road extension) 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.

- 12 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 £11,400 (eleven thousand four hundred pounds) EUR 14,475 (fourteen thousand four hundred and seventy five 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, coupled with an agreement empowering the Council to apply such security to part thereof for the satisfactory completion 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.
- (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.

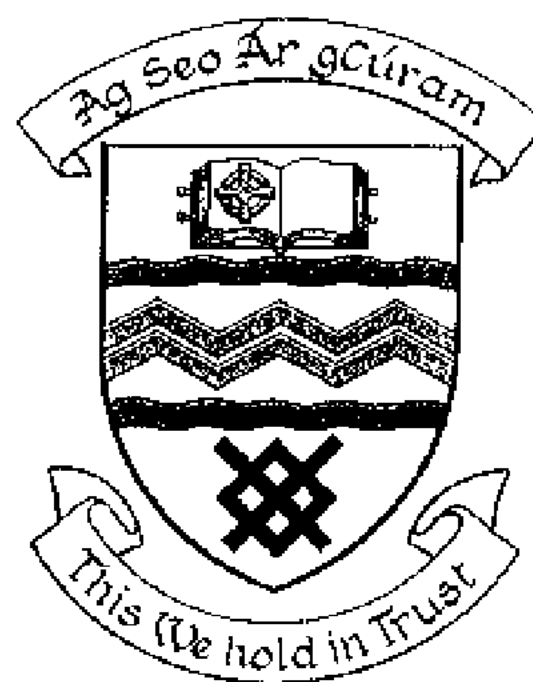
Signed on behalf of South Dublin County Council.

E. Gowan04/02/00
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 2849	Date of Decision 22/12/1999
Register Reference S99A/0598	Date: 27/08/99

Applicant Citywest Limited,

Development An advance facility including two storey offices for industrial and related uses, ESB sub-station, extension of campus service roads and associated site development works with access from new interchange on Naas Road.

Location Citywest Campus, Brownsbarn, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 04/11/1999 /10/11/1999

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

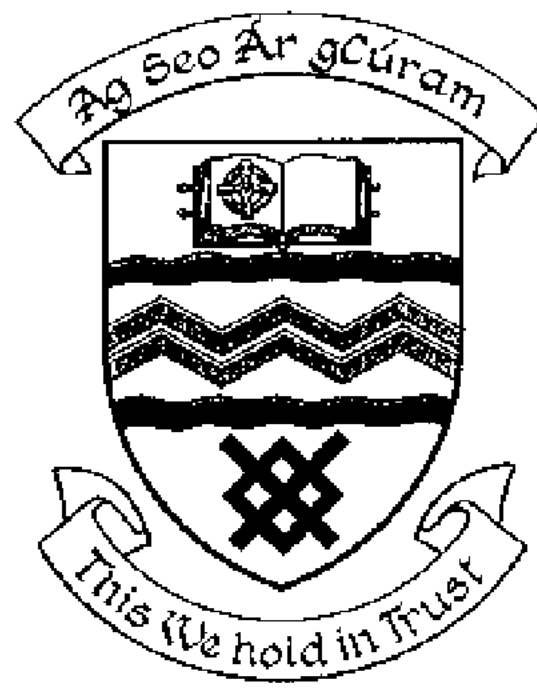
..... 22/12/99
for SENIOR ADMINISTRATIVE OFFICER

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 Information received by the Planning Authority on 06/10/99 and Additional Information received 10/11/99, 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 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.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
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 lodged plans.
REASON:
In the interest of the proper planning and development of the area.
- 6 That no advertising sign or structure be erected except those which are exempted development, without prior approval

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of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 7 The maximum amount of existing planting on the eastern boundary of the site shall be retained to screen the proposed development. The open stream on the eastern boundary shall be retained also.

REASON:

In the interest of visual amenity.

- 8 (a) Applicant to ensure full and complete separation of foul and surface water systems.
- (b) The applicant shall submit written evidence to the Planning Authority of permission to connect to private foul and surface water services prior to the commencement of development on site.
- (c) Run-off from the proposed development shall be limited to 13.3 litres per second per hectare.
- (d) Prior to the commencement of works the developer shall submit for the approval of the Area Engineer, Deansrath a watermain layout showing watermain sizes, valve, meter and hydrant layout.

REASON:

In the interest of public health.

