

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0788	
1. Location	Fonthill Industrial Park, Fonthill Road, opposite junction with Coldcut Road, Dublin 22.		
2. Development	Retail warehouse (c. 3320 sq.m).		
3. Date of Application	04/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Integrated Development Services, Address: 45 Coolmine Industrial Estate, Dublin 15.		
5. Applicant	Name: Power City Ltd., Address: Sallynoggin Road, Sallynoggin, Co. Dublin.		
6. Decision	O.C.M. No. 0203 Date 03/02/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0480 Date 19/03/98	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**PLANNING
DEPARTMENT**P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.Telephone: 01-462 0000
Fax: 01-462 0104Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.Telefon: 01-462 0000
Facs: 01-462 0104Integrated Development Services,
45 Coolmine Industrial Estate,
Dublin 15.**NOTIFICATION OF GRANT OF Permission****LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Final Grant Order Number 0480	Date of Final Grant 19/03/98
Decision Order Number 0203	Date of Decision 03/02/98
Register Reference S97A/0788	Date 4th December 1997

Applicant Power City Ltd.,**Development** Retail warehouse (c. 3320 sq.m).**Location** Fonthill Industrial Park, Fonthill Road, opposite junction
with Coldcut Road, Dublin 22.**Floor Area** 3320.000 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 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 relevant terms and conditions of planning permission ref.; S96A/0741.

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 of the visual amenities of the area.

- 3 Details of colours/materials of external finishes shall be submitted for the agreement of the Planning Authority prior to 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 That no industrial effluent be permitted without prior approval from Planning Authority.
 REASON:
 In the interest of health.
- 9 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.
- 10 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.
 REASON:
 To protect the amenities of the area.
- 11 The proposed customer entrance/exit shall be widened to a minimum of 6 metres width and shall be relocated so that it is a minimum of 60 metres from the junction.
 REASON:
 In the interest of the proper planning and development of the area and public safety.
- 12 That a financial contribution in the sum of £16,200 (sixteen thousand two hundred 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:

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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 £39,050 (thirty nine thousand and fifty 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:

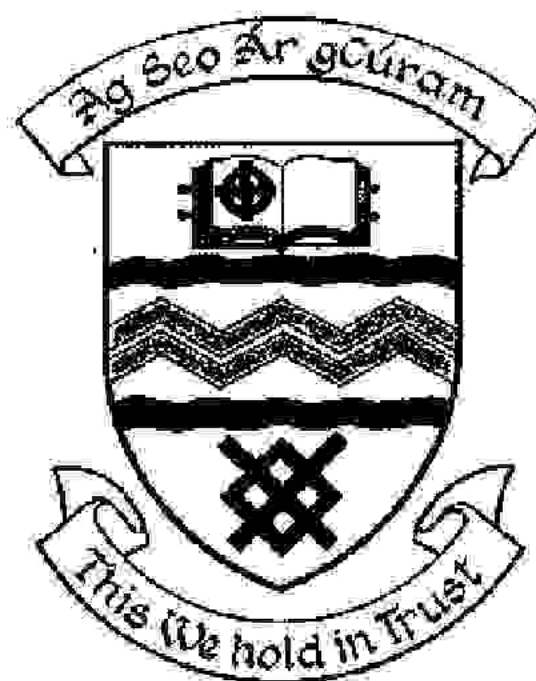
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 14 That 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 £45,000 (forty 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 £27,000 (twenty seven 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

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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.

- 15 That a financial contribution in the sum of £2,725 (two thousand seven hundred and twenty five pounds) be paid by the proposer to South Dublin County Council towards the cost of 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.

- 16 That a financial contribution in the sum of £1,362 (one thousand three hundred and sixty two pounds) be paid by the proposer to South Dublin County Council towards the cost of the 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 £13,254 (thirteen thousand two hundred and fifty four pounds) be paid by the proposer to South Dublin County Council towards the cost of Lucan Water Supply Improvement Scheme; this contribution to be paid before the commencement of development on the site.

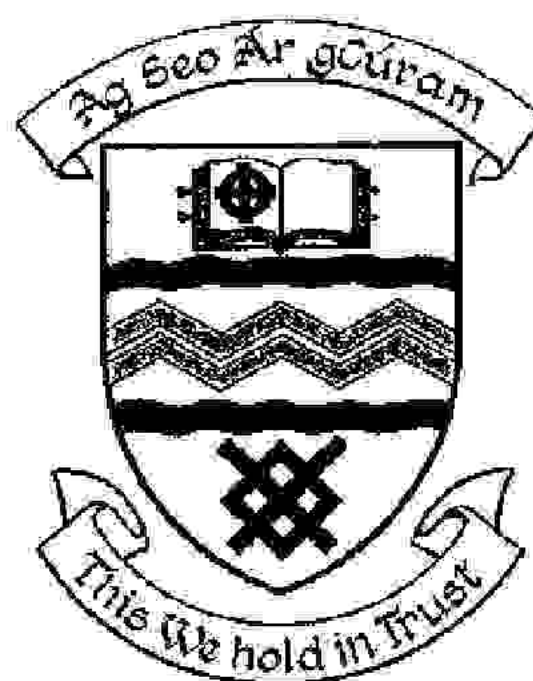
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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reasonable that the developer should contribute towards the cost of providing the services.

- 18 In relation to Condition No. 16 of Planning Permission granted under Reg. Ref. S96A/0741, security in the form of a Bond or Cash lodgement shall be deposited with South Dublin County Council to ensure the duplication of the existing foul sewer. The amount of this security shall be agreed with the Planning Authority prior to the commencement of development.

REASON:

To ensure that the Council are financially secured with regard to the provision of additional public services.

- (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.

..... *[Signature]* March 1998
 for SENIOR ADMINISTRATIVE OFFICER