

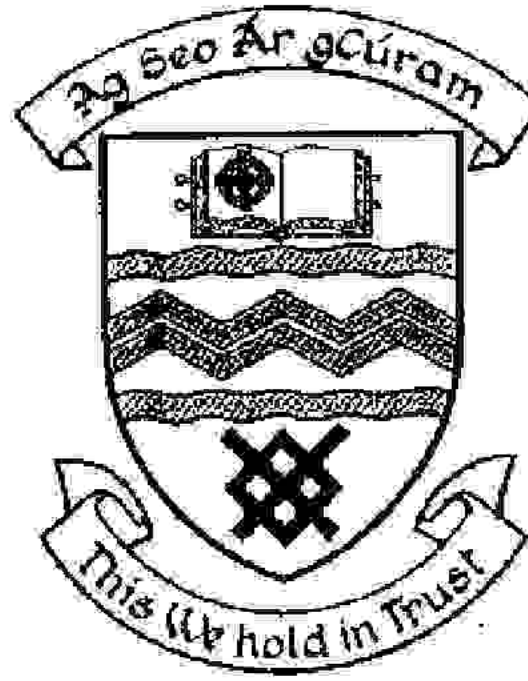
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0238	
1. Location	Site 14D, Phase 3, Greenogue Ind. Estate, Rathcoole, Co. Dublin.		
2. Development	Construct a 782m2 warehouse/light industrial unit including 177m2 of integral related office accommodation on 2 floors together with service utilities, boundary fences, paving parking, landscaping and planting.		
3. Date of Application	23/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/06/2001 2.	1. 29/06/2001 2.
4. Submitted by	Name: Burke Jenkins Consulting Engineers, Address: Unit 21, Cookstown Industrial Estate, Tallaght,		
5. Applicant	Name: Peter Clarke & John Cannon, Address: 7 The Mayne, Clonee, Co. Meath.		
6. Decision	O.C.M. No. 2770 Date 27/08/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3119 Date 10/10/2001	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

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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Burke Jenkins Consulting Engineers,
Unit 21, Cookstown Industrial Estate,
Tallaght,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 3119	Date of Final Grant 10/10/2001
Decision Order Number 2770	Date of Decision 27/08/2001
Register Reference S01A/0238	Date 29/06/01

Applicant Peter Clarke & John Cannon,

Development Construct a 782m² warehouse/light industrial unit including 177m² of integral related office accommodation on 2 floors together with service utilities, boundary fences, paving parking, landscaping and planting.

Location Site 14D, Phase 3, Greenogue Ind. Estate, Rathcoole,
Co. Dublin.

Floor Area 782.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 21/06/2001 /29/06/2001

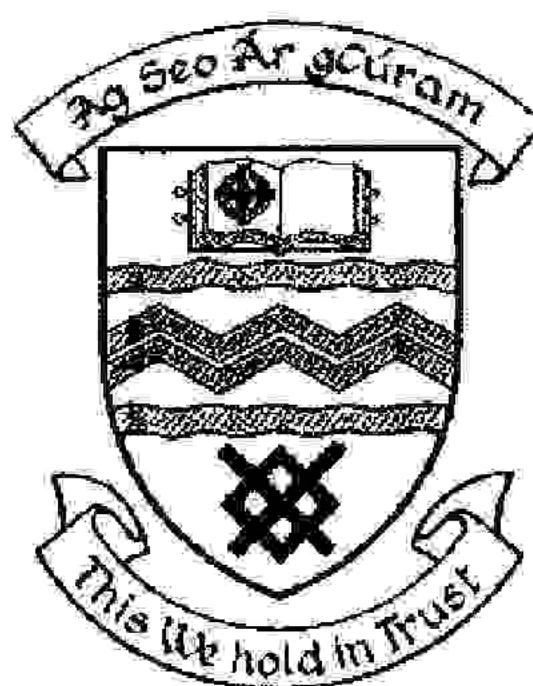
A Permission has been granted for the development described above,
subject to the following (13) Conditions.

