

South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S00A/0810	
Location	Amari site, Fonthill Industrial Park, Fonthill Road, Dublin 22.		
Development	Light industrial/warehouse building including ancillary office, service yard, car parking and associated site development works.		
Date of Application	22/11/00	Date Further Particulars (a) Requested (b) Received	
a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: James Smyth Architects, Address: Owenstown House, Fosters Avenue, Blackrock,		
5. Applicant	Name: Green Properties plc., Address: Styne House, Hatch Street, Dublin 2.		
6. Decision	O.C.M. No. 0131 Date 19/01/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0457 Date 28/02/2001	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**



Halla an Chontae  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
Facs: 01-414 9104

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
County Hall  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

James Smyth Architects,  
Owenstown House,  
Fosters Avenue,  
Blackrock,  
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0457	Date of Final Grant 28/02/2001
Decision Order Number 0131	Date of Decision 19/01/2001
Register Reference S00A/0810	Date 22/11/00

**Applicant** Green Properties plc.,

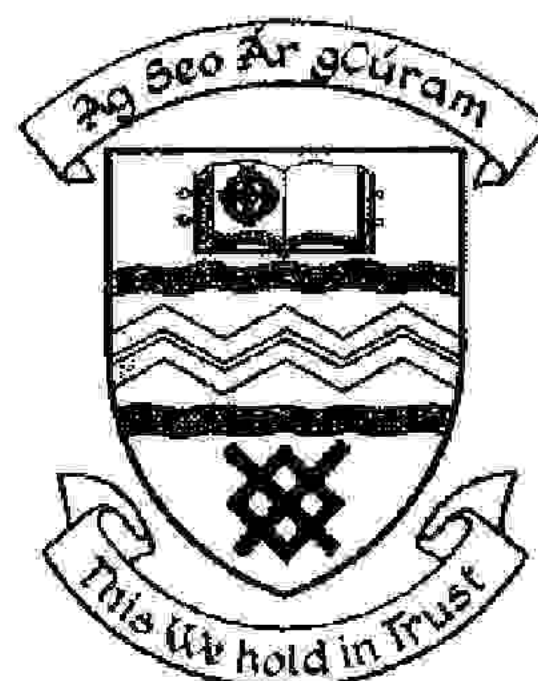
**Development** Light industrial/warehouse building including ancillary office, service yard, car parking and associated site development works.

**Location** Amari site, Fonthill Industrial Park, Fonthill Road, Dublin 22.

**Floor Area** 2833.50 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.

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



Halla an Chontae  
 Lár an Bhaile, Tamhlacht  
 Baile Átha Cliath 24

Telefon: 01-414 9230  
 Facs: 01-414 9104

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
 County Hall  
 Town Centre, Tallaght  
 Dublin 24

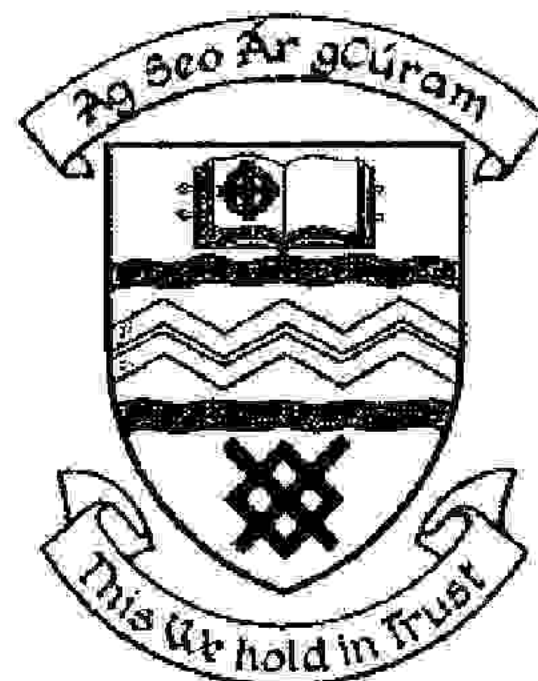
Telephone: 01-414 9230  
 Fax: 01-414 9104

**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, 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 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 warehouse use and no additional office floor space shall be formed within the building without a grant of planning permission.  
 REASON:  
 To clarify the nature of the development.
- 3 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.
- 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 external finishes, including colours and 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.
- 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



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



Halla an Chontae  
 Lár an Bhaile, Tamhlacht  
 Baile Átha Cliath 24

Telefon: 01-414 9230  
 Facs: 01-414 9104

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
 County Hall  
 Town Centre, Tallaght  
 Dublin 24

Telephone: 01-414 9230  
 Fax: 01-414 9104

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 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.

