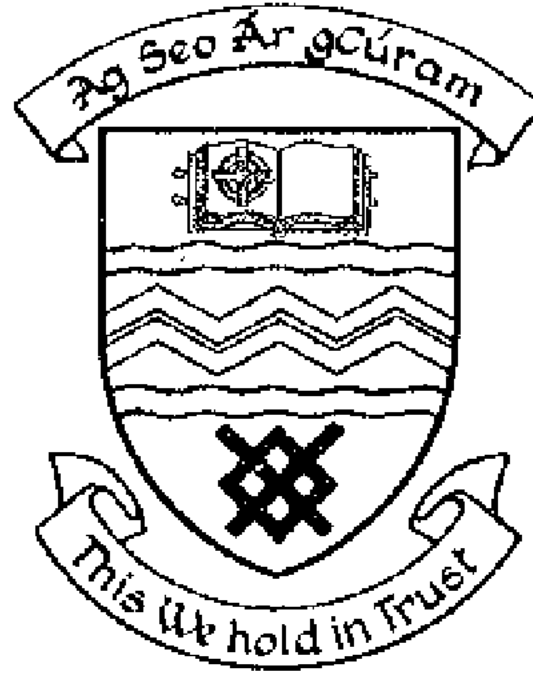


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0206	
1. Location	Fonthill Industrial Park, Fonthill Road, Palmerstown, Dublin 20.		
2. Development	Erection of a light industrial factory and office unit (Gross area 1238.4 sq.m.) with car parking (38 spaces), access roads and site landscaping.		
3. Date of Application	03/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Peter Stevens & Associates Architects, Address: 93a Sandymount Road, Dublin 4.		
5. Applicant	Name: L. Lynch & Co. Ltd., Address: Engineering Contractors, Whitechurch Road, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1042 Date 29/05/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1372 Date 09/07/98	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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Peter Stevens & Associates Architects,
93a Sandymount Road,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1372	Date of Final Grant 09/07/98
Decision Order Number 1042	Date of Decision 29/05/98
Register Reference S98A/0206	Date 3rd April 1998

Applicant L. Lynch & Co. Ltd.,

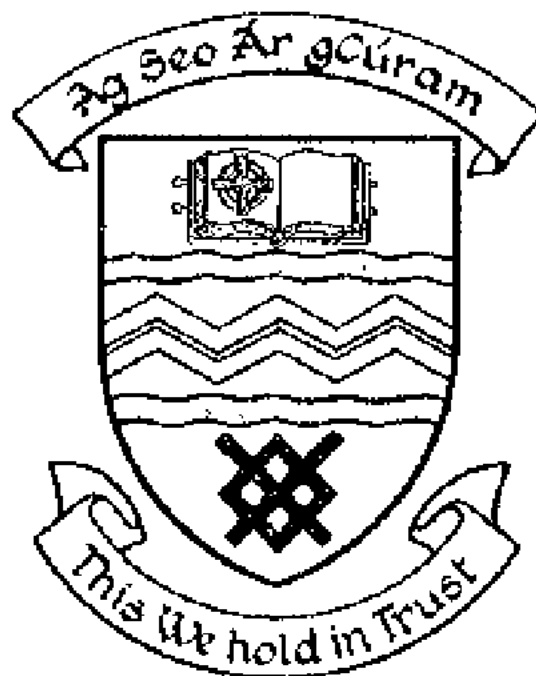
Development Erection of a light industrial factory and office unit
(Gross area 1238.4 sq.m.) with car parking (38 spaces),
access roads and site landscaping.

Location Fonthill Industrial Park, Fonthill Road, Palmerstown,
Dublin 20.

Floor Area 1238.400 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 (17) conditions.

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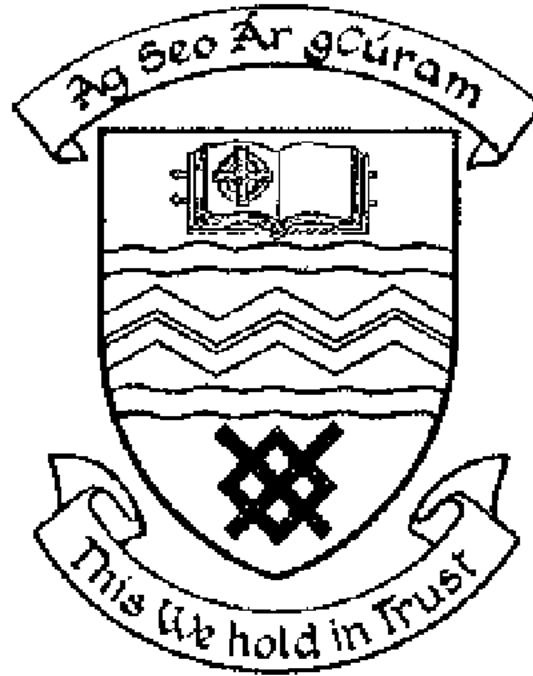
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 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.
- 3 That smoke and dusts shall not be emitted from the site during construction or subsequently from the premises which can be airblown to the adjoining lands to the west of the site.
REASON:
To protect residential amenity of the adjoining lands for which permission for residential development has been granted.
- 4 That the following restrictions regarding noise emanating from the development shall be complied with at all times and shall be in accordance with BS 5228 Noise Control on Construction and Open Sites:
(a) Noise shall not contain pure tones and shall not exceed the background level by 10dB(A).
(b) Shall not exceed the standard limits of 65dB(A) by day and 45dB(A) by night.
REASON:
To protect the amenity on the adjoining lands and in the interest of the proper planning and development of the area.
- 5 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.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.

