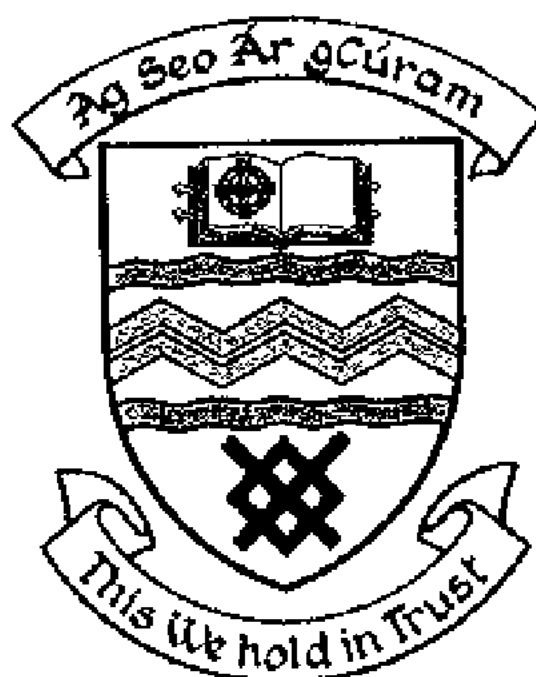


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0367	
1. Location	Site 2024, Citywest Business Campus, Naas Road, Dublin 24.		
2. Development	Construction of a two storey office building, (approximately area 1790 m2) and warehouse, (approximately area 2220 m2) at site 2024, Citywest Business Campus, Naas Road, Dublin 24 with associated works including landscaping, car parking, site road, signage and services.		
3. Date of Application	03/06/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/07/1999 2.	1. 12/08/1999 2.
4. Submitted by	Name: Newenham Mulligan & Associates, Address: 11-12 Baggot Court, Dublin 2.		
5. Applicant	Name: M.J. Flood (Ireland) Limited, Address: Sandyford Business Park, Foxrock, Dublin 18.		
6. Decision	O.C.M. No. 2211 Date 08/10/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2536 Date 19/11/1999	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

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P.O. Box 4122
Town Centre, Tallaght
Dublin 24

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Fax: 01-414 9104

Newenham Mulligan & Associates,
11-12 Baggot Court,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2536	Date of Final Grant 19/11/1999
Decision Order Number 2211	Date of Decision 08/10/1999
Register Reference S99A/0367	Date 12/08/99

Applicant M.J. Flood (Ireland) Limited,

Development Construction of a two storey office building, (approximately area 1790 m2) and warehouse, (approximately area 2220 m2) at site 2024, Citywest Business Campus, Naas Road, Dublin 24 with associated works including landscaping, car parking, site road, signage and services.

Location Site 2024, Citywest Business Campus, Naas Road, Dublin 24.

Floor Area 4010.00 Sq Metres

Time extension(s) up to and including

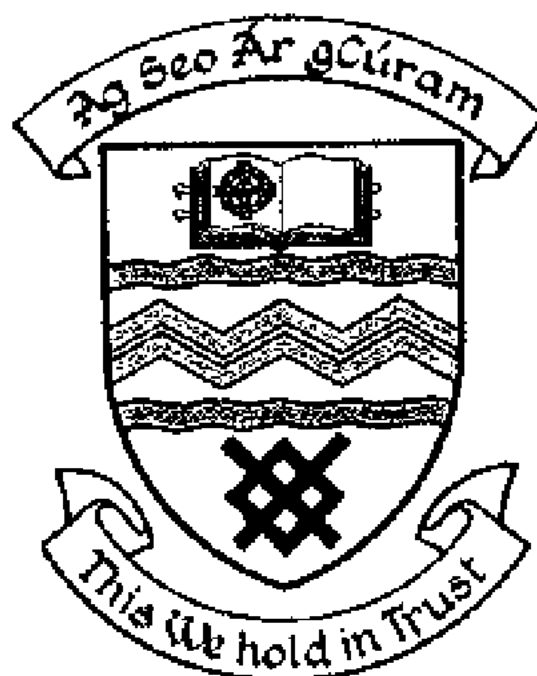
Additional Information Requested/Received 23/07/1999 /12/08/1999

A Permission has been granted for the development described above,
subject to the following (18) 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 as amended by Additional Information received by the Planning Authority on 12th August 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 The road layout shall be as per Option 'A' shown on Drawing No. 5085 52 lodged with the Planning Authority on 3rd June 1999.

