

	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/0106	
1. Location	Lot 1 Fonthill Industrial Estate (site bounded by Fonthill Road to the East, existing 3 retail warehouse units to the South, Fonthill Ind. Park Estate Road to the West & undeveloped land to the North).		
2. Development	Two retail warehouse units of total gross floor area of 5008 sq.m including mezzanine floors to each unit of 455 sq.m plus associated 169 car parking spaces, loading bays, sign and site works		
3. Date of Application	28/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Justin O'Callaghan, Architects, Address: Brookfield House, Brookfield Terrace,		
5. Applicant	Name: J. & J. Staunton & Smyths Toys Ltd., Address: 31a Mulvoy Commercial Industrial Centre, Sean Mulvoy Road, Galway.		
6. Decision	O.C.M. No. 2108 Date 07/06/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2464 Date 20/07/2001	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

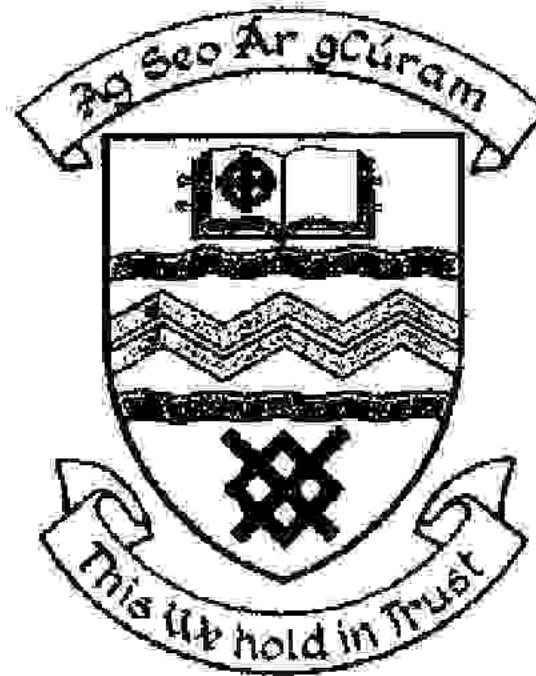
Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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Justin O'Callaghan, Architects,
Brookfield House,
Brookfield Terrace,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2464	Date of Final Grant 20/07/2001
Decision Order Number 2108	Date of Decision 07/06/2001
Register Reference S01A/0106	Date 28/02/01

Applicant J. & J. Staunton & Smyths Toys Ltd.,

Development Two retail warehouse units of total gross floor area of 5008 sq.m including mezzanine floors to each unit of 455 sq.m plus associated 169 car parking spaces, loading bays, sign and site works

Location Lot 1 Fonthill Industrial Estate (site bounded by Fonthill Road to the East, existing 3 retail warehouse units to the South, Fonthill Ind. Park Estate Road to the West & undeveloped land to the North).

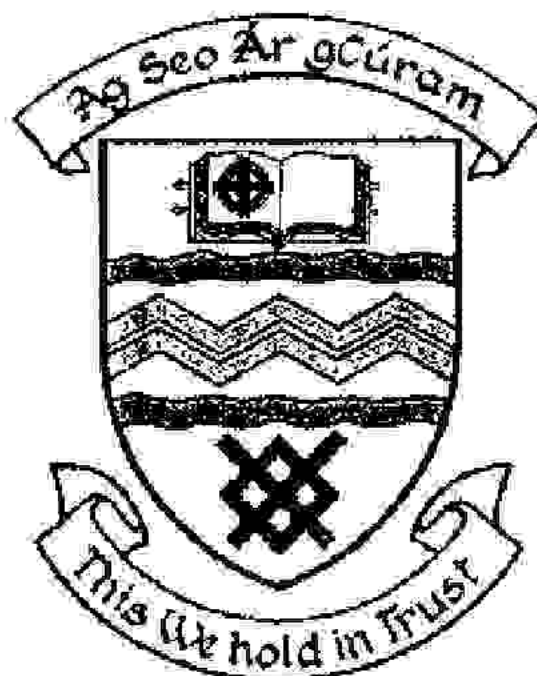
Floor Area 5008.00 Sq Metres

Time extension(s) up to and including 08/06/2001

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (16) Conditions.

