

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0589	
1. Location	Fonthill Industrial Park, Fonthill Road, Dublin 22.		
2. Development	A security hut.		
3. Date of Application	11/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Clifton Scannell Emerson Associates, Address: Seafort Lodge, Castledawson Avenue,		
5. Applicant	Name: Green Property Plc., Address: Segrave House, 20 Earlsfort Terrace, Dublin 2.		
6. Decision	O.C.M. No. 3086 Date 05/11/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4351 Date 19/12/97	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/0589 SOUTH DUBLIN COUNTY COUNCIL
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Clifton Scannell Emerson Associates,
Seafort Lodge,
Castledawson Avenue,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 4351	Date of Final Grant 19/12/97
Decision Order Number 3086	Date of Decision 05/11/97
Register Reference S97A/0589	Date 11th September 1997

Applicant Green Property Plc.,

Development A security hut.

Location Fonthill Industrial Park, Fonthill Road, Dublin 22.

Floor Area 21.000 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 (8) 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 accord 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 All landscaping and planting shall be undertaken in the first planting season following the first use of any part of the proposed development.
REASON:
In the interests of visual amenity.
- 3 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.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular no building or structure shall be located within 5 metres of any pipe which has the potential to be taken in charge and appropriate wayleaves shall be granted to South Dublin County Council in this regard.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964. In the interests of public health and a proper standard of development.
- 5 That arrangements be made with regard to the payment of the financial contribution in the sum of £582,540 (five hundred and eighty two thousand five hundred and forty pounds), in respect of the overall development, as required by Condition No. 22 of planning permission granted under Reg. Ref. S96A/0741; arrangements to be made prior to commencement of development on site.

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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 providing the services.

- 6 That arrangement be made with regard to the payment of the financial contribution in the sum of £1,378,678 (one million three hundred and seventy eight thousand six hundred and seventy eight pounds), in respect of the overall development, as required by Condition No. 21 of planning permission granted under Reg. Ref. S96A/0741; arrangements to be made prior to commencement of development on 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.

- 7 That arrangements be made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £1,600,000 (one million six hundred thousand pounds) or a Cash Lodgement in the sum of £975,000 (nine hundred and seventy five thousand pounds) as required by Condition No. 23 of planning permission granted under Reg. Ref. S96A/0741; these arrangements to be made prior to the commencement of this proposal.

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.

- 8 That security in the form of a Bond or Cash Lodgement in the sum of £300,000 (three hundred thousand pounds) shall be deposited with South Dublin County Council within 1 month of grant of permission to ensure the duplication of the existing foul sewer as required by condition no. 24 of Reg.

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Ref. S96A/0741.

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.

 22 December 1997
for SENIOR ADMINISTRATIVE OFFICER