- 10 That parking spaces Nos. 1-7 and 53-71 to be provided in the future if required by the County Council.

**REASON:**

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

- 11 The noise level from the proposed development when measured outside the closest residences, shall:

- (a) Not contain any pure tones
- (b) Not exceed 55dB(A) 1 hour Leq between 8:00 and 18:00 hours Monday to Saturday.

A correction for impulsive character of 5dB(A) shall be added to the measured or predicted level where appropriate.

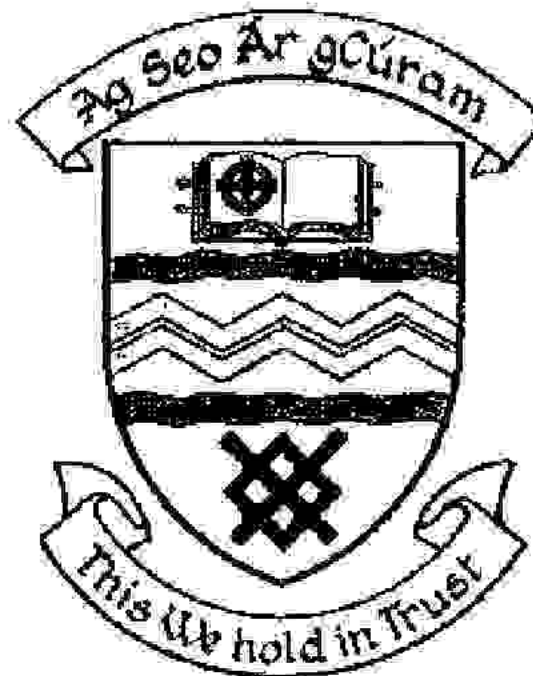
**REASON:**

In the interest of preserving the amenities of property in

- 12 The following environmental standards shall be complied with in full:

- (a) During the construction phase, the proposed development shall comply with British Standard 5228 Noise Control on construction and open sites Part 1 as well as the Code of Practice.
- (b) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack heaps, netting of scaffolding, daily washing down of

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



Halla an Chontae  
 Lár an Bhaile, Tamhlacht  
 Baile Átha Cliath 24

Telefon: 01-414 9230  
 Facs: 01-414 9104

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
 County Hall  
 Town Centre, Tallaght  
 Dublin 24

Telephone: 01-414 9230  
 Fax: 01-414 9104

- (c) pavements or other public areas, and any other precautions necessary to prevent dust nuisances. No heavy construction equipment/machinery (to include pneumatic drills, generators, etc.) shall be operated on or adjacent to the construction site before 08.00hr. on weekdays and 09.00hr. on Saturdays nor after 18.00hr on weekdays and 13.00hr. on Saturdays, nor at any time on Sundays, Bank Holidays or Public holidays.

**REASON:**

In the interest of preserving the amenities of property in the vicinity.

- 13 That a financial contribution in the sum of £11,640 (eleven thousand six hundred and forty pounds) EUR 14,780 (fourteen thousand seven hundred and eighty 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.

- 14 That a financial contribution in the sum of money equivalent to the value of £27,548 (twenty seven thousand five hundred and forty eight pounds) EUR 34,980 (thirty four thousand nine hundred and eighty euros) 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.

