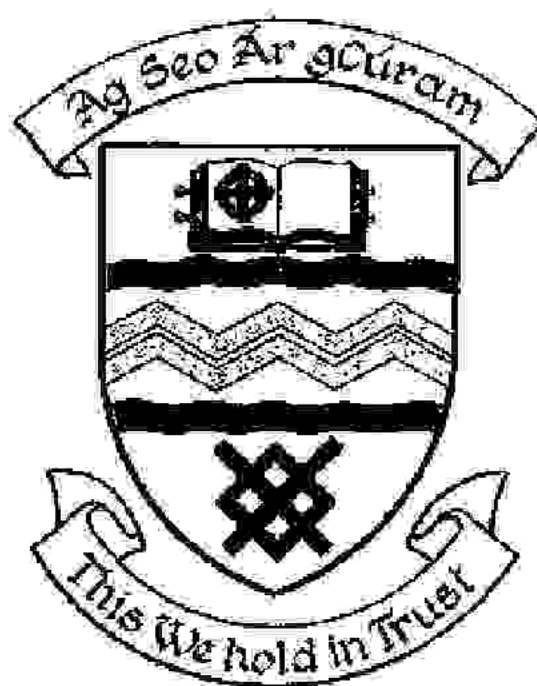


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0831	
1. Location	Fonthill Industrial Park, Dublin 22.		
2. Development	Construction of 12,572 m2 of light industrial buildings in either 4 or 6 units including associated loading yard, offices and ancillary accommodation.		
3. Date of Application	23/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Traynor O'Toole Partnership Address: 49 Upper Mount Street, Dublin 2.		
5. Applicant	Name: Green Property Plc Address: Seagrave House, Earlsfort Terrace, Dublin 2.		
6. Decision	O.C.M. No. 0325 Date 19/02/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0752 Date 22/04/98	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.	

REG. REF. S97A/0831 **SOUTH DUBLIN COUNTY COUNCIL**
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
Facs: 01-462 0104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Traynor O'Toole Partnership
49 Upper Mount Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0752	Date of Final Grant 22/04/98
Decision Order Number 0325	Date of Decision 19/02/98
Register Reference S97A/0831	Date 23rd December 1997

Applicant Green Property Plc

Development Construction of 12,572 m2 of light industrial buildings
in either 4 or 6 units including associated loading yard,
offices and ancillary accommodation.

Location Fonthill Industrial Park, Dublin 22.

Floor Area 12572.000 Sq Metres

Time extension(s) up to and including

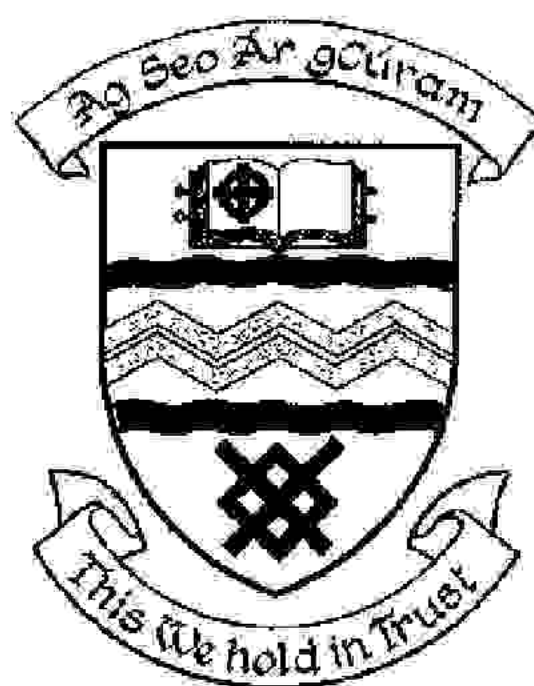
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (18) Conditions.

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Conditions and Reasons

- 1 subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details and shall otherwise be in accordance with the terms and conditions of planning permission ref; S96A/0741 including the financial conditions thereof.
REASON:
In the interests of the proper planning and development of the area.
- 2 No advertising signs or devices shall be painted or erected on the premises without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal, other than those which are exempted development under the Local Government (Planning and Development) Regulations 1994, as amended.
REASON:
In the interests of the control of advertising with respect to the visual amenities of the area.
- 3 Details of colours/materials of external finishes to the proposed buildings shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
In the interest of the proper planning and development of the area and visual amenity.
- 4 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.
- 5 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.