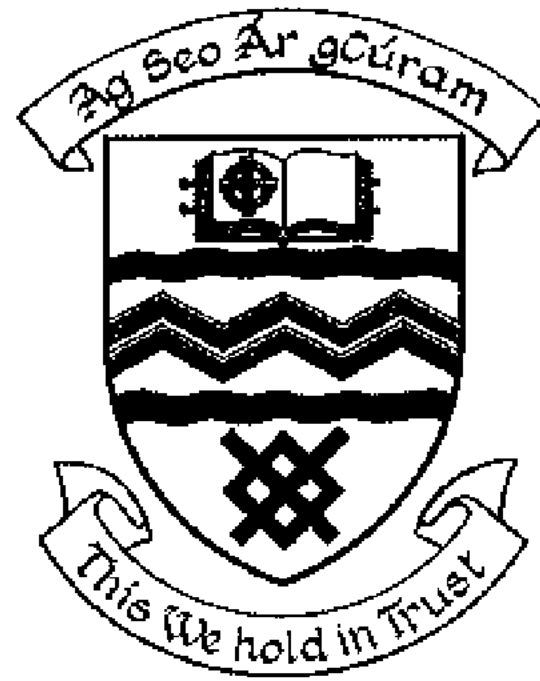
- 9 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.

REASON:

In the interest of amenity.

- 10 That a financial contribution in the sum of £13,680 (thirteen thousand six hundred and eighty pounds) EUR 17,370 (seventeen thousand three hundred and seventy 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

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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.

- 11 The developer shall pay before the commencement of development a sum of £20,520 (twenty thousand five hundred and twenty pounds) EUR 26,055 (twenty six thousand and fifty 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) 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.

- 12 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 £11,400 (eleven thousand four hundred pounds) EUR 14,475 (fourteen thousand four hundred and seventy five 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, coupled with an agreement empowering the Council to apply such security to part thereof for the satisfactory completion of the development.

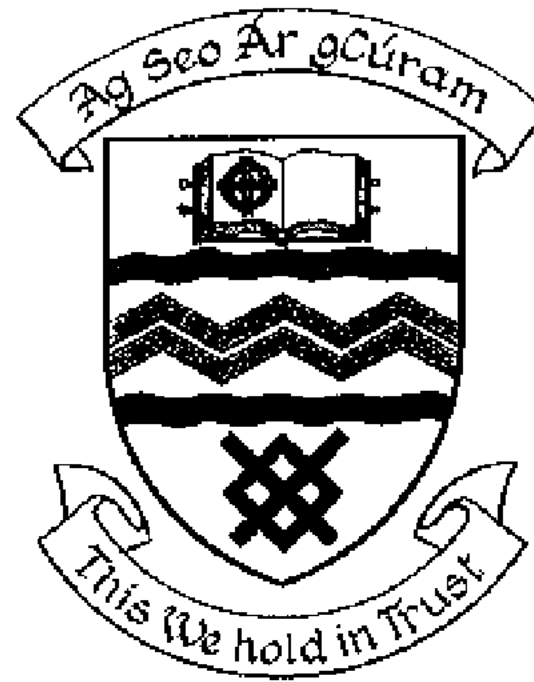
REASON:

To ensure the satisfactory completion and maintenance of the development.

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

Decision Order Number 2412	Date of Decision 04/11/1999
Register Reference S99A/0598	Date: 27/08/99

Applicant Citywest Limited,
Development An advance facility including two storey offices for industrial and related uses, ESB sub-station, extension of campus service roads and associated site development works with access from new interchange on Naas Road.

Location Citywest Campus, Brownsbarn, Dublin 24.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 27/08/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