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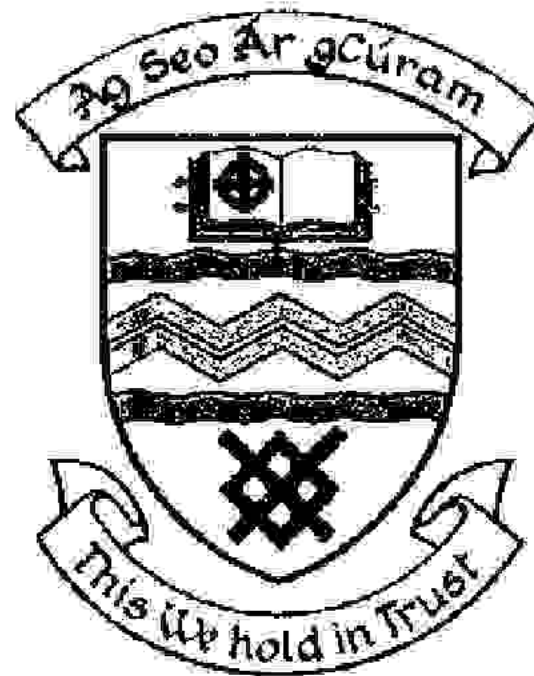
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Conditions and Reasons

- 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 unsolicited additional information lodged 10/05/2001 and 14/05/2001 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 development shall conform with the terms and conditions of planning permission granted under S96A/0741 for site development works at Fonthill Industrial Park, save as amended by other conditions attached hereto.
 REASON:
 In the interest of proper planning and development of the area.
- 3 A total of 150 car parking spaces only to be provided. Before development commences, the applicant shall submit for agreement by the Planning Authority a revised layout in this regard which shows the 19 surplus parking spaces incorporated into a landscaped area.
 REASON:
 To avoid the over-supply of car parking spaces in the interest of sustainable development.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
 REASON:
 In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 The goods sold from the premises shall be restricted primarily to bulky household goods. Any proposal to change the occupier of the premises from those specified in the application details to be the subject of a written compliance agreement with the Planning Authority.
 REASON:
 To ensure that a form of control exists to ensure that the premises are used for retail warehousing purposes.
- 6 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.

- 7 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.

- 8 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.

- 9 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 10 The external finishes of the premises shall match those in the adjoining units of the retail park.

REASON:

In the interest of visual amenity.

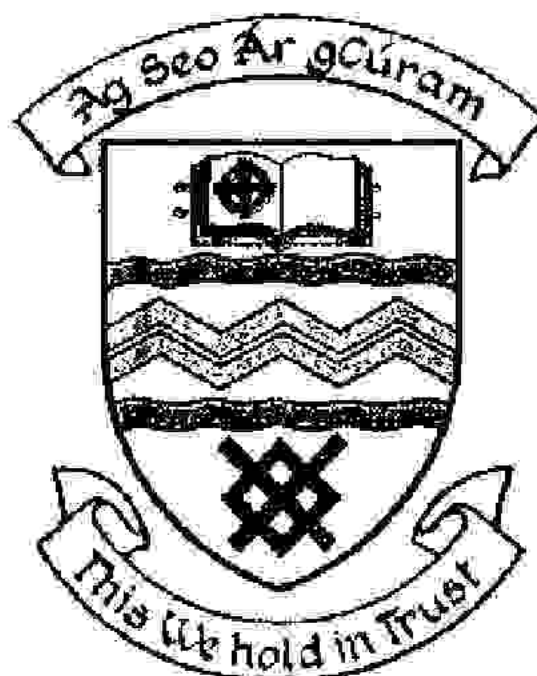
- 11 That a financial contribution in the sum of £40,431 (forty thousand four hundred and thirty one pounds) EUR 51,336 (fifty one thousand three hundred and thirty six euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed 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.

- 12 That a financial contribution in the sum of £105,168 (one hundred and five thousand one hundred and sixty eight pounds) EUR 133,536 (one hundred and thirty three thousand five hundred and thirty six 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

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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.