REASON:

In order to clarify the permission.

- 3 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.

- 4 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.

- (a) In respect of watermains, spurs shall not end in duckfoot hydrants. Spurs shall be looped back into themselves;
- (b) The applicant is advised that the watermain to which he wishes to connect is not taken in charge. The applicant shall obtain the permission of the owner prior to the connection being made;
- (c) Prior to the commencement of development on the site the applicant shall submit a revised layout for the approval of the Planning Authority. The drawing shall indicate proposed watermain sizes, valve, metre and hydrant layout and proposed point of connection to existing watermains;

REASON:

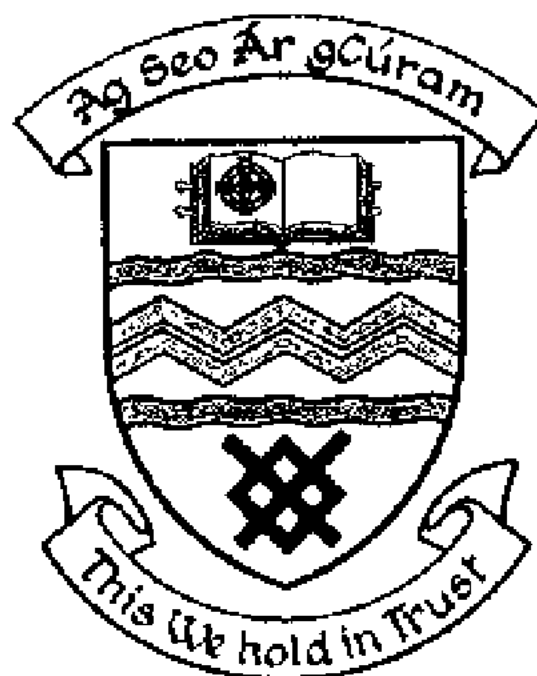
In the interest of public health.

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

REASON:

In the interest of health.

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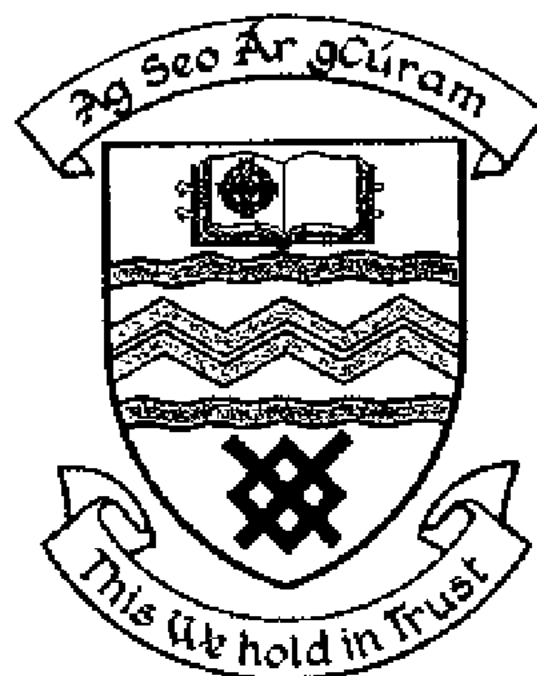
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-
- 6 The height of the proposed buildings shall not exceed 15 metres in height above ground level.
 REASON:
 To accord with the requirements of the Department of Defence.
 - 7 That there be a full and complete separation of surface water and foul drainage systems.
 REASON:
 In the interest of proper planning and development of the area.
 - 8 Prior to the commencement of development on the site the developer shall submit a detailed landscape plan with full works specifications. This plan shall include details of grading, topsoiling, seeding, paths and drainage.
 REASON:
 In the interest of visual amenities.
 - 9 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.
 - 10 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.
 - 11 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.
 - 12 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.
 - 13 The carriageway of the road fronting the site shall have a minimum width of 7.5 metres with a 1.5 metre wide path and 2.5 metre wide grass strip on its north side and a 1 metre wide grass strip on its south side. Details shall be lodged and agreed with the Planning Authority prior to the

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commencement of development on the site.

REASON:

In the interests of orderly development.

- 14 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.