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- 6 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.
- 7 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.
- 8 Prior to commencement of development applicant to submit the following details in relation to surface water drainage:
- a) applicant to submit full details of proposed drainage system, including pipe sizes, gradient cover and invert levels up to and including connection to main sewer,
 - b) applicant to submit details of proposed storage of surface water runoff,
 - c) applicant to detail basis of calculation of retention volume;
 - d) applicant to submit details of flow control device;
 - d) applicant to submit details of petrol/oil interceptor to cater for truck parking/marshalling areas.
- REASON:
In the interest of the proper planning and development of the area.
- 9 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 10 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.
REASON:
In the interest of the proper planning and development of the area.
- 11 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

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REASON:

To protect the amenities of the area.

- 12 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.

- 13 That a financial contribution in the sum of £56,640 (fifty six thousand six 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.

- 14 That a financial contribution in the sum of money equivalent to the value of £134,048 (one hundred and thirty four thousand and forty eight 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.

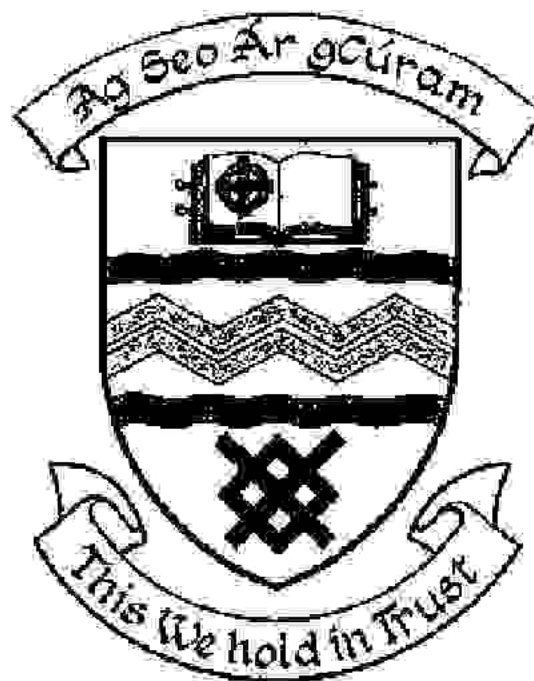
REASON:

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.

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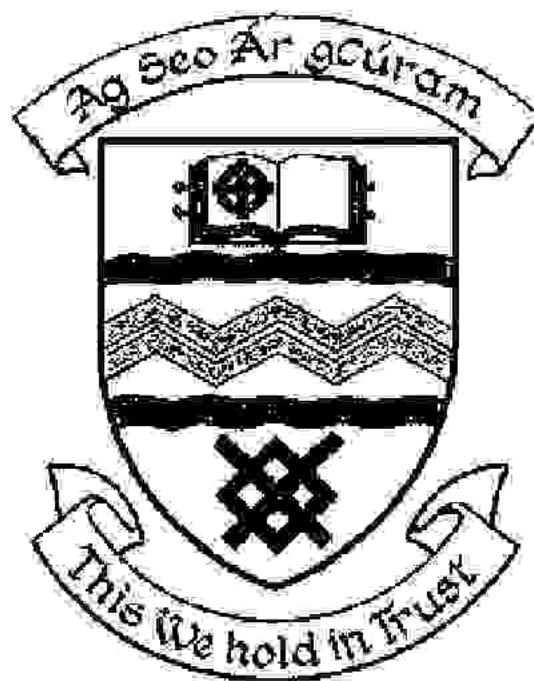
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- 15 That a financial contribution in the sum of £9,550 (nine thousand five hundred and fifty pounds) be paid by the proposer to South Dublin County Council towards the cost of Esker Pumping Station; this contribution to be paid before the commencement 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.
- 16 That a financial contribution in the sum of £4,775 (four thousand seven hundred and seventy five pounds) be paid by the proposer to South Dublin County Council towards the cost of Griffeen River Improvement Scheme; 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 a financial contribution in the sum of £46,451 (forty six thousand four hundred and fifty one pounds) be paid by the proposer to South Dublin County Council towards the cost of Lucan/Palmerstown Water Supply Improvement Scheme; 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.
- 18 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £150,000 (one hundred and fifty thousand pounds)

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or lodgement with the Council of a cash sum of £95,000
(ninety five thousand pounds).

REASON:

To ensure that a ready sanction may be available 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.


.....23 April 1998
for SENIOR ADMINISTRATIVE OFFICER