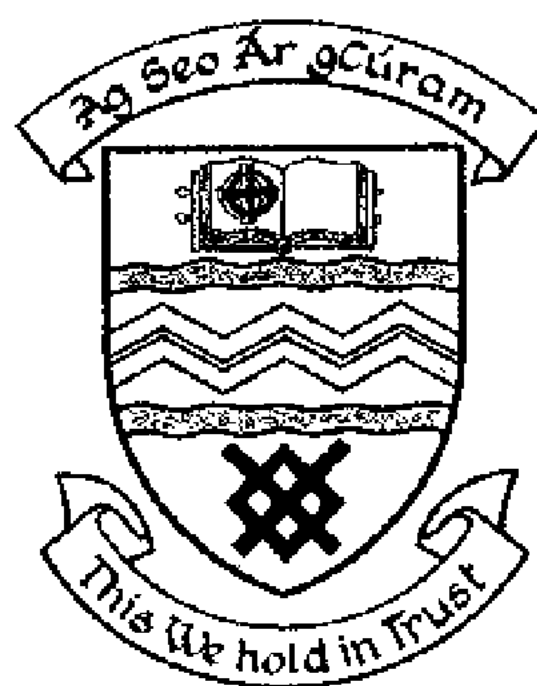


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0820	
1. Location	Fonthill Industrial Park, Fonthill Road, Dublin 22.		
2. Development	Erection of an industrial, warehouse and distribution facility with associated offices ancillary works and an ESB sub-station on a four acre site.		
3. Date of Application	04/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 02/02/1999 2.	1. 12/02/1999 2.
4. Submitted by	Name: Jame Smyth Architects, Address: Owenstown House, Fosters Avenue,		
5. Applicant	Name: Green Property Plc. Address: Seagrave House, Earlsfort Terrace, Dublin 2.		
6. Decision	O.C.M. No. 0650 Date 31/03/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1008 Date 13/05/1999	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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Jame 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 1008	Date of Final Grant 13/05/1999
Decision Order Number 0650	Date of Decision 31/03/1999
Register Reference S98A/0820	Date 12th February 1999

Applicant Green Property Plc.

Development Erection of an industrial, warehouse and distribution facility with associated offices ancillary works and an ESB sub-station on a four acre site.

Location Fonthill Industrial Park, Fonthill Road, Dublin 22.

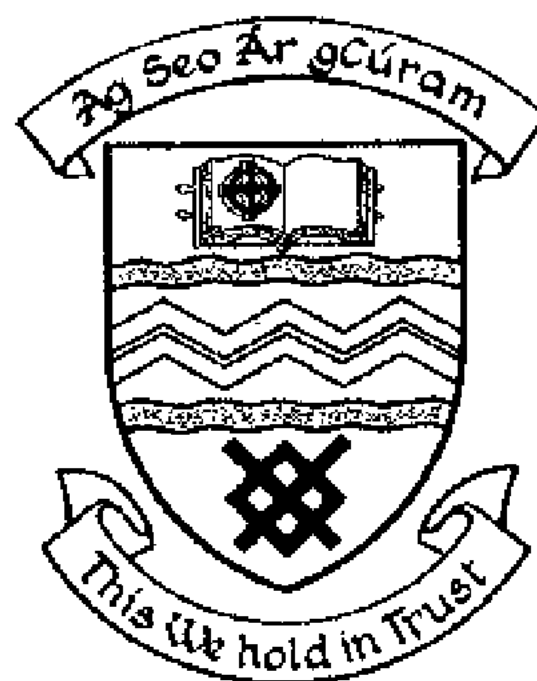
Floor Area 2814.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 02/02/1999 /12/02/1999

A Permission has been granted for the development described above,
subject to the following (19) Conditions.