- 13 That a financial contribution in the sum of £12,169 (twelve thousand one hundred and sixty nine pounds) EUR 15,452 (fifteen thousand four hundred and fifty two euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves 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 development should contribute towards the cost of the works.

- 14 That a financial contribution in the sum of £2,504 (two thousand five hundred and four pounds) EUR 3,179 (three thousand one hundred and seventy nine euros) be paid by the proposer to South Dublin County Council towards the cost of the 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.

- 15 That a financial contribution in the sum of £1,252 (one thousand two hundred and fifty two pounds) EUR 1,590 (one thousand five hundred and ninety euros) be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River 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.

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- 16 That a financial contribution be determined and paid by the proposer to South Dublin County Council towards the cost of the duplication of the existing Ballyowen lane to Esker Pumping Station trunk foul sewer main 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.


.....23/07/01
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/0106	
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3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Justin O'Callaghan, Architects, Address: Brookfield House, Brookfield Terrace,		
5. Applicant	Name: J. & J. Staunton & Smyths Toys Ltd., Address: 31a Mulvoy Commercial Industrial Centre, Sean Mulvoy Road, Galway.		
6. Decision	O.C.M. No. 2108 Date 07/06/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
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14.

Registrar

Date

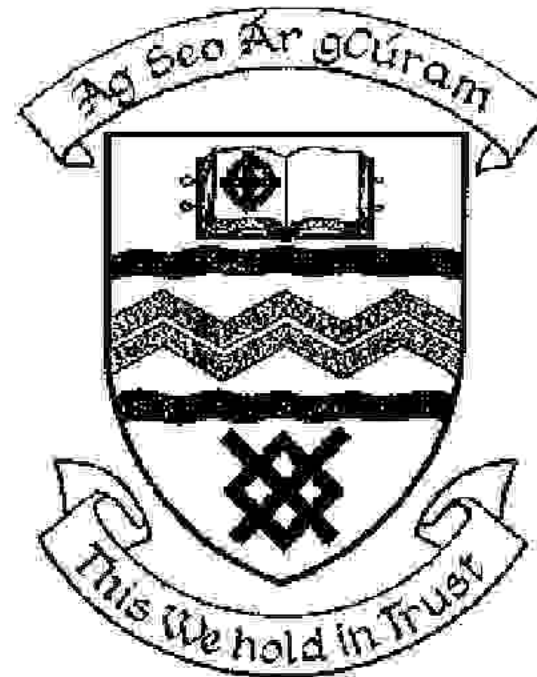
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2108	Date of Decision 07/06/2001
Register Reference S01A/0106	Date: 28/02/01

Applicant J. & J. Staunton & Smyths Toys Ltd.,

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Floor Area Sq Metres

Time extension(s) up to and including 08/06/2001

Additional Information Requested/Received /

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

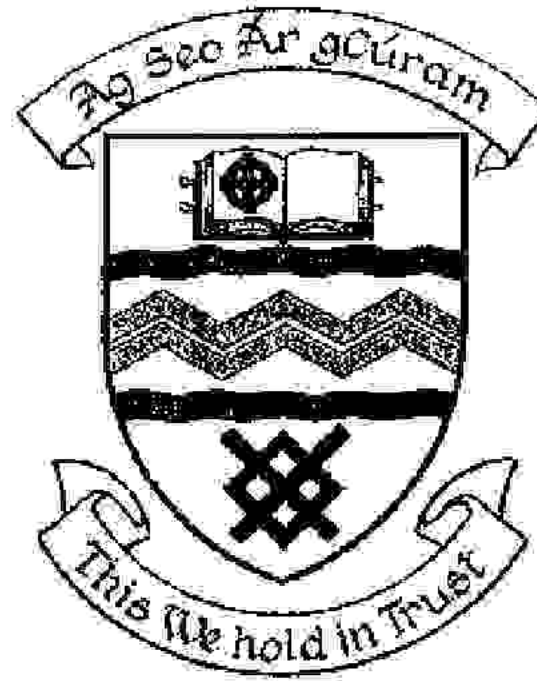
..... 07/06/01
for SENIOR ADMINISTRATIVE OFFICER

