

	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/0220	
1. Location	Site 14E, Phase 3, Greenogue Industrial Estate, Rathcoole, Co. Dublin.		
2. Development	Construct 576 sq.m. of warehousing/light industrial units in 1 no. block including 216 sq.m. of integral related office accommodation on two floors together with service utilities, boundary fences, paving, parking, landscaping and planting at site.		
3. Date of Application	17/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/06/2001 2.	1. 29/06/2001 2.
4. Submitted by	Name: Burke Jenkins, Consulting Engineers, Address: Unit 21, Cookstown Industrial Estate, Tallaght,		
5. Applicant	Name: Mr. Reginald Brogan, Address: Unit 5M, Greenogue Industrial Estate, Rathcoole, Co. Dublin		
6. Decision	O.C.M. No. 2772  Date 28/08/2001	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

14.

Registrar

Date

Receipt No.

**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,  
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**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 2772	Date of Decision 28/08/2001
Register Reference S01A/0220	Date 29/06/01

**Applicant** Mr. Reginald Brogan,

**Development** Construct 576 sq.m. of warehousing/light industrial units in 1 no. block including 216 sq.m. of integral related office accommodation on two floors together with service utilities, boundary fences, paving, parking, landscaping and planting at site.

**Location** Site 14E, Phase 3, Greenogue Industrial Estate, Rathcoole, Co. Dublin.

**Floor Area** 576.00 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 14/06/2001 /29/06/2001

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

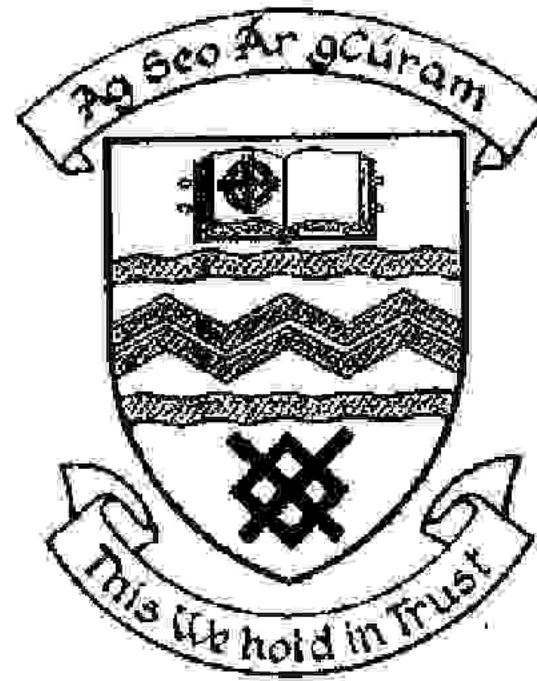


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REG REF. S01A COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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## Conditions and Reasons

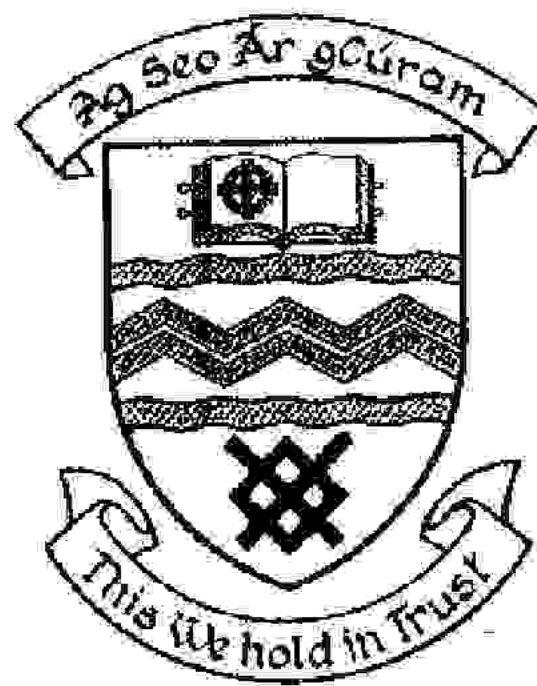
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as per the response to the request for additional information received 29/06/2001 save as may be required by the other conditions attached hereto.  
REASON:  
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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- 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 following requirements of the Environmental Services Department of the County Council, in relation to drainage and water supply:
- (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 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 of Greenogue industrial estate the maximum surface water from this development shall be 2.75 litres per second. The surface water discharges from the site shall be attenuated by means of a 101.61m<sup>3</sup> 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 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



# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A

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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.
3. Mains > 150mm diameter to be DI.