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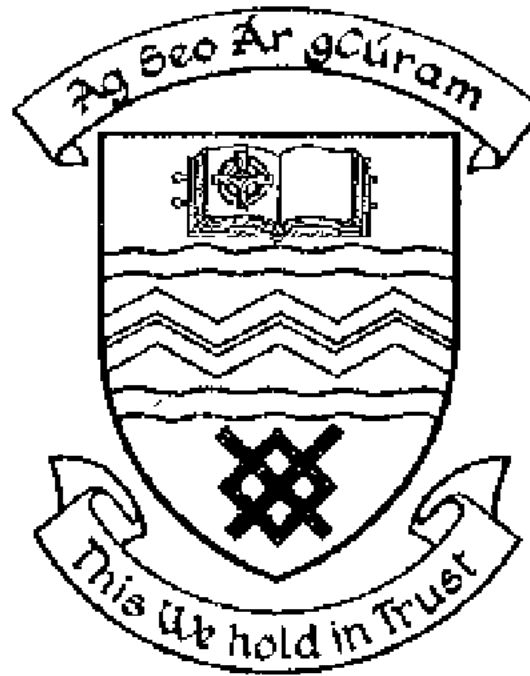
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- 6 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 7 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.
REASON:
In the interest of amenity.
- 8 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.
- 9 That the car parking area indicated on the submitted site layout plan shall be clearly marked out and available at all times for car parking use and shall not be used for storage, display or other purposes. Parking for trucks shall be provided in accordance with the current development plan standards.
REASON:
In the interest of orderly development.
- 10 The proposed development shall be carried out in accordance with the relevant conditions of planning permission granted under Reg. Ref. S96A/0741.
REASON:
In the interest of the proper planning and development of the area.
- 11 Full details of any proposed lighting to the proposed company name signs on the south and east elevations to be submitted for the written agreement of the Planning Authority prior to development commencing. No signage shall be permitted on the west elevation.
REASON:
In the interest of the proper planning and development of the area.

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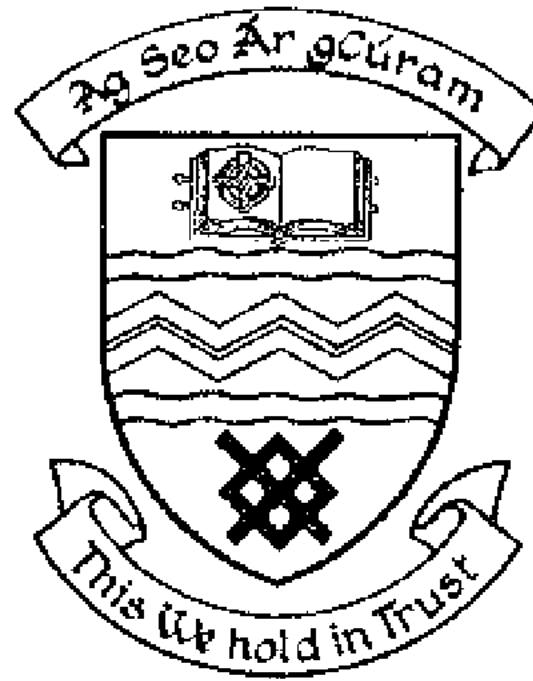
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- 12 That a financial contribution in the sum of £12,120 (twelve thousand one hundred and twenty pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development 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.
- 13 That a financial contribution in the sum of money equivalent to the value of £28,684 (twenty eight thousand six hundred and eighty four 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.
- 14 That a financial contribution in the sum of £12,160 (twelve thousand one hundred and sixty pounds) PER HECTARE 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 service 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.

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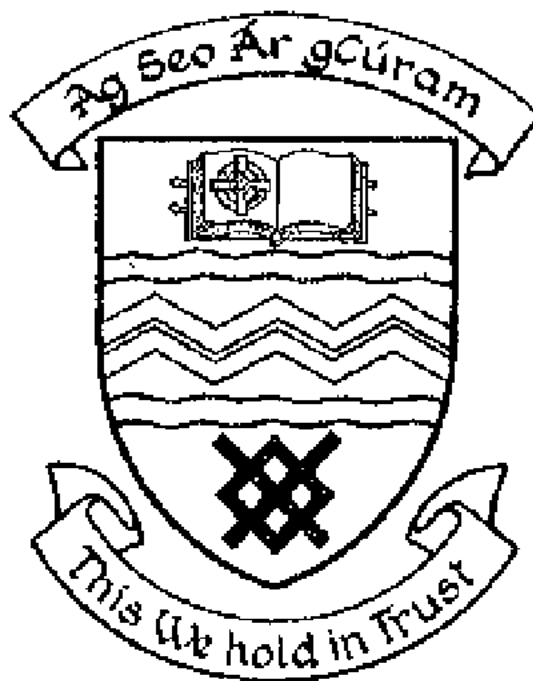
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- 15 That a financial contribution in the sum of £1,250 (one thousand two hundred and fifty pounds) PER HECTARE be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River which will facilitate this development; this contribution to be paid before the commencement of development on site.
REASON:
The provision of such service 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.
- 16 That a financial contribution in the sum of £2,500 (two thousand five hundred pounds) PER HECTARE 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.
- 17 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 £32,320 (thirty two thousand three hundred and twenty pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...

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- b. Lodgement with the Council of a Cash Sum of £20,200 (twenty 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 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.
- (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.


.....10 July 1998
for SENIOR ADMINISTRATIVE OFFICER