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Conditions and Reasons

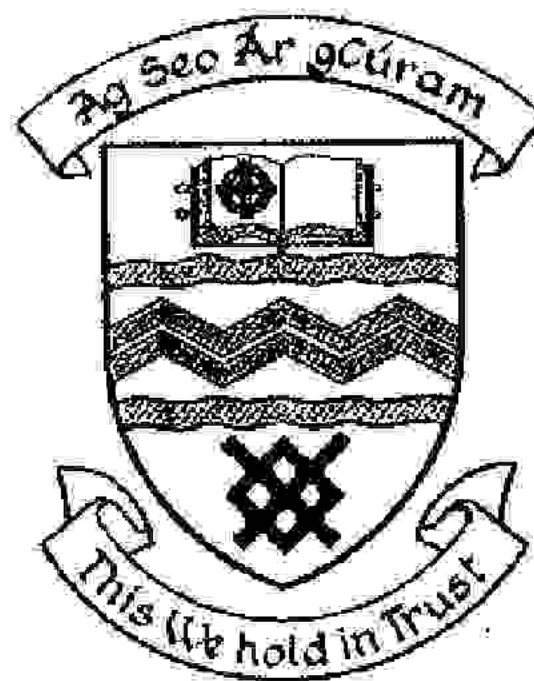
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as per the response to the request for additional information received 29/06/2001 save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The proposal shall conform with the requirements of the planning permissions granted under reg. reference numbers S00A/0153 and S00A/0154 relating to site development works for Phase 3 development at Greenogue, insofar as they relate to the subject site.
REASON:
In the interest of the proper planning and development of the area.
- 3 The office accommodation shall be used only for purposes ancillary to the main use of the building. The proposed office accommodation shall not be used independently of the main ground floor use and no additional office floor space shall be formed within the building.
REASON:
To clarify the nature of the development.
- 4 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 5 Prior to commencement of development details of the colours of the external finishes including roof materials shall be submitted for the written agreement of the Planning Authority.
REASON:
In the interest of the visual amenity of the area.
- 6 Full details of landscaping and boundary treatment shall be submitted for the written agreement of the Planning Authority and work thereon completed prior to the occupation of building.
REASON:
In the interest of the proper planning and development of the area and the visual amenity of the area.

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REG. REF. S0147091

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- 7 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.

- 8 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 or display or other uses including any operation associated with the activity which shall be carried out within the building.

REASON:

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

- 9 The development shall satisfy the requirements of the Environmental Services Department of the County Council in relation to drainage and water supply, as follows:

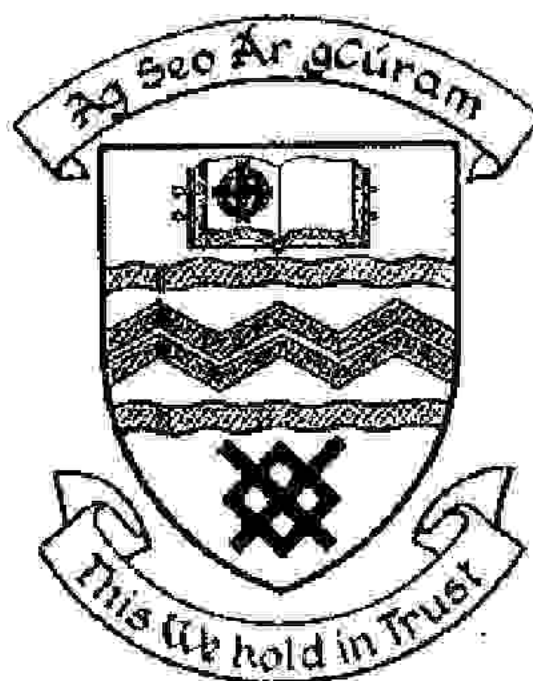
- (a) As per the planning permission for the overall development of Phase 3 of Greenogue industrial estate the peak foul effluent discharge from this development shall be 1.18 litres per second.
- (b) All wastewater from kitchens shall be routed via an appropriate grease trap or grease-removal system before being discharged to the public sewer.
- (c) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (d) Applicant to ensure full and complete separation of foul and surface water systems.
- (e) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (f) As per the planning permission for the overall development of Phase 3 Greenogue industrial estate the maximum surface water from this development shall be 2.79 litres per second. The surface water discharges from the site shall be attenuated by means of a 60.87m³ underground storage tank fitted with a hydrobrake flow controls, or similar, to limit the outflow from the site. The applicant shall submit design for attenuation tank including details pipe sizes, invert levels and gradients, manholes, locations and a cross-section of the storm

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REG REF. S011/0096

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water storage area showing details of both inlets and outlets. To facilitate entry and cleaning the tank shall be a minimum of 1.2m in depth, but ideally 1.5m in depth.