(i) Each unit have its own individual commercially metered connection to the watermain and full 24hour water storage.

REASON:

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

- 10 That a financial contribution in the sum of £4,529 (four thousand five hundred and twenty nine pounds) EUR 5,751 (five thousand seven hundred and fifty one 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 £1,094 (one thousand and ninety four pounds) EUR 1,389 (one thousand three hundred and eight nine 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:

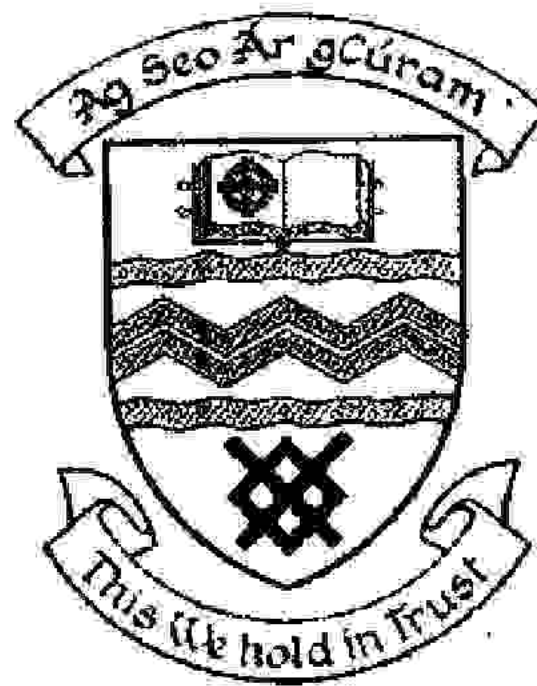
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. SOL172 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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- 12 That a financial contribution in the sum of £2,272 (two thousand two hundred and seventy two pounds) EUR 2,885 (two thousand eight hundred and eighty five 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 £11,781 (eleven thousand seven hundred and eighty one pounds) EUR 14,959 (fourteen thousand nine hundred and fifty nine 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.

- (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.

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



	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/0220	
1. Location	Site 14E, Phase 3, Greenogue Industrial Estate, Rathcoole, Co. Dublin.		
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3. Date of Application	17/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/06/2001 2.	1. 29/06/2001 2.
4. Submitted by	Name: Burke Jenkins, Consulting Engineers, Address: Unit 21, Cookstown Industrial Estate, Tallaght,		
5. Applicant	Name: Mr. Reginald Brogan, Address: Unit 5M, Greenogue Industrial Estate, Rathcoole, Co. Dublin		
6. Decision	O.C.M. No. 2772  Date 28/08/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
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	Registrar	Date	Receipt No.

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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 2772	Date of Decision 28/08/2001
Register Reference S01A/0220	Date: 17/04/01

**Applicant** Mr. Reginald Brogan,

**Development** Construct 576 sq.m. of warehousing/light industrial units in 1 no. block including 216 sq.m. of integral related office accommodation on two floors together with service utilities, boundary fences, paving, parking, landscaping and planting at site.

**Location** Site 14E, Phase 3, Greenogue Industrial Estate, Rathcoole, Co. Dublin.

**Floor Area** Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 14/06/2001 /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,  
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Dublin 24.



