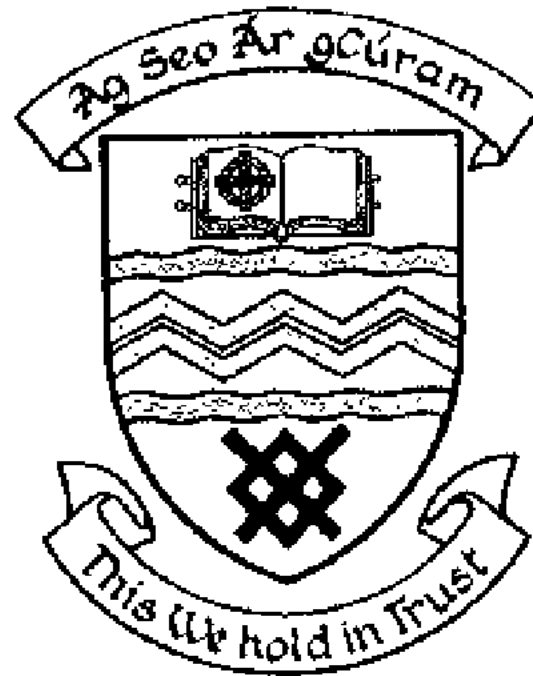


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0478	
1. Location	Citywest Campus, Brownsbarn, Naas Road, Dublin 24.		
2. Development	One of two previously approved buildings on a revised site location, including two storey offices for industrial and related uses, gross floor area 11,000 sq.m., ESB sub-station and associated site development works with access from new interchange on Naas Road.		
3. Date of Application	16/07/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: James Symth Architects, Address: Owenstown House, Fosters Avenue,		
5. Applicant	Name: Citywest Limited, Address: 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 1998 Date 15/09/1999	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.	

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James Symth 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 1998	Date of Decision 15/09/1999
Register Reference S99A/0478	Date 16/07/99

Applicant Citywest Limited,

Development One of two previously approved buildings on a revised site location, including two storey offices for industrial and related uses, gross floor area 11,000 sq.m., ESB sub-station and associated site development works with access from new interchange on Naas Road.

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

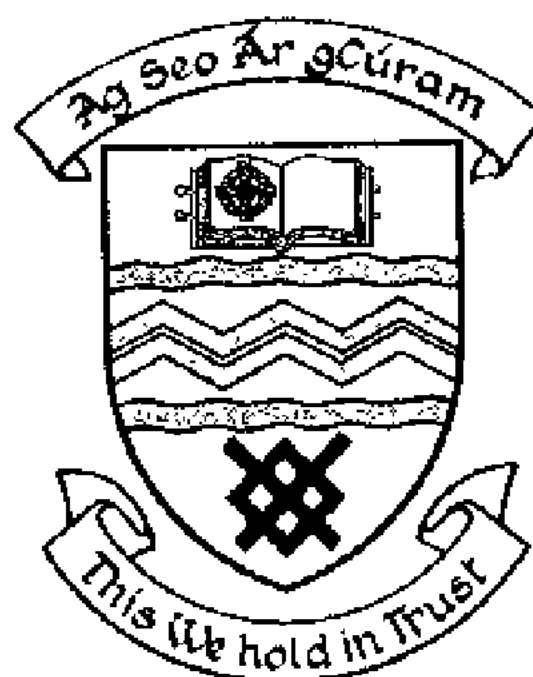
Floor Area 11000.00 Sq Metres

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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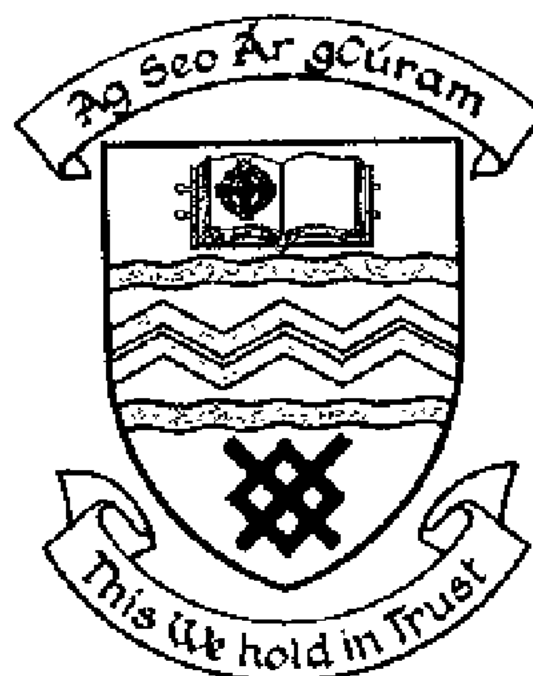
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Conditions and Reasons

- 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 Additional Information received on 28th July 1999, 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 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 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 to the Planning Authority prior to the commencement of the development. Details to include watermain size, material sluice and air valves, meter, hydrants and proposed point of connection to the

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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 agreed by the Planning Authority and work thereon completed prior to occupation of the development.