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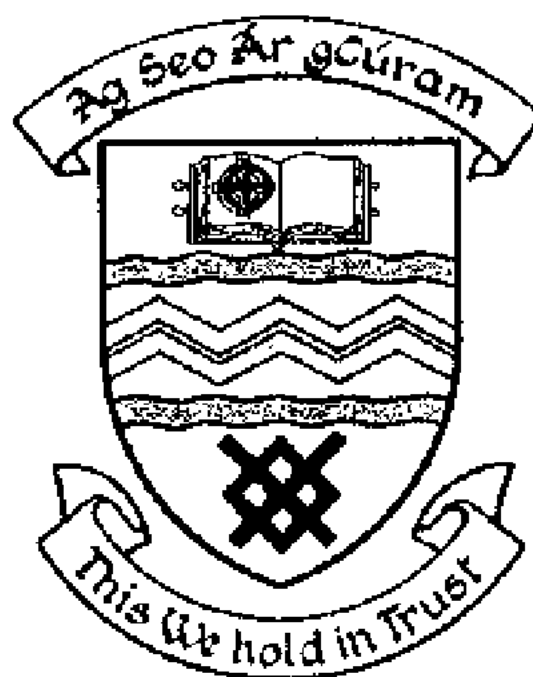
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Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be carried out in accordance with the plans, particulars and specifications received by the Planning Authority on the 4th December 1998 as amended by the plans, particulars and specifications received by the Planning Authority on the 12th February 1999, save as may be required by the other conditions attached hereto.
 REASON:
 In the interest of the proper planning and development of the area.
- 2 All on site development works including the berm, landscaping, circulation and parking areas as well as foul and surface water drainage systems shall be in place and be operational to the satisfaction of the Planning Authority prior to the first use of any part of the premises.
 REASON:
 In the interest of the proper planning and development of the area.
- 3 Prior to the commencement of development details of external finishes and colours, including roof materials shall be submitted to and be to the satisfaction of the Planning Authority.
 REASON:
 In the interest of the visual amenities of the area.
- 4 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.
- 5 That details of landscaping and boundary treatment shall be submitted to and agreed by the Planning Authority and work thereon completed prior to occupation of the unit. Boundary treatment and landscaping shall be in accordance with Condition No. 5 and Condition No. 9 respectively of permission granted under Reg. Ref. S96A/0741.
 REASON:
 In the interest of residential and visual amenity.
- 6 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

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REASON:

In the interest of safety and the avoidance of fire hazard.

- 7 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.

- 8 That the following requirements of the Environmental Services Department shall be provided for and adhered to in the development.

- Full and complete separation of foul and surface water systems;
- All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick;
- Trade effluent shall not be discharged without the applicant first obtaining a licence under Section 16 of the Water Pollution Acts 1977-1990;
- All surface water runoff from truck parking/ marshalling areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the public sewer;
- All liquid storage tanks shall have a concrete surround (bund);
- All redundant ditches or streams shall be piped with spigot and socket pipes laid open jointed with granular bed and surround and connected into the proposed drainage system.

REASON:

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

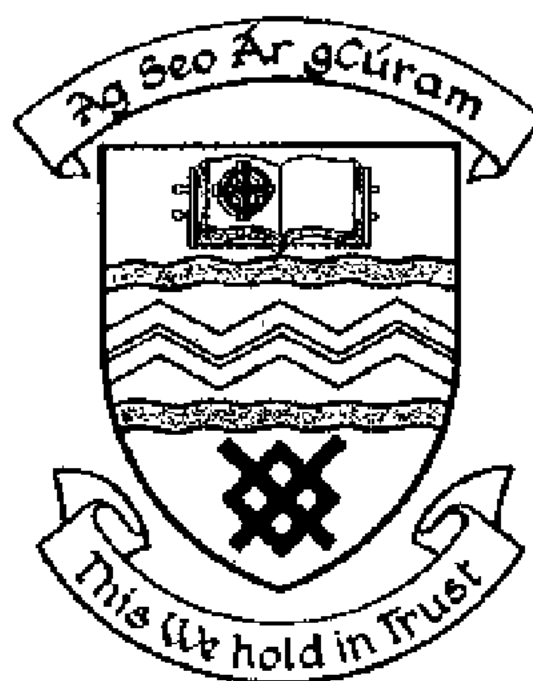
- 9 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the

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proposed development it is considered reasonable that the Council should recoup the cost.