(g) Details to be submitted to the Planning Authority before development commences of how it is proposed to keep the surface water attenuation system free from siltation. Details submitted shall include a maintenance/cleaning programme for the system.

(h) A revised watermain layout to be submitted for agreement by the Planning Authority before development commences meeting the following requirements:

1. No building to be within 5m of mains <225mm diameter or 8m of mains >225mm diameter.
2. Dead-end duckfoot hydrants to be replaced with hydrants on looped mains to facilitate self-cleansing of watermains.
 - (i) Each unit shall have its own individual commercially metered connection to the watermain and full 24 hour water storage.

REASON:

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

- 10 That a financial contribution in the sum of £6,176 (six thousand one hundred and seventy six pounds) EUR 7,842 (seven thousand eight hundred and forty two euros) 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.

- 11 That a financial contribution in the sum of £16,065 (sixteen thousand and sixty five pounds) EUR 20,398 (twenty thousand and three hundred and ninety eight euros) 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 facilitates this development; this contribution to be paid before the commencement of development on the site.

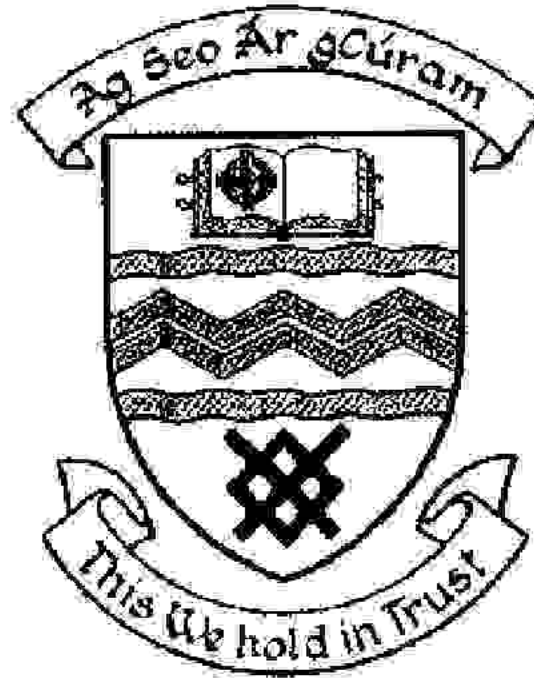
REASON:

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REG. REF. S017/05M **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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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.

- 12 That a financial contribution in the sum of £3,098 (three thousand and ninety eight pounds) EUR 3,934 (three thousand nine hundred and thirty four euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.
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.

- 13 That a financial contribution in the sum of £1,492 (one thousand four hundred and ninety two pounds) EUR 1,894 (one thousand eight hundred and ninety four euros) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme 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.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.

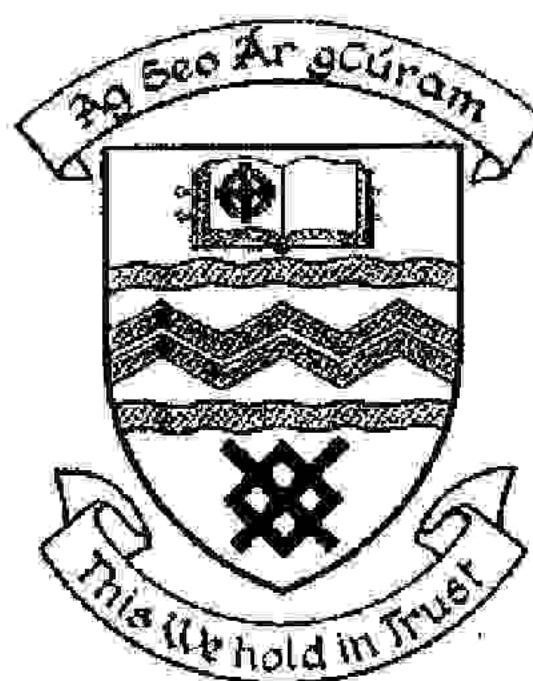
REG REF. S011/01

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.....11/10/01
for SENIOR ADMINISTRATIVE OFFICER

C

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2770	Date of Decision 27/08/2001
Register Reference S01A/0238	Date: 23/04/01

Applicant Peter Clarke & John Cannon,

Development Construct a 782m² warehouse/light industrial unit including 177m² of integral related office accommodation on 2 floors together with service utilities, boundary fences, paving parking, landscaping and planting.