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 be submitted for the written agreement of the Planning Authority prior to the commencement of development.

REASON:

In the interests of visual amenity.

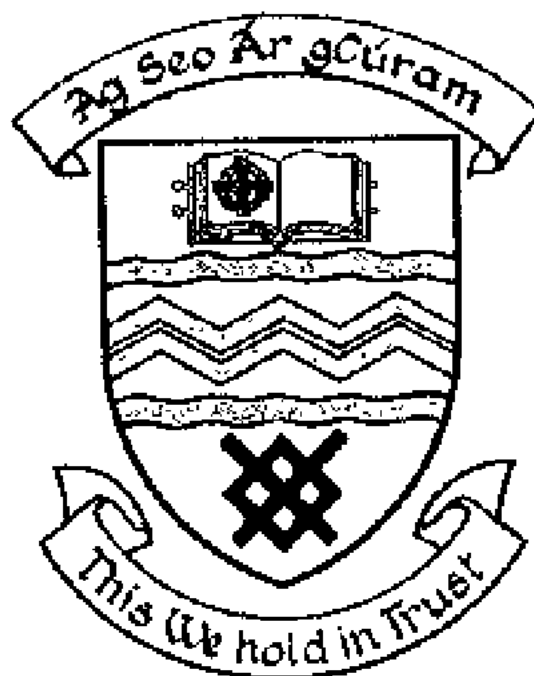
- 11 That a financial contribution in the sum of £37,440 (thirty seven thousand four hundred and forty pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution 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.

- 12 The developer shall pay before the commencement of development a sum of £56,160 (fifty six thousand one hundred and sixty 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)

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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 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-
- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £31,200 (thirty one thousand two hundred pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
 - b. Lodgement with the Council of a Cash Sum of £31,200 (thirty one thousand two hundred pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
Or./...
 - c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

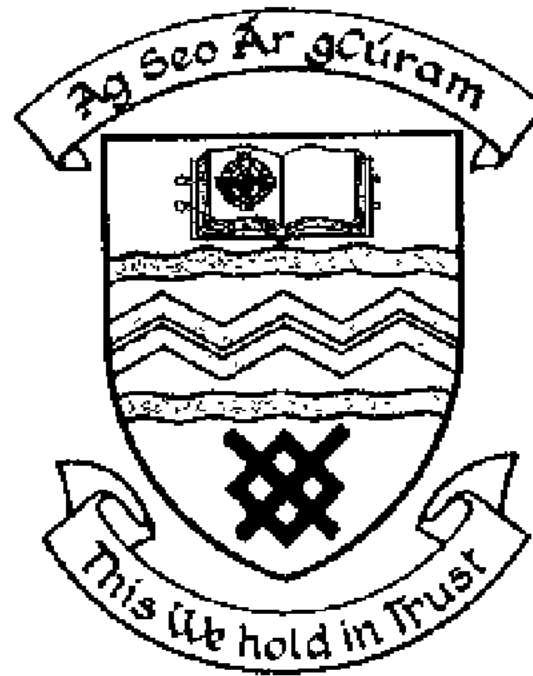
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (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.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.

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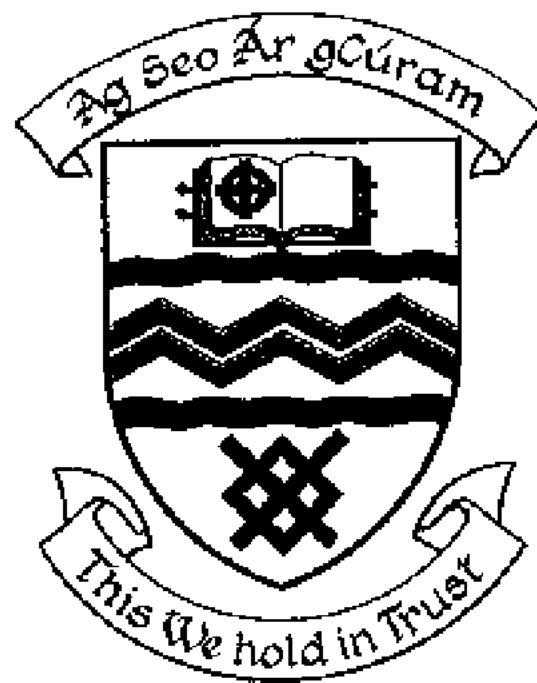
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- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

E. Bowler
.....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 1998	Date of Decision 15/09/1999 <i>LM</i>
Register Reference S99A/0478	Date: 16/07/99•

Applicant Citywest Limited,

Development One of two previously approved buildings on a revised site location, including two storey offices for industrial and related uses, gross floor area 11,000 sq.m., ESB sub-station and associated site development works with access from new interchange on Naas Road.