- 10 That the car parking area indicated on the site layout plan received on the 12th February 1999 shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other uses.

REASON:

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

- 11 No goods or other materials shall be left, kept or stored on the site other than within the building itself.

REASON:

In the interest of residential and visual amenity.

- 12 The noise level from the proposed development when measured outside any residence, at the boundary of any area zoned for residential use, any site for which residential development has at least outline permission, any hospital or any school shall:-

- (a) Not contain any pure tones;
 - (b) Not exceed 55dB(A) 1 hour Leaq between 8.00 and 22.00 hours Monday to Friday and 09.00 and 17.00 on Saturdays. At all other times the noise shall not exceed 40dB(A) based on 13 minute Laeq.
- A correction for impulsive character of 5dB(A) shall be added to the measured or predicated level where appropriate.

REASON:

In the interest of preserving the amenities of property in the vicinity.

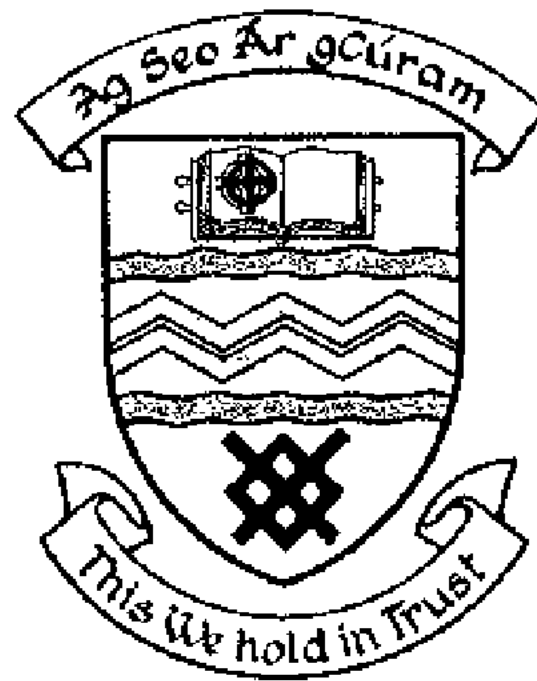
- 13 Transport vehicles parked overnight on the site shall operate electrical fridge units only. Diesel operated fridge units shall not be used.

REASON:

In the interests of preserving the amenities of property in the vicinity.

- 14 That a financial contribution in the sum of money equivalent to the value of £57,226 (fifty seven thousand two hundred and twenty six pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic

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management 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:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 15 That a financial contribution in the sum of £24,180 (twenty four thousand one hundred and eighty 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.

- 16 That a financial contribution in the sum of £2,038 (two thousand and thirty eight pounds) be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

- 17 That a financial contribution in the sum of £19,821 (nineteen thousand eight hundred and twenty one pounds) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

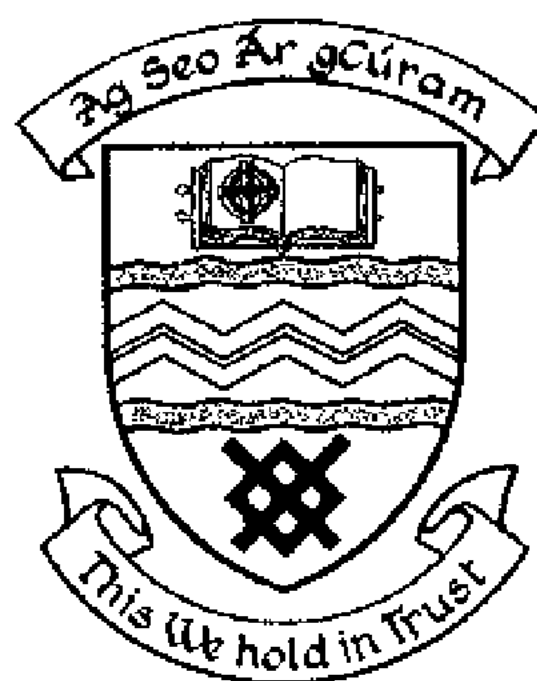
REASON:

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

- 18 That a financial contribution in the sum of £4,075 (four thousand and seventy five pounds) be paid by the proposer to

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South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; 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.