- 15 That a financial contribution in the sum of £5,220 (five thousand two hundred and twenty pounds) EUR 6,628 (six thousand six hundred and twenty eight 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.

- 16 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 £4,350 (four thousand three hundred and fifty pounds) EUR 5,523 (five thousand five hundred and twenty three euros) 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 £4,350 (four thousand three hundred and fifty pounds) EUR 5,523 (five thousand five hundred and twenty three euros) 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.

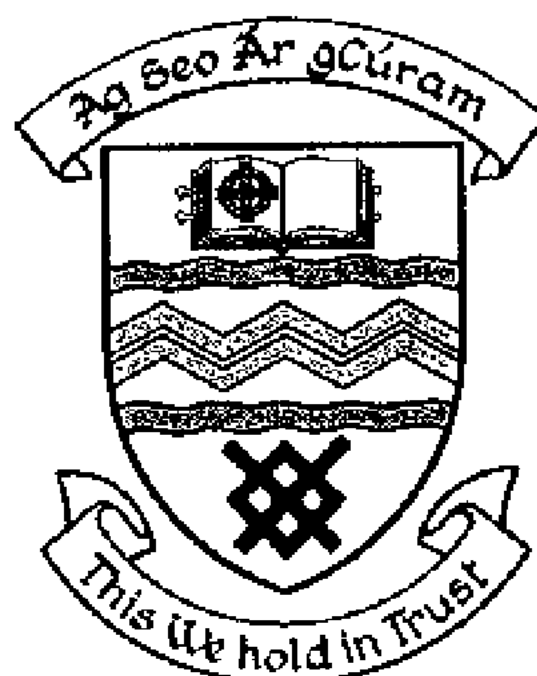
Or./...

- c. Lodgement with the Planning Authority of a letter of

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 Facs: 01-414 9104



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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 disamenity in the development.

- 17 The developer shall pay a sum of £5,220 (five thousand two hundred and twenty pounds) EUR 6,628 (six thousand six hundred and twenty eight 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 north/south distribution 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, accordance with the requirements of Section 25 (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 by the Council in respect of works facilitating the proposed development.

- 18 The developer shall pay before the commencement of development a sum of £870 (eight hundred and seventy pounds) EUR 1,105 (one thousand one hundred and five 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.

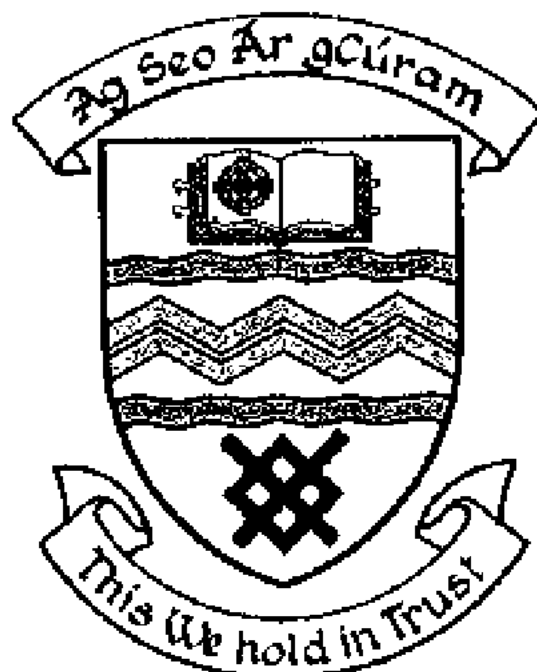
REASON:

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.

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- (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.

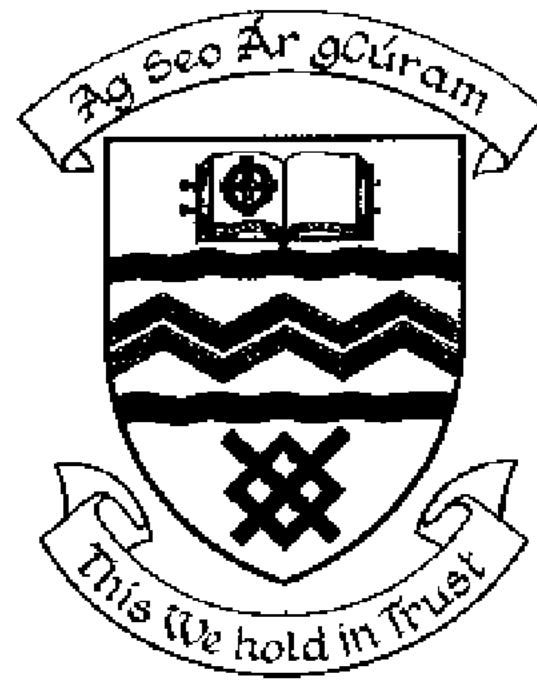
Signed on behalf of South Dublin County Council.