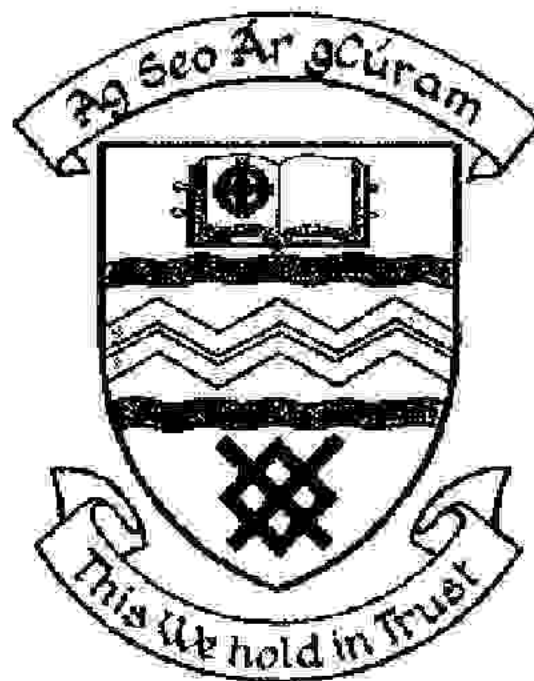
**REASON:**

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.

- 15 That a financial contribution in the sum of £981 (nine hundred and eighty one pounds) EUR 1,245 (one thousand two



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



Halla an Chontae  
 Lár an Bhaile, Tamhlacht  
 Baile Átha Cliath 24

Telefon: 01-414 9230  
 Facs: 01-414 9104

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
 County Hall  
 Town Centre, Tallaght  
 Dublin 24

Telephone: 01-414 9230  
 Fax: 01-414 9104

hundred and forty five 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 in the sum of £9,545 (nine thousand five hundred and forty five pounds) EUR 12,120 (twelve thousand one hundred and twenty 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.

- 17 That a financial contribution in the sum of £1,962 (one thousand nine hundred and sixty two pounds) EUR 2,490 (two thousand four hundred and ninety 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.

- 18 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 £31,040 (thirty one thousand and forty pounds) EUR 39,412 (thirty nine thousand four hundred and twelve euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

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

Halla an Chontae  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
Facs: 01-414 9104



**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
County Hall  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

- Or./...
- b. Lodgement with the Council of a Cash Sum of  
£19,400 (nineteen thousand four hundred pounds) EUR  
24,630 (twenty four thousand six hundred and thirty  
euros) 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  
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.

- (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.

  
.....01/03/01  
for SENIOR ADMINISTRATIVE OFFICER



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0810	
1. Location	Amari site, Fonthill Industrial Park, Fonthill Road, Dublin 22.		
2. Development	Light industrial/warehouse building including ancillary office, service yard, car parking and associated site development works.		
3. Date of Application	22/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: James Smyth Architects, Address: Owenstown House, Fosters Avenue, Blackrock,		
5. Applicant	Name: Green Properties plc., Address: Styne House, Hatch Street, Dublin 2.		
6. Decision	O.C.M. No. 0131  Date 19/01/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No.  Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
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.	



Telefon: 01-414 9000  
Facs: 01-414 9104

Telephone: 01-414 9000  
Fax: 01-414 9104

Decision Order Number 0131	Date of Decision 19/01/2001
Register Reference S00A/0810	Date: 22/11/00

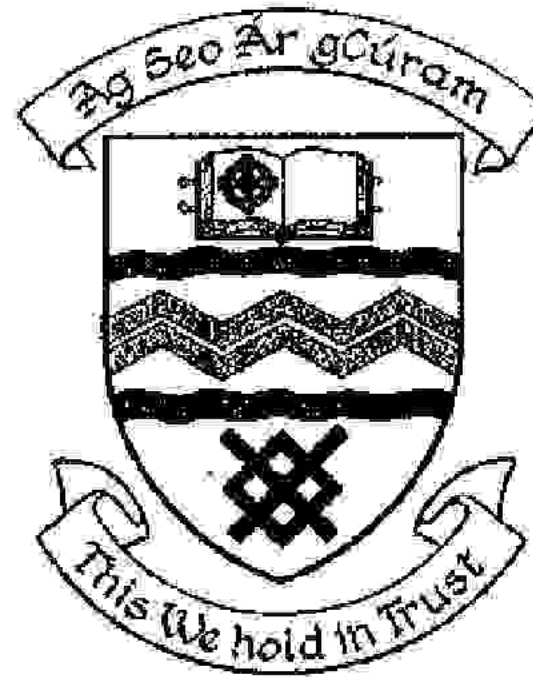
proposal. Subject to the conditions ( 18 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

James Smyth Architects,  
Owenstown House,  
Fosters Avenue,  
Blackrock,  
Co. Dublin.

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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S00A/0810

**Conditions and Reasons**