- 19 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 £65,000 (sixty five thousand 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 £41,000 (forty one thousand 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:

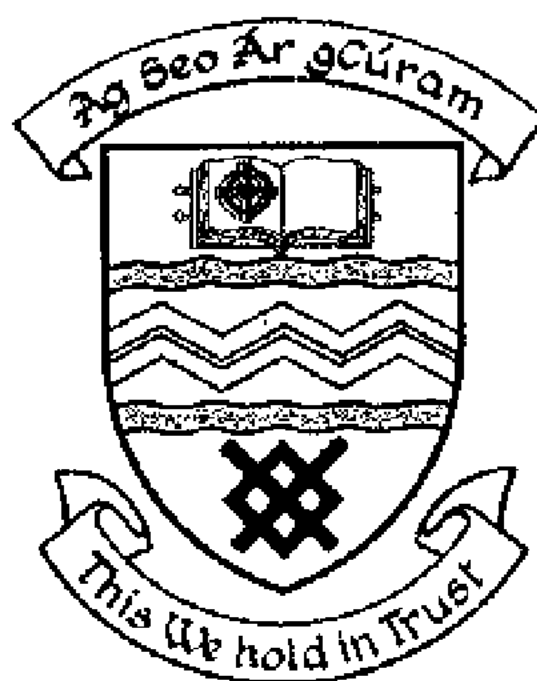
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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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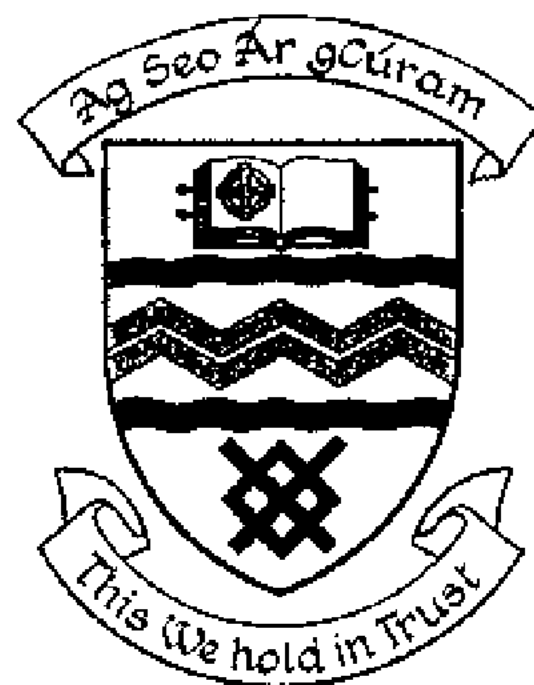
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- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

Edward G. O'Connell May 1999
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 0650	Date of Decision 31/03/1999
Register Reference S98A/0820	Date: 04/12/1998

Applicant Green Property Plc.

Development Erection of an industrial, warehouse and distribution facility with associated offices ancillary works and an ESB sub-station on a four acre site.

Location Fonthill Industrial Park, Fonthill Road, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 02/02/1999 /12/02/1999

