

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0491	
1. Location	Citywest Campus, Brownsbarn, Naas Road, Dublin 24.		
2. Development	One three-storey building for use as innovation and technology centre and technical, financial and sales support services for international trading companies including single storey glazed link to existing centre, ESB sub-station, extension of campus service roads and associated site development works with access from new interchange on Naas Road at Citywest Campus, Brownsbarn and on previously permitted development for an industrial and business park - Reg. Ref. 90A/2340.		
3. Date of Application	19/07/99	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: Growcorp, Address: c/o Citywest Ltd., 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 2016 Date 16/09/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2351 Date 28/10/1999	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

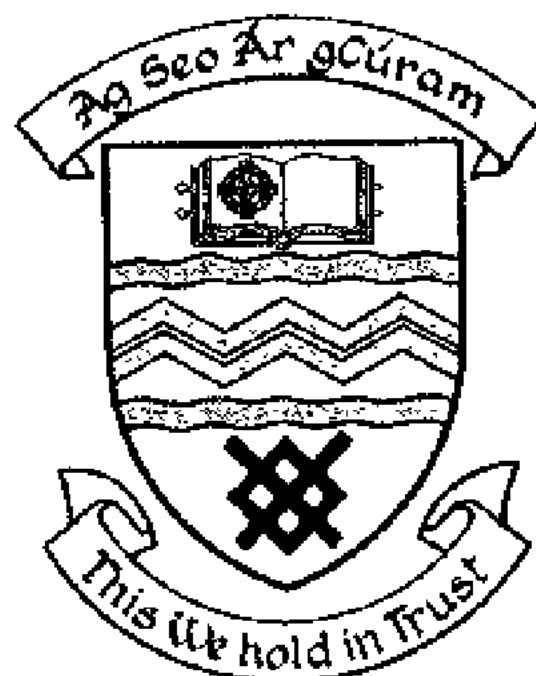
14.

Registrar

Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
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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 2351	Date of Final Grant 28/10/1999
Decision Order Number 2016	Date of Decision 16/09/1999
Register Reference S99A/0491	Date 19/07/99

Applicant Growcorp,

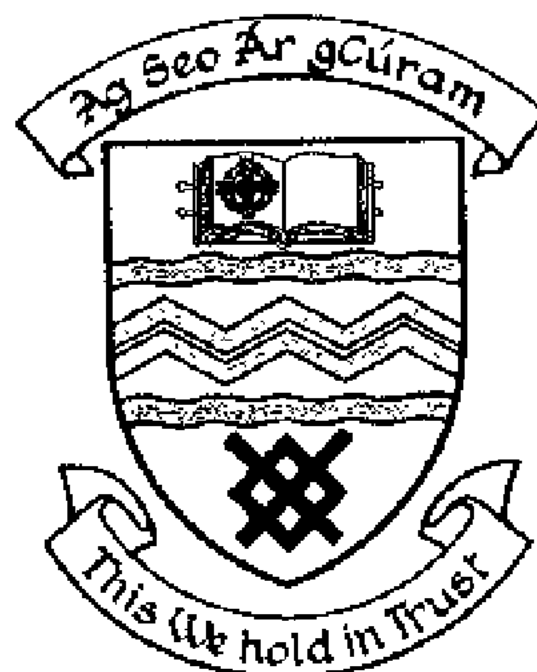
Development One three-storey building for use as innovation and technology centre and technical, financial and sales support services for international trading companies including single storey glazed link to existing centre, ESB sub-station, extension of campus service roads and associated site development works with access from new interchange on Naas Road at Citywest Campus, Brownsbarn and on previously permitted development for an industrial and business park - Reg. Ref. 90A/2340.

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

Floor Area 3613.00 **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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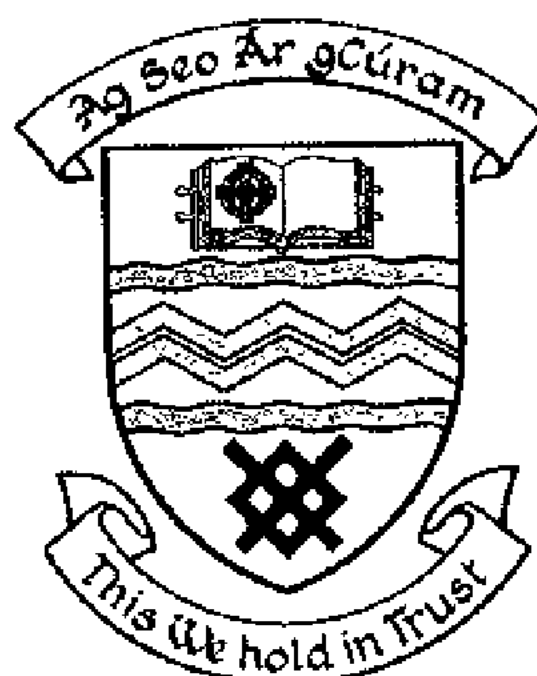
Conditions and Reasons