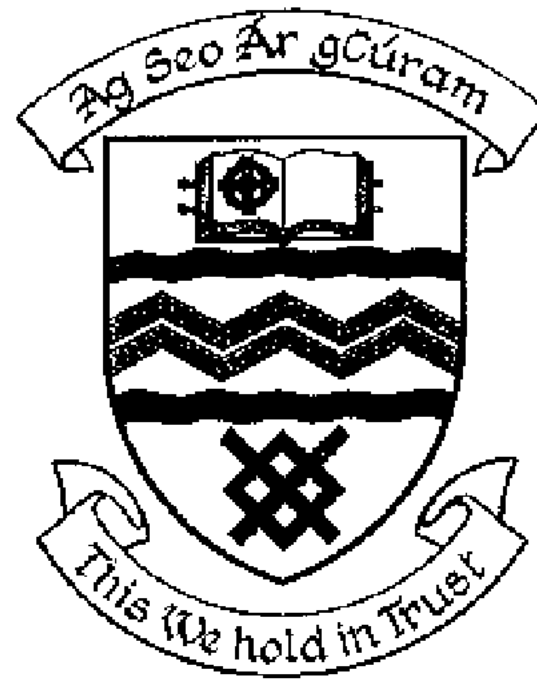
- 1 The applicant is requested to submit full details of proposed foul drainage including pipe sizes, invert, cover and invert levels, up to and including connection to the main sewer.
- 2 In respect of surface water drainage the applicant is advised that the flow from the proposed development should be limited to agricultural run-off of 10.73 litres per second per hectare. The applicant is requested to revise the pond size and outlet control structure to comply with same. Details should be submitted to the planning authority.
- 3 In respect of the proposed water supply, the applicant is requested to submit details of proposed watermain layout including watermain size, material, sluice and air valves, metre and hydrants, and proposed point of connection to the

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

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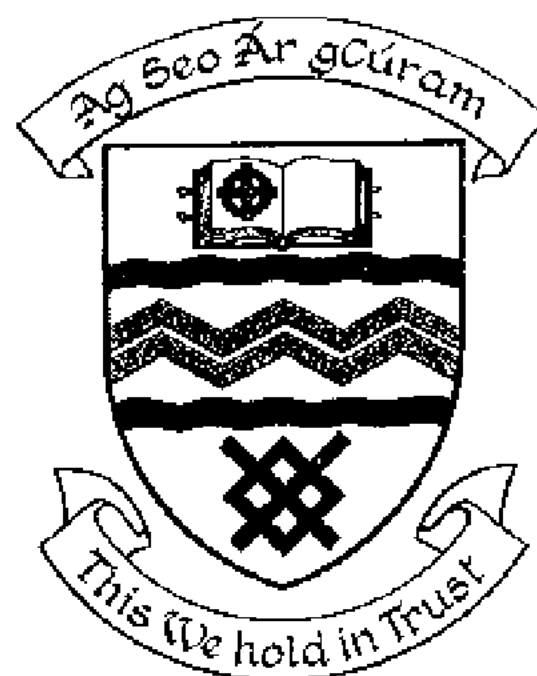
REG REF. S99A/0598
existing watermain. This layout shall accord with Part B of
the 1997 Building Regulations.

Signed on behalf of South Dublin County Council

LA
.....
for Senior Administrative Officer

04/11/99

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

Order Number 1930	Date of Order 06/09/1999
Register Reference S99A/0598	Date 27/08/99

Applicant Citywest Limited,

Development An advance facility including two storey offices for industrial and related uses, ESB sub-station, extension of campus service roads and associated site development works with access from new interchange on Naas Road.

Location Citywest Campus, Brownsbarn, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 31/08/99 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:-

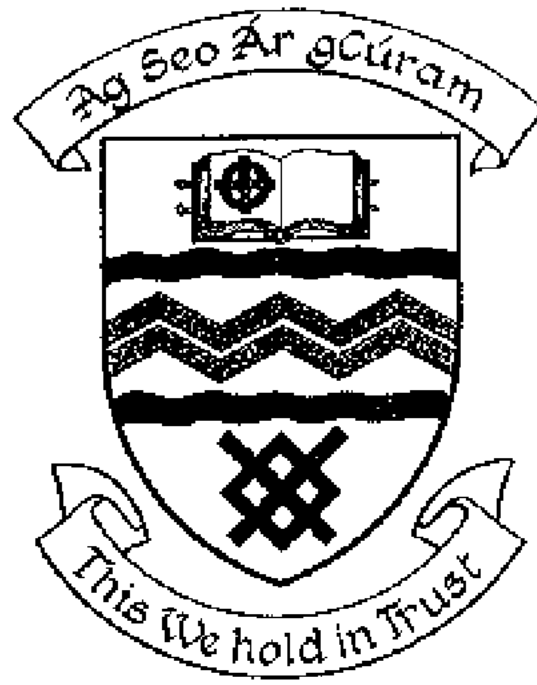
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

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

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- (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,

.....
for Senior Administrative Officer.

06/09/99