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

.....*LB*..... 01/04/1999
for SENIOR ADMINISTRATIVE OFFICER

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

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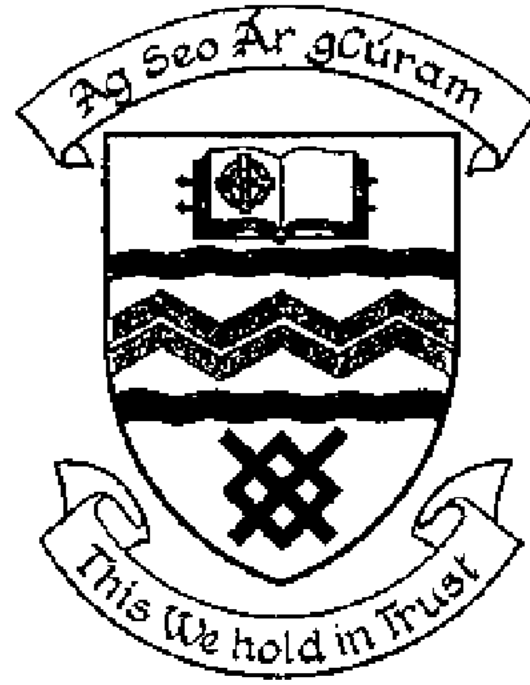
Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be carried out in accordance with the plans, particulars and specifications received by the Planning Authority on the 4th December 1998 as amended by the plans, particulars and specifications received by the Planning Authority on the 12th February 1999, save as may be required by the other conditions attached hereto.
REASON:
In the interest of the proper planning and development of the area.
- 2 All on site development works including the berm, landscaping, circulation and parking areas as well as foul and surface water drainage systems shall be in place and be operational to the satisfaction of the Planning Authority prior to the first use of any part of the premises.
REASON:
In the interest of the proper planning and development of the area.
- 3 Prior to the commencement of development details of external finishes and colours, including roof materials shall be submitted to and be to the satisfaction of the Planning Authority.
REASON:
In the interest of the visual amenities of the area.
- 4 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.
- 5 That details of landscaping and boundary treatment shall be submitted to and agreed by the Planning Authority and work thereon completed prior to occupation of the unit. Boundary treatment and landscaping shall be in accordance with Condition No. 5 and Condition No. 9 respectively of permission granted under Reg. Ref. S96A/0741.

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REASON:

In the interest of residential and visual amenity.

- 6 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 7 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

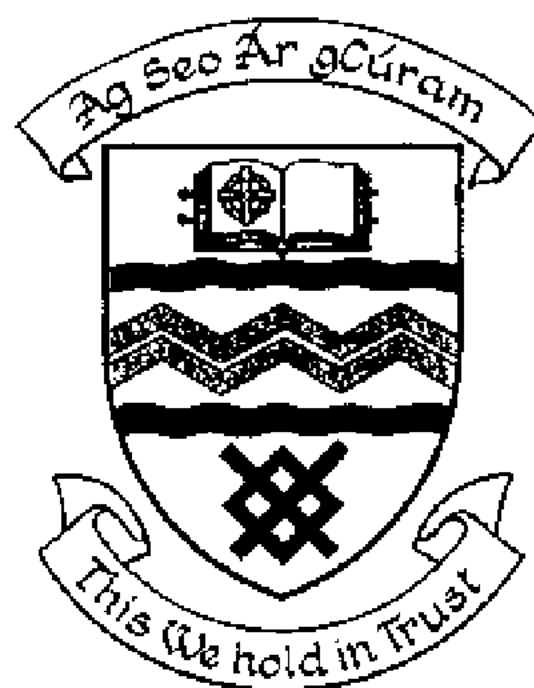
In the interest of health.

- 8 That the following requirements of the Environmental Services Department shall be provided for and adhered to in the development.

- Full and complete separation of foul and surface water systems;
- All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick;
- Trade effluent shall not be discharged without the applicant first obtaining a licence under Section 16 of the Water Pollution Acts 1977-1990;
- All surface water runoff from truck parking/ marshalling areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the public sewer;
- All liquid storage tanks shall have a concrete surround (bund);
- All redundant ditches or streams shall be piped with spigot and socket pipes laid open jointed with granular bed and surround and connected into the proposed drainage system.

REASON:

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

- 9 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 10 That the car parking area indicated on the site layout plan received on the 12th February 1999 shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other uses.

REASON:

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

- 11 No goods or other materials shall be left, kept or stored on the site other than within the building itself.

REASON:

In the interest of residential and visual amenity.