- 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 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 This permission is subject to the relevant conditions of the parent permission for this site - Reg. Ref. 90A/2340.
 REASON:
 In the interest of the proper planning and development of the area.
- 6 The use of the building shall be as set out in documentation supporting the application. Any proposals for change of use shall be the subject of a further application to the Planning Authority.
 REASON:
 In the interest of clarity and proper planning and development of the area.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the

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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 the development. Prior to the commencement of development the developer shall submit written evidence of the agreement of the owner of the existing sewers to the proposed connections. Written agreement also of the agreement of the landowner to discharge to the existing lake.

REASON:

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

- 8 That no industrial effluent be permitted without prior approval from Planning Authority.

REASON:

In the interest of health.

- 9 The development shall not be occupied until such time as the proposed access road is completed.

REASON:

In the interests of traffic safety and amenity.

- 10 That a financial contribution in the sum of £16,200 (sixteen thousand two hundred pounds) 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:

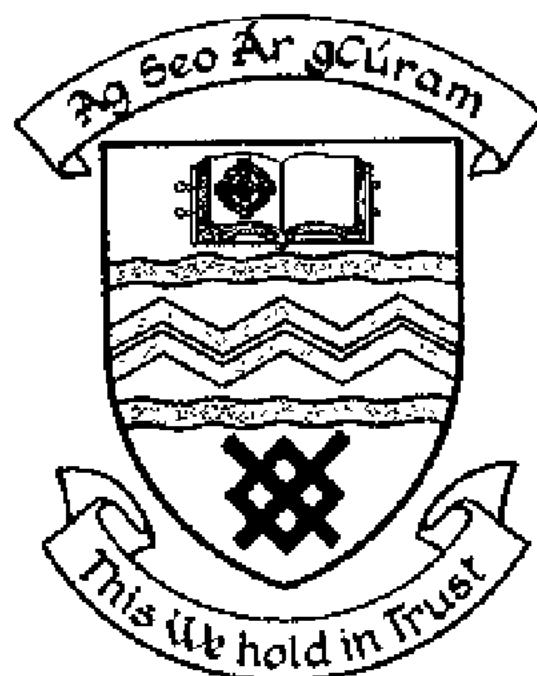
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 11 The developer shall pay a sum of £16,200 (sixteen thousand two hundred pounds) 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 north/south distributor road from the southern boundary of the site to the southern boundary of the lands owned by the Council to the south) facilitating the proposed development, in accordance with the requirements of Section 26(2)(h) of the Local Government (Planning and Development) Act, 1963. The contribution is payable before the commencement of development.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred

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by the Council in respect of works facilitating the proposed development.

- 12 The developer shall pay before the commencement of development a sum of £2,700 (two thousand seven hundred pounds) 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 developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 13 Before the 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 £13,500 (thirteen thousand five hundred pounds) to secure the provision and satisfactory completion and maintenance until taken-in-charge by the said Council of roads, footpaths, sewers, watermains, drains, public open space and other services required in connection with the development, coupled with the agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development.

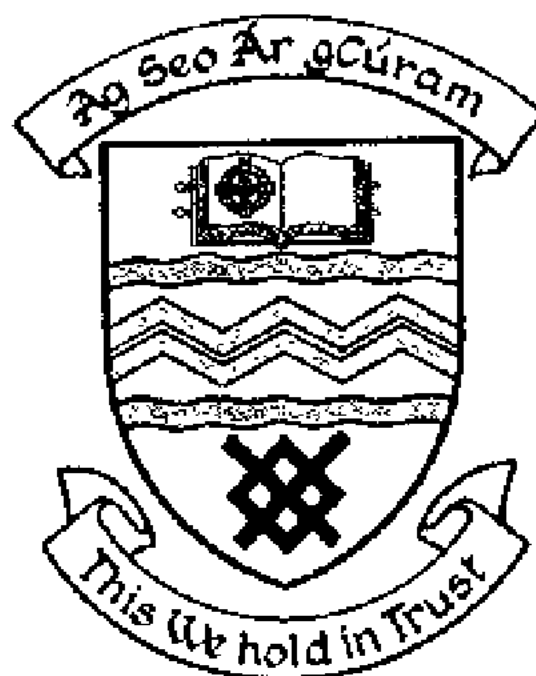
REASON:

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.
- (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

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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. Gowler.....28/10/99
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 2016	Date of Decision 16/09/1999 <i>MA</i>
Register Reference S99A/0491	Date: 19/07/99

Applicant Growcorp,

Development One three-storey building for use as innovation and technology centre and technical, financial and sales support services for international trading companies including single storey glazed link to existing centre, ESB sub-station, extension of campus service roads and associated site development works with access from new interchange on Naas Road at Citywest Campus, Brownsbarn and on previously permitted development for an industrial and business park - Reg. Ref. 90A/2340.