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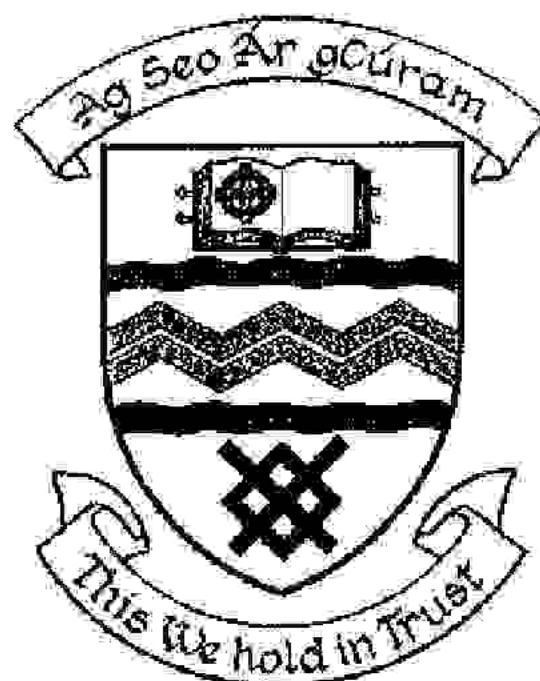
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REG REF. S01A/0220

**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/0220

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 following requirements of the Environmental Services Department of the County Council, in relation to drainage and water supply:

- (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 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



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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 2.75 litres per second. The surface water discharges from the site shall be attenuated by means of a 101.61m<sup>3</sup> 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 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.
3. Mains > 150mm diameter to be DI.

(i) Each unit have its own individual commercially metered connection to the watermain and full 24hour water storage.

REASON:

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

- 10 That a financial contribution in the sum of £4,529 (four thousand five hundred and twenty nine pounds) EUR 5,751 (five thousand seven hundred and fifty one 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

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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 £1,094 (one thousand and ninety four pounds) EUR 1,389 (one thousand three hundred and eighty nine 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.

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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.

- 12 That a financial contribution in the sum of £2,272 (two thousand two hundred and seventy two pounds) EUR 2,885 (two thousand eight hundred and eighty five 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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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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3. Date of Application	17/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/06/2001 2.	1. 29/06/2001 2.
4. Submitted by	Name: Burke Jenkins, Consulting Engineers, Address: Unit 21, Cookstown Industrial Estate, Tallaght,		
5. Applicant	Name: Mr. Reginald Brogan, Address: Unit 5M, Greenogue Industrial Estate, Rathcoole, Co. Dublin		
6. Decision	O.C.M. No. 2147  Date	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No.  Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
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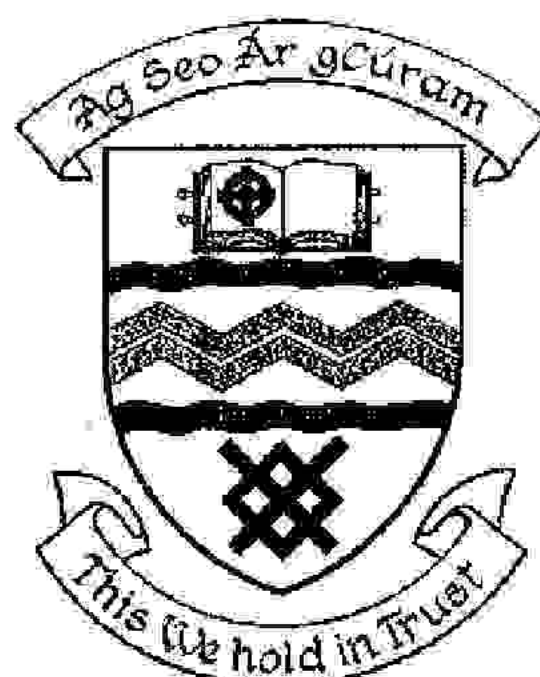
Date

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
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Decision Order Number 2147	Date of Decision 14/06/2001
Register Reference S01A/0220	Date: 17/04/01