- 12 The noise level from the proposed development when measured outside any residence, at the boundary of any area zoned for residential use, any site for which residential development has at least outline permission, any hospital or any school shall:-

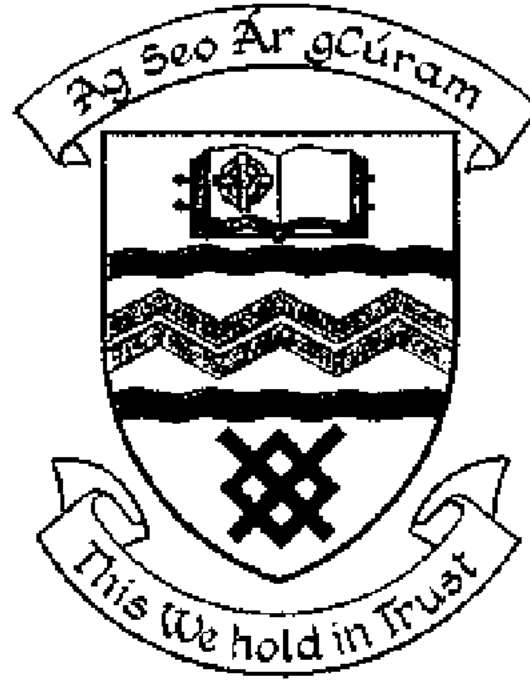
- (a) Not contain any pure tones;
 - (b) Not exceed 55dB(A) 1 hour Leq between 8.00 and 22.00 hours Monday to Friday and 09.00 and 17.00 on Saturdays. At all other times the noise shall not exceed 40dB(A) based on 13 minute Laeq.
- A correction for impulsive character of 5dB(A) shall be added to the measured or predicated level where appropriate.

REASON:

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In the interest of preserving the amenities of property in the vicinity.

- 13 Transport vehicles parked overnight on the site shall operate electrical fridge units only. Diesel operated fridge units shall not be used.

REASON:

In the interests of preserving the amenities of property in the vicinity.

- 14 That a financial contribution in the sum of money equivalent to the value of £57,226 (fifty seven thousand two hundred and twenty six pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management 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:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 15 That a financial contribution in the sum of £24,180 (twenty four thousand one hundred and eighty 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.

- 16 That a financial contribution in the sum of £2,038 (two thousand and thirty eight pounds) be paid by the proposer to

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South Dublin County Council towards the cost of remedial works to the Griffeen River which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

- 17 That a financial contribution in the sum of £19,821 (nineteen thousand eight hundred and twenty one pounds) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

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

- 18 That a financial contribution in the sum of £4,075 (four thousand and seventy five pounds) be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; this contribution to be paid before the commencement of development on the site.

REASON:

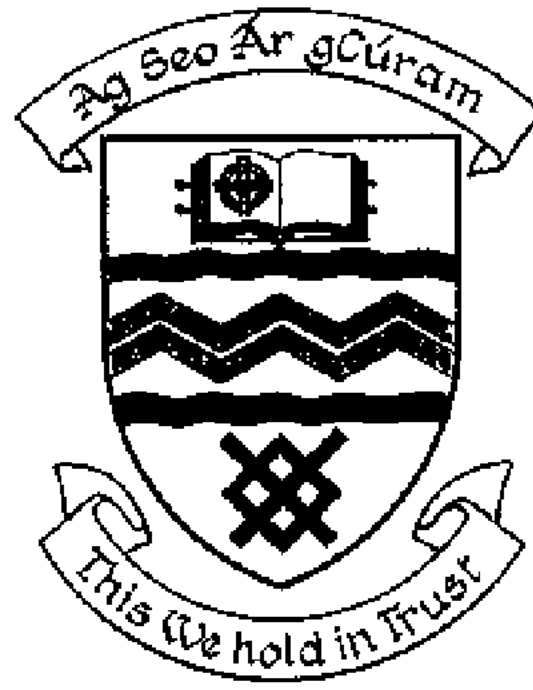
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 19 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 £65,000 (sixty five thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are

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taken in charge by the Council.

Or./...

- b. Lodgement with the Council of a Cash Sum of
£41,000 (forty one thousand 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.