E. Gowlow22/11/99
for SENIOR ADMINISTRATIVE OFFICER

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Lár an Bhaile, Tamhlacht,
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Telefon: 01-414 9000
Facs: 01-414 9104



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P.O. Box 4122,
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2211	Date of Decision 08/10/1999
Register Reference S99A/0367	Date: 03/06/99

Applicant M.J. Flood (Ireland) Limited,

Development Construction of a two storey office building, (approximately area 1790 m2) and warehouse, (approximately area 2220 m2) at site 2024, Citywest Business Campus, Naas Road, Dublin 24 with associated works including landscaping, car parking, site road, signage and services.

Location Site 2024, Citywest Business Campus, Naas Road, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 23/07/1999 /12/08/1999

Clarification of Additional Information Requested/Received /

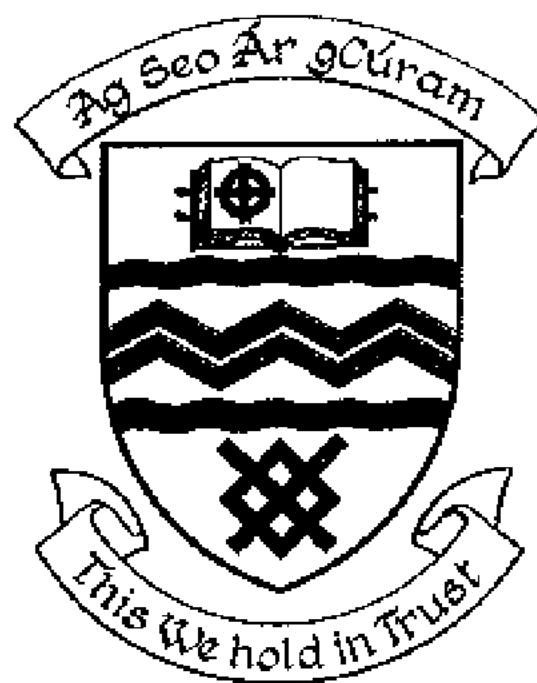
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (18) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 08/10/99
for SENIOR ADMINISTRATIVE OFFICER

Newenham Mulligan & Associates,
11-12 Baggot Court,
Dublin 2.

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Facs: 01-414 9104

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P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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REG REF. S99A/0367

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 as amended by Additional Information received by the Planning Authority on 12th August 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 The road layout shall be as per Option 'A' shown on Drawing No. 5085 52 lodged with the Planning Authority on 3rd June 1999.

REASON:

In order to clarify the permission.

- 3 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.

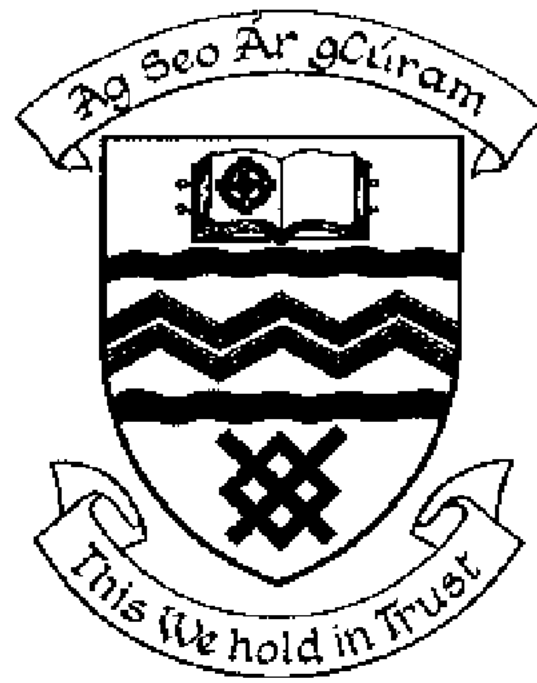
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.