Location Site 14D, Phase 3, Greenogue Ind. Estate, Rathcoole, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 21/06/2001 /29/06/2001

Clarification of Additional Information Requested/Received /

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

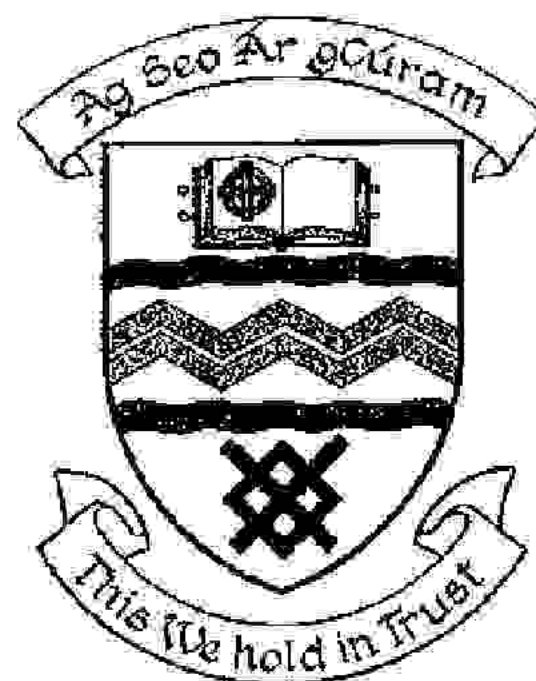
 28/08/01
for SENIOR ADMINISTRATIVE OFFICER

Burke Jenkins Consulting Engineers,
Unit 21, Cookstown Industrial Estate,
Tallaght,
Dublin 24.

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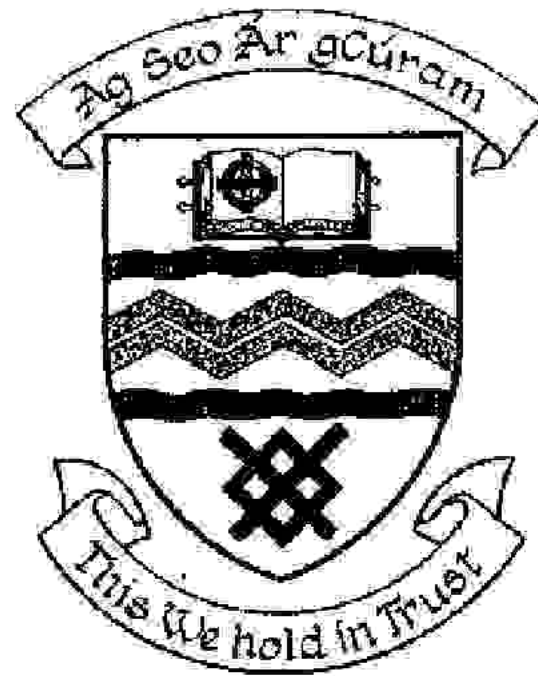
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REG REF. S01A/0238

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, and as per the response to the request for additional information received 29/06/2001 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 The proposal shall conform with the requirements of the planning permissions granted under reg. reference numbers S00A/0153 and S00A/0154 relating to site development works for Phase 3 development at Greenogue, insofar as they relate to the subject site.
REASON:
In the interest of the proper planning and development of the area.
- 3 The office accommodation shall be used only for purposes ancillary to the main use of the building. The proposed office accommodation shall not be used independently of the main ground floor use and no additional office floor space shall be formed within the building.
REASON:
To clarify the nature of the development.
- 4 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 5 Prior to commencement of development details of the colours of the external finishes including roof materials shall be submitted for the written agreement of the Planning Authority.
REASON:
In the interest of the visual amenity of the area.
- 6 Full details of landscaping and boundary treatment shall be submitted for the written agreement of the Planning

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REG. REF. S01A/0238

Authority and work thereon completed prior to the occupation of building.

REASON:

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

- 7 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.

- 8 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 or display or other uses including any operation associated with the activity which shall be carried out within the building.