**Applicant** Mr. Reginald Brogan,  
**Development** Construct 576 sq.m. of warehousing/light industrial units in  
1 no. block including 216 sq.m. of integral related office  
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**Location** Site 14E, Phase 3, Greenogue Industrial Estate, Rathcoole,  
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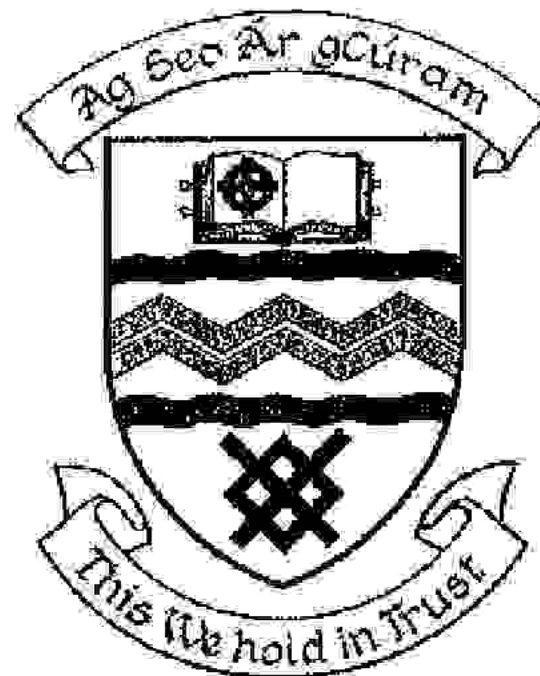
**App. Type** Permission

Dear Sir/Madam,  
With reference to your planning application, received on 17/04/01 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 or a combination of both. 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. -  
(a) not more than 10% of the gross floor area shall be  
used for light industrial purposes;  
(b) not more than 50% of the gross floor area shall be

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used as non-retail warehousing or distribution with assembly and repackaging, ancilliary to that use, being carried out;

- (c) 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.

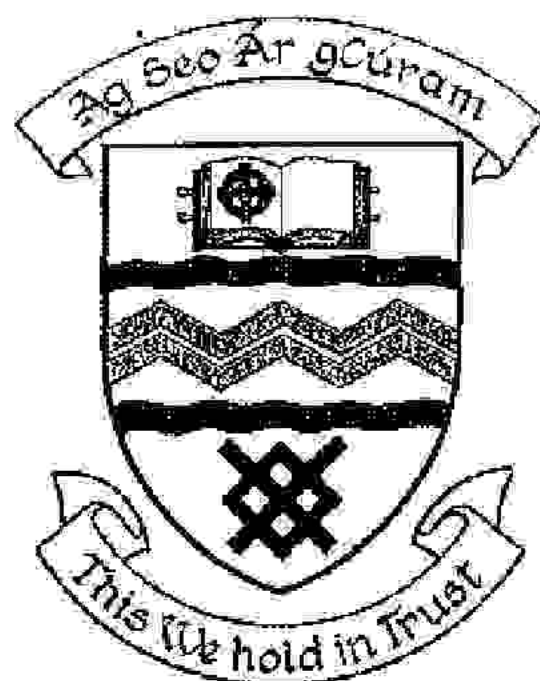
It is considered that any development on the Phase 3 lands at Greenogue Industrial Estate should be consistent with the above requirements. The applicant is invited to show how the proposed development can be carried out in order to ensure that such consistency is achieved, having regard to condition no. 1 of 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) 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 2.75 litres per second. The surface water discharges from the site shall be attenuated by means of an 101.61m<sup>3</sup> underground storage tank fitted with a hydrobrake flow controls, or similar, to limit the outflow from the site. The



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- applicant shall submit a design for attenuation tank including details of 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 main layout meeting the following requirements:
1. No building lies with 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.
  3. Mains > 150mm diameter to be DI.
- (i) Each unit shall have its own individual commercially metered connection to the watermain and full 24hour water storage.

Signed on behalf of South Dublin County Council

.....*M7*.....  
for Senior Administrative Officer

14/06/01