- (a) In respect of watermains, spurs shall not end in duckfoot hydrants. Spurs shall be looped back into themselves;
- (b) The applicant is advised that the watermain to which he wishes to connect is not taken in charge. The applicant shall obtain the permission of the owner prior to the connection being made;
- (c) Prior to the commencement of development on the site the applicant shall submit a revised layout for the approval of the Planning Authority. The drawing shall indicate proposed watermain sizes, valve, metre and hydrant layout and proposed point of connection to existing watermains;

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Facs: 01-414 9104



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Dublin 24.

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REG. REF. S99A/0367

REASON:

In the interest of public health.

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

REASON:

In the interest of health.

- 6 The height of the proposed buildings shall not exceed 15 metres in height above ground level.

REASON:

To accord with the requirements of the Department of Defence.

- 7 That there be a full and complete separation of surface water and foul drainage systems.

REASON:

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

- 8 Prior to the commencement of development on the site the developer shall submit a detailed landscape plan with full works specifications. This plan shall include details of grading, topsoiling, seeding, paths and drainage.

REASON:

In the interest of visual amenities.

- 9 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.

- 10 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.

- 11 The car parking area indicated on the submitted plans shall be clearly marked out and available at all times for car parking use.

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Facs: 01-414 9104



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REASON:

In the interest of traffic safety.

- 12 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.

- 13 The carriageway of the road fronting the site shall have a minimum width of 7.5 metres with a 1.5 metre wide path and 2.5 metre wide grass strip on its north side and a 1 metre wide grass strip on its south side. Details shall be lodged and agreed with the Planning Authority prior to the commencement of development on the site.

REASON:

In the interests of orderly development.

- 14 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.

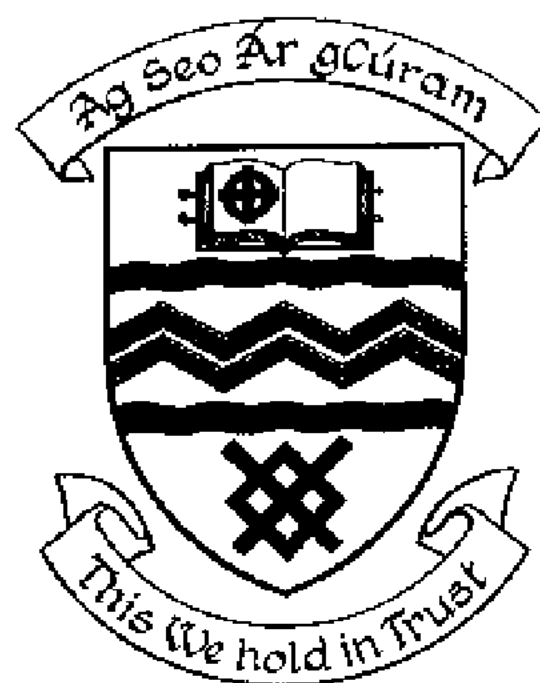
- 15 That a financial contribution in the sum of £5,220 (five thousand two hundred and twenty pounds) EUR 6,628 (six thousand six hundred and twenty eight euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development 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.

- 16 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

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REG. REF. S99A/0367

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 £4,350 (four thousand three hundred and fifty pounds) EUR 5,523 (five thousand five hundred and twenty three euros) 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 £4,350 (four thousand three hundred and fifty pounds) EUR 5,523 (five thousand five hundred and twenty three euros) 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.

- 17 The developer shall pay a sum of £5,220 (five thousand two hundred and twenty pounds) EUR 6,628 (six thousand six hundred and twenty eight 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 north/south distribution 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, accordance with the requirements of Section 25 (2)(h) of the Local Government (Planning and Development) Act, 1963. The contribution is payable before the commencement of development.

REASON:

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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.

- 18 The developer shall pay before the commencement of development a sum of £870 (eight hundred and seventy pounds) EUR 1,105 (one thousand one hundred and five 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.