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

Floor Area Sq Metres

Time extension(s) up to and including

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.

MA 16/09/99
for SENIOR ADMINISTRATIVE OFFICER

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

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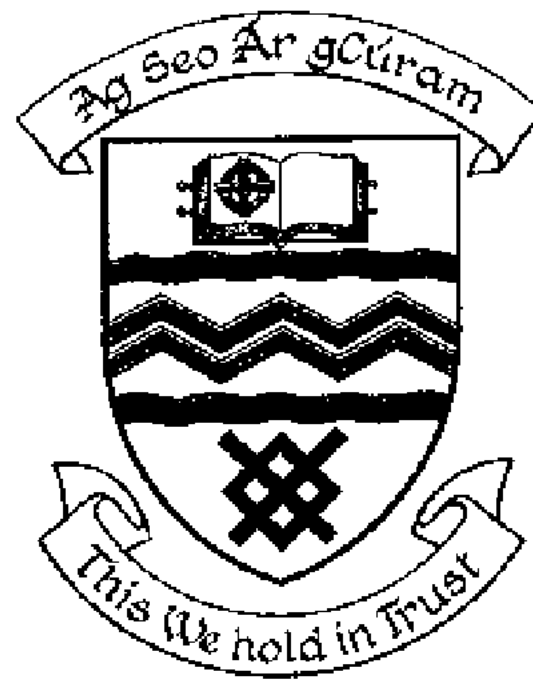
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Planning Authority.

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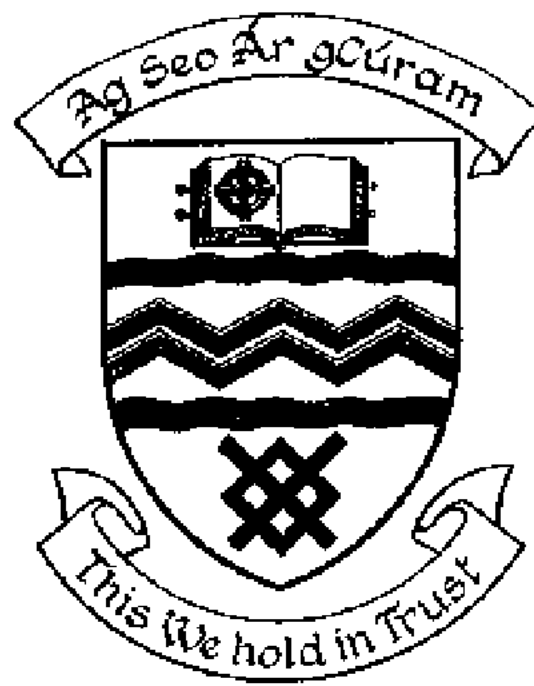
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REASON:

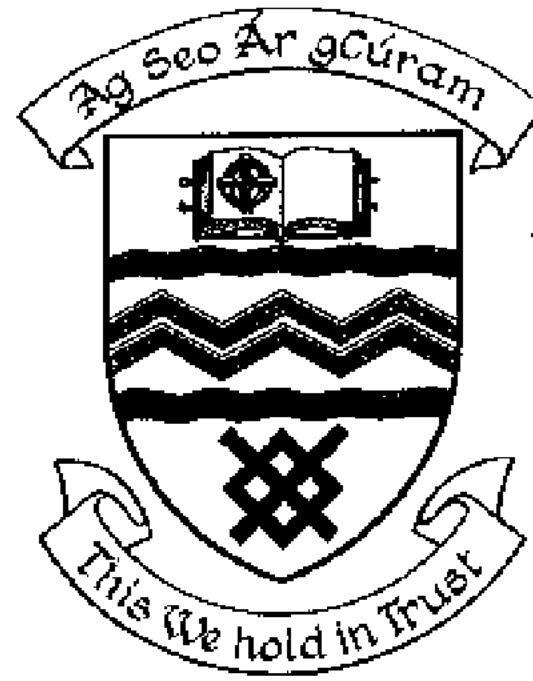
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apply such security or part thereof for the satisfactory
completion or maintenance as aforesaid of any part of the
development.

REASON:

To ensure the satisfactory completion and maintenance of the
development.