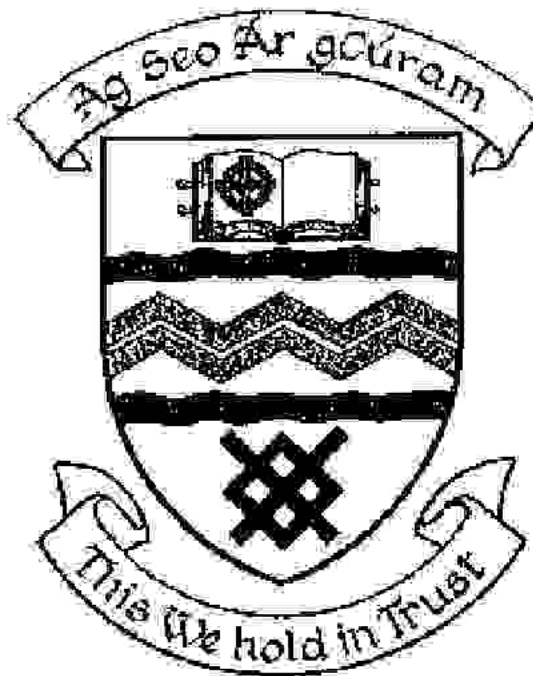
REASON:

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

- 9 The development shall satisfy the requirements of the Environmental Services Department of the County Council in relation to drainage and water supply, as follows:

- (a) As per the planning permission for the overall development of Phase 3 of Greenogue industrial estate the peak foul effluent discharge from this development shall be 1.18 litres per second.
- (b) All wastewater from kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
- (c) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (d) Applicant to ensure full and complete separation of foul and surface water systems.
- (e) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded

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- in C20 concrete 150mm thick.
- (f) As per the planning permission for the overall development of Phase 3 Greenogue industrial estate the maximum surface water from this development shall be 2.79 litres per second. The surface water discharges from the site shall be attenuated by means of a 60.87m³ underground storage tank fitted with a hydrobrake flow controls, or similar, to limit the outflow from the site. The applicant shall submit design for attenuation tank including details pipe sizes, invert levels and gradients, manholes, locations and a cross-section of the storm water storage area showing details of both inlets and outlets. To facilitate entry and cleaning the tank shall be a minimum of 1.2m in depth, but ideally 1.5m in depth.
- (g) Details to be submitted to the Planning Authority before development commences of how it is proposed to keep the surface water attenuation system free from siltation. Details submitted shall include a maintenance/cleaning programme for the system.
- (h) A revised watermain layout to be submitted for agreement by the Planning Authority before development commences meeting the following requirements:
1. No building to be within 5m of mains <225mm diameter or 8m of mains >225mm diameter.
 2. Dead-end duckfoot hydrants to be replaced with hydrants on looped mains to facilitate self-cleansing of watermains.
 - (i) Each unit shall have its own individual commercially metered connection to the watermain and full 24 hour water storage.

REASON:

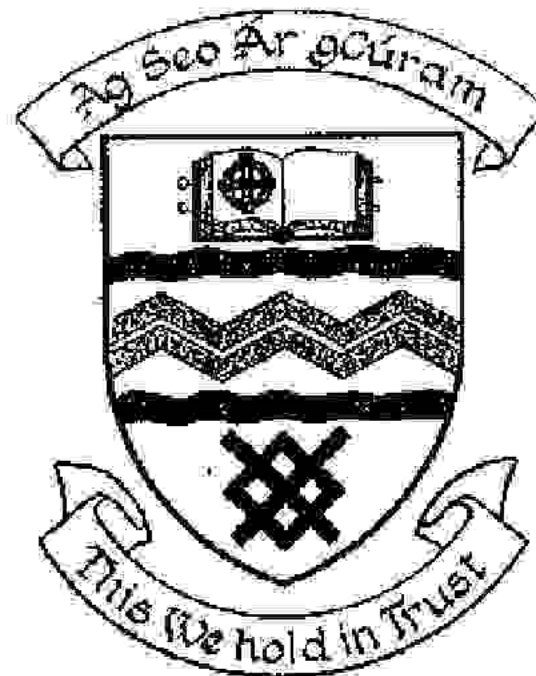
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- 10 That a financial contribution in the sum of £6,176 (six thousand one hundred and seventy six pounds) EUR 7,842 (seven thousand eight hundred and forty two euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the

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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.