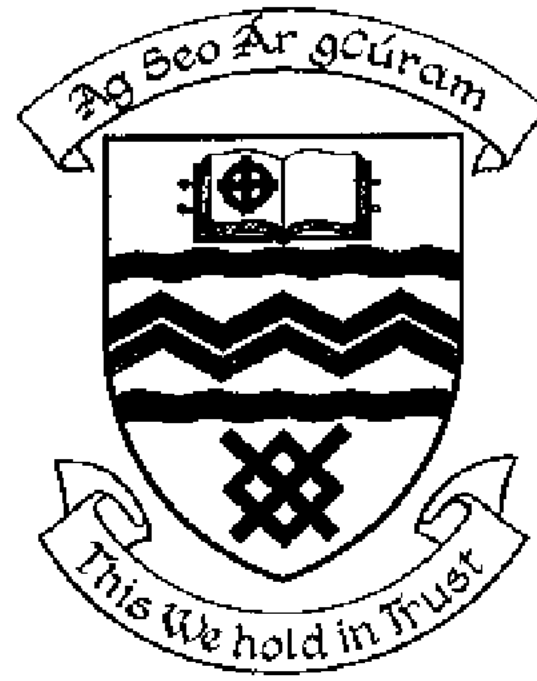
REASON:

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.

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Telefon: 01-414 9000
Facs: 01-414 9104



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P.O. Box 4122,
Town Centre, Tallaght,
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Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 1583	Date of Decision 23/07/1999
Register Reference S99A/0367	Date: 03/06/99

Applicant M.J. Flood (Ireland) Limited,
Development Construction of a two storey office building, (approximately area 1790 m²) and warehouse, (approximately area 2220 m²) at site 2024, Citywest Business Campus, Naas Road, Dublin 24 with associated works including landscaping, car parking, site road, signage and services.

Location Site 2024, Citywest Business Campus, Naas Road, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 03/06/99 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:

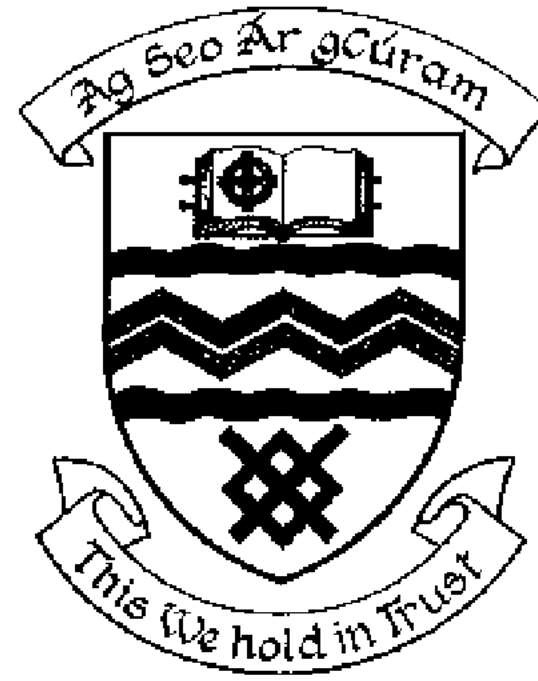
- 1 The applicant is requested to indicate if it is possible to achieve a watermain layout with no part of the watermain within 5m of any part of the proposed building. The applicant is advised to consult with the Environmental Services Department (Deansrath Depot, Ph. 4570784) before submitting a revised layout.
- 2 The applicant is requested to revise the layout of the proposed building so as to achieve a 30 metre building line setback along the Naas Road frontage. This is the standard building line being adopted for existing and proposed developments on adjacent sites and it is considered appropriate in urban design terms in this area. A generous building line, in the region of 12-15 metres should still be retained along the access road frontage if this road is not incorporated within the site - see 3 below.

Newenham Mulligan & Associates,
11-12 Baggot Court,
Dublin 2.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,
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Telefon: 01-414 9000
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REG REF. S99A/0367

Applicant to consult with Planning Authority prior to
submission of additional information.

- 3 The applicant is advised that planning application Reg..
Ref. S99A/0291 for the access road link to Garter Lane was
the subject of a decision to refuse permission on 5 July
1999. The applicants Option B, therefore, is the only
feasible approach for the proposed development. In this
connection the 6 metre wide road with no footpaths along the
site frontage would only be acceptable if it is enclosed
within the site and a turning bay is developed east of the
entrance to the site to service traffic on the access road
other than traffic destined for the proposed development.
Alternatively, a 9 metre road, plus footpath and grass
verge, should be provided as per Option A but without the
connection through to Garter Lane and with a turning bay at
its head. Revised drawings indicating the preferred
arrangement should be submitted.

Signed on behalf of South Dublin County Council

ft
.....
for Senior Administrative Officer

26/07/99