Justin O'Callaghan, Architects,
Brookfield House,
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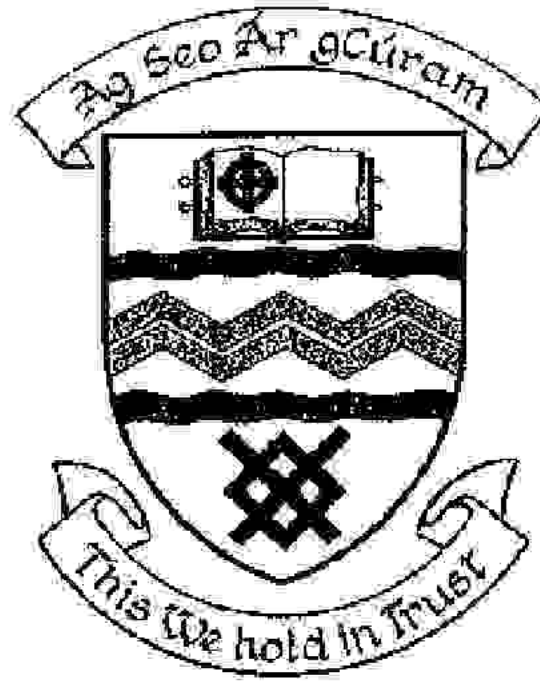
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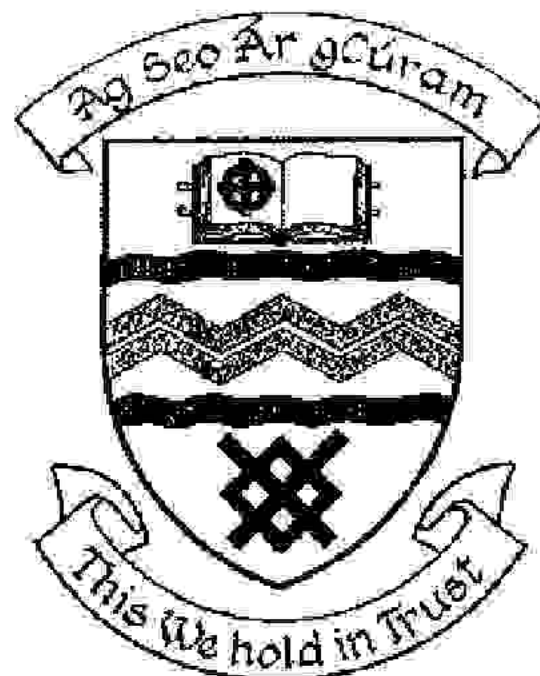
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REASON:

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

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REASON:

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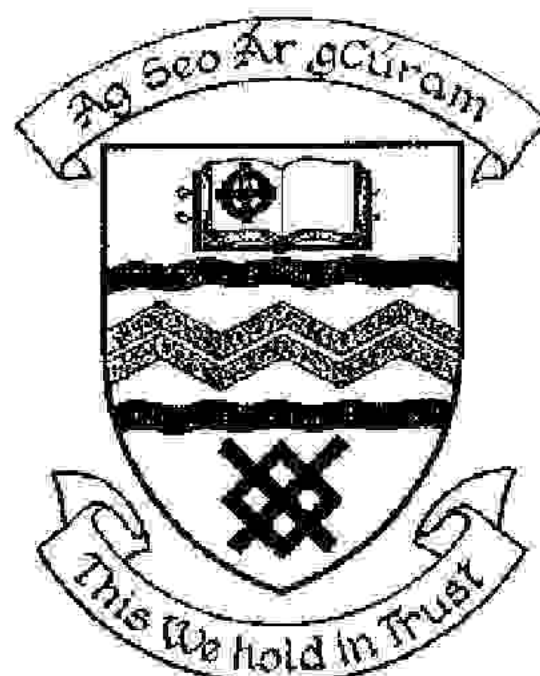
REASON:

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.

- 15 That a financial contribution in the sum of £1,252 (one thousand two hundred and fifty two pounds) EUR 1,590 (one thousand five hundred and ninety euros) be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River 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.

- 16 That a financial contribution be determined and paid by the proposer to South Dublin County Council towards the cost of the duplication of the existing Ballyowen lane to Esker Pumping Station trunk foul sewer main 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.