- 11 That a financial contribution in the sum of £16,065 (sixteen thousand and sixty five pounds) EUR 20,398 (twenty thousand and three hundred and ninety eight euros) 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 facilitates 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.

- 12 That a financial contribution in the sum of £3,098 (three thousand and ninety eight pounds) EUR 3,934 (three thousand nine hundred and thirty four euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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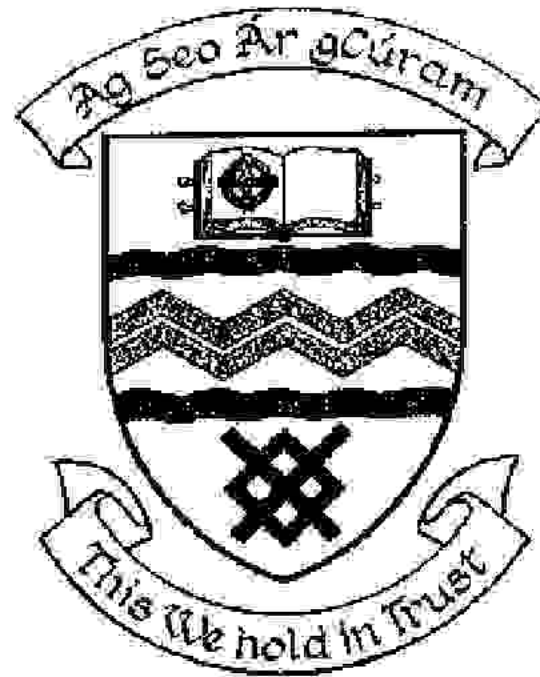
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REASON:

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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 the works.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0238	
1. Location	Site 14D, Phase 3, Greenogue Ind. Estate, Rathcoole, Co. Dublin.		
2. Development	Construct a 782m ² warehouse/light industrial unit including 177m ² of integral related office accommodation on 2 floors together with service utilities, boundary fences, paving parking, landscaping and planting.		
3. Date of Application	23/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/06/2001 2.	1. 29/06/2001 2.
4. Submitted by	Name: Burke Jenkins Consulting Engineers, Address: Unit 21, Cookstown Industrial Estate, Tallaght,		
5. Applicant	Name: Peter Clarke & John Cannon, Address: 7 The Mayne, Clonee, Co. Meath.		
6. Decision	O.C.M. No. 2211 Date	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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

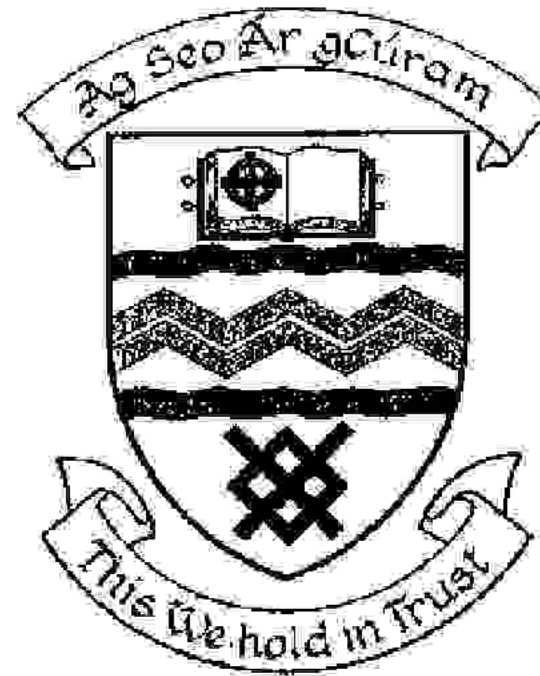
Receipt No.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2211	Date of Decision 21/06/2001
Register Reference S01A/0238	Date: 23/04/01

Applicant Peter Clarke & John Cannon,
Development Construct a 782m² warehouse/light industrial unit including 177m² of integral related office accommodation on 2 floors together with service utilities, boundary fences, paving parking, landscaping and planting.

Location Site 14D, Phase 3, Greenogue Ind. Estate, Rathcoole,
Co. Dublin.