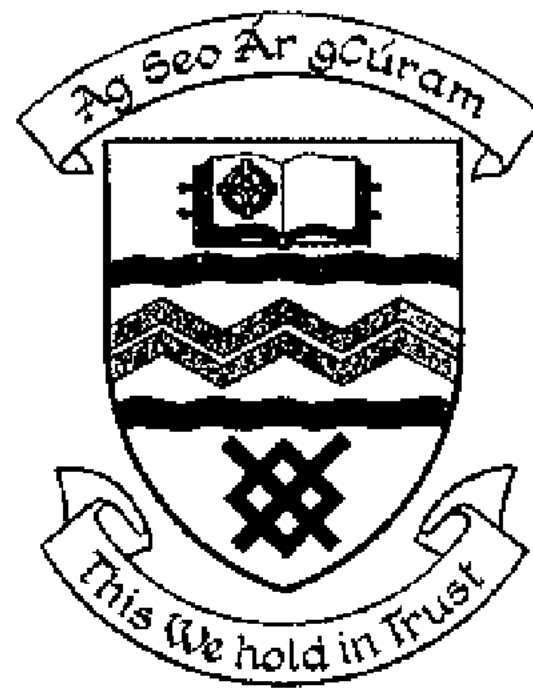
REASON:

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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0195	Date of Decision 02/02/1999
Register Reference S98A/0820	Date: 04/12/1998

Applicant Green Property Plc.
Development Erection of an industrial, warehouse and distribution facility with associated offices ancillary works and an ESB sub-station on a four acre site.

Location Fonthill Industrial Park, Fonthill Road, Dublin 22.

App. Type Permission

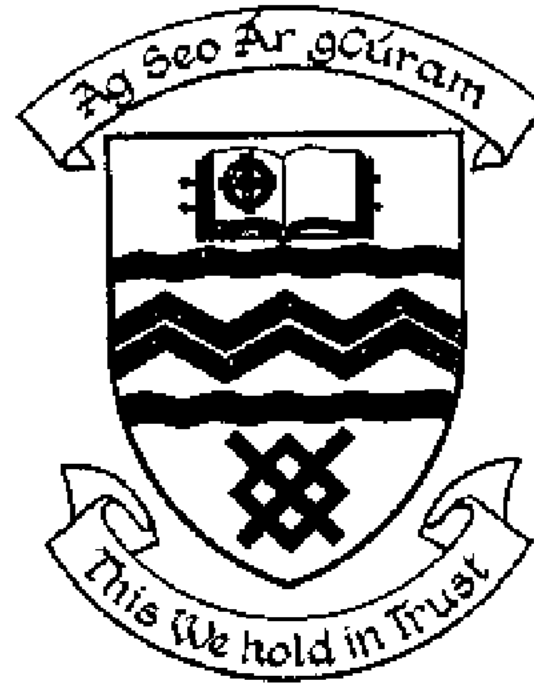
Dear Sir/Madam,

With reference to your planning application, received on 04/12/1998 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 details on the following:-
 - (a) Type of operation that will be carried out in the building;
 - (b) If proposing to operate the unit outside the hours of 8.00am to 18.00pm Monday to Friday, details of the type of vehicles and the estimated number of vehicular movements to and from the site.
- 2 The applicant is requested to submit a comprehensive noise assessment study for the proposed development undertaken by a suitably qualified organisation/individual (e.g. Forbairt). The study should identify the noise-creating elements of the activity, and the abatement measures which will be used to address same. Reference to the hours of operation, number and type of vehicles and frequency of vehicles movements to and from the site should be made. Identification and reference to the surrounding noise

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

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REG REF. S98A/0820

sensitive locations is also necessary. Full details of proposed and existing developments adjoining the site shall be shown to a suitable scale in relation to the proposed development.

- 3 The applicant is requested to submit floor plans and elevations of the proposed ESB sub-station.
- 4 The applicant is advised that the eastern site boundary as given on the site location map does not concur with that given on the site layout plan. A revised site location map (4 no. copies) with the correct boundary delineated in colour thereon to be submitted.

NOTE: The applicant is advised that any details pertaining to the application, in addition to being forwarded to the respective section of the County Council, must be lodged directly with the Planning Authority for insertion on the planning application file. In this regard the applicant is requested to submit 4 no. copies of the details forwarded to the Environmental Services Department of South Dublin County Council on the week ending 29th January for insertion on the application file.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

02/02/1999