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

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

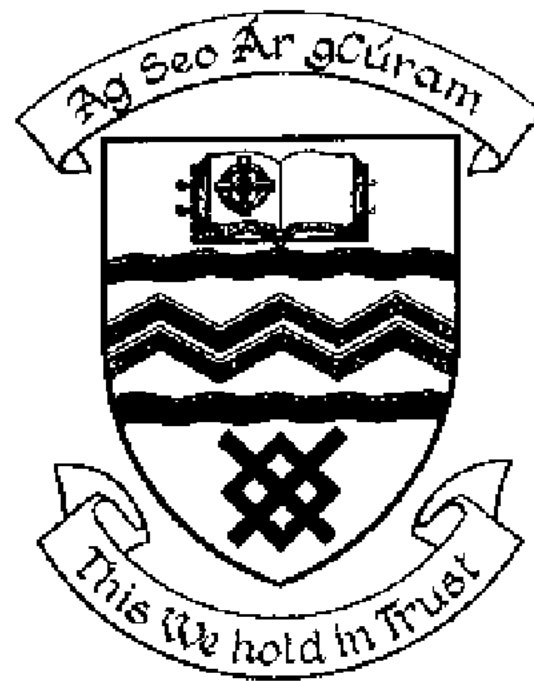
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

LM
..... 15/09/99
for SENIOR ADMINISTRATIVE OFFICER

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

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In the interest of amenity.
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REASON:
In the interest of clarity and the proper planning and development of the area.

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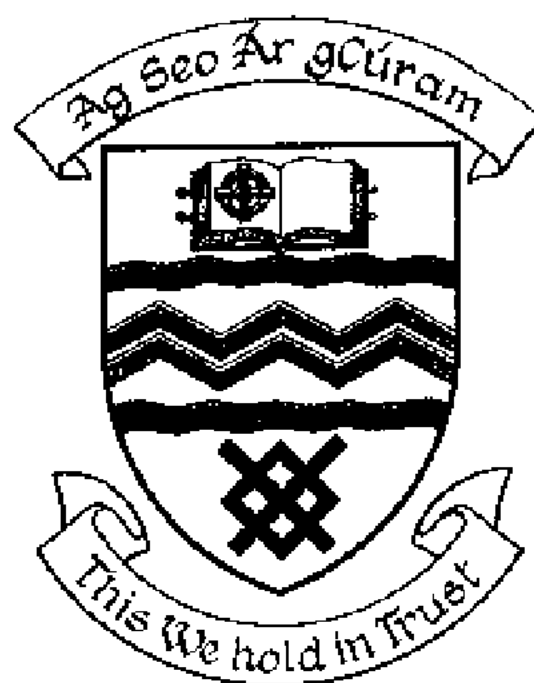
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REASON:

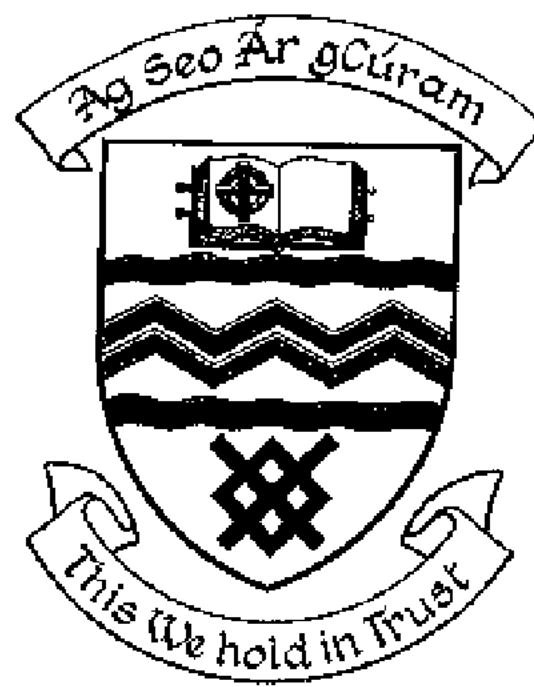
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 - b. Lodgement with the Council of a Cash Sum of £31,200 (thirty one thousand two hundred pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
Or./...
 - c. Lodgement with the Planning Authority of a letter of

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guarantee issued by the Construction Industry
Federation in respect of the proposed development,
in accordance with the guarantee scheme agreed with
Planning Authority.

REASON:

To ensure that a ready sanction may be available to the
Council to induce the provision of services and prevent
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