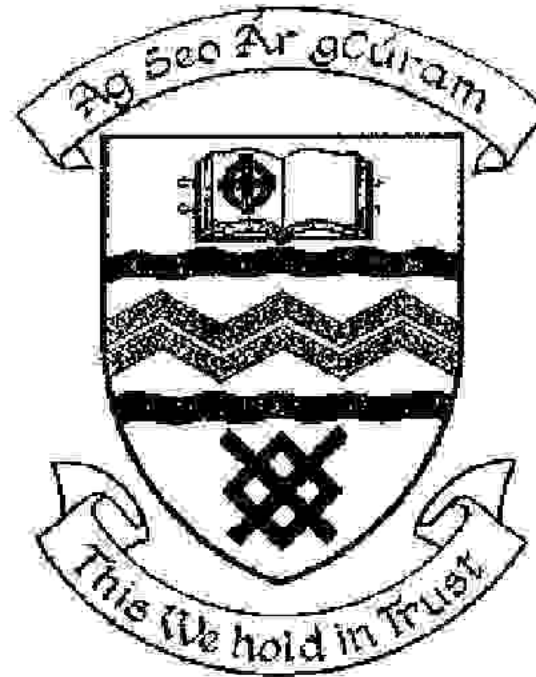
App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 23/04/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to clarify whether the proposed development is intended to be used either for warehouse or light industrial purposes. In this regard the applicant's attention is drawn to Condition No. 1 of the decision of An Bord Pleanála under Register Reference S99A/0339 in relation to the development of lands at Phase 2 Greenogue Industrial Estate. This requires that in regard to the proposed Phase 2 development, in the interest of limiting the use of the site to uses which are heavily dependant on road freight and in the interest of protecting the capacity of the local and national road network:-
 - not more than 10% of the gross floor area shall be used for light industrial purposes;
 - not more than 50% of the gross floor area shall be used as non-retail warehousing or distribution with

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**PLANNING
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REG REF. S01A/0238

assembly and repackaging, ancillary to that use,
being carried out;
any industrial space not used for the purposes
mentioned in (a) and (b) above shall be used for
non-retail warehousing, distribution or storage
only, no assembly or repackaging shall take place.

It is considered that any development on the Phase 3 lands
at Greenogue Industrial Estate should be consistent with the
above requirements. The applicant is invited to show how
the proposed development can be carried out in order to
ensure that such consistency is achieved, having regard to
Condition No. 1 of the decision under register reference
S99A/0339.

- 2 Revised drainage and water supply details are required in
accordance with the requirements of the Environmental
Services Department SDCC as follows:
- (a) As per the planning permission for the overall
development of Phase 3 of Greenogue Industrial
Estate, the peak foul effluent discharge from this
development shall be 1.18 litres per second.
 - (b) All wastewater from kitchens shall be routed via an
appropriate grease trap or grease removal system
before being discharged to the public sewer.
 - (c) No buildings shall be erected within 5 metres of a
public sewer or any sewer with the potential to be
taken in charge.
 - (d) The applicant to ensure full and complete separation
of foul and surface water systems.
 - (e) All pipes shall be laid with a minimum cover of 1.2m
in roads, footpaths and driveways, and 0.9m in open
space. Where it is not possible to achieve these
minimum covers, pipes shall be bedded and surrounded
in C20 concrete 150mm thick.
 - (f) As per the planning permission for the overall
development of Phase 3 of Greenogue Industrial
Estate the maximum surface water from this
development shall be 2.79 litres per second. The
surface water discharges from the site shall be
attenuated by means of a 60.87m³ underground storage
tank fitted with a hydrobrake flow controls, or
similar, to limit the outflow from the site. The
applicant shall submit a design for attenuation tank

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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- including details pipe sizes, invert levels and gradients, manhole locations and a cross-section of the storm water storage area showing details of both inlets and outlets. To facilitate entry and cleaning, the tank shall be a minimum of 1.2m in depth, but ideally 1.5m in depth.
- (g) Details of how it is proposed to keep the surface water attenuation system free from siltation. Details submitted shall include a maintenance/cleaning programme for the system.
- (h) A revised watermain layout meeting the following requirements:
1. No building lies within 5m of mains less than 225m diameter or 8m of mains greater than 225m diameter.
 2. Dead-end duckfoot hydrants to be replaced with hydrants on looped mains to facilitate self-cleansing of watermains.
 3. Mains greater than 150mm diameter to be D1.
- (i) Each unit shall have its own individual commercially metered connection to the watermain and full 24 hour water storage.

Signed on behalf of South Dublin County Council

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for Senior Administrative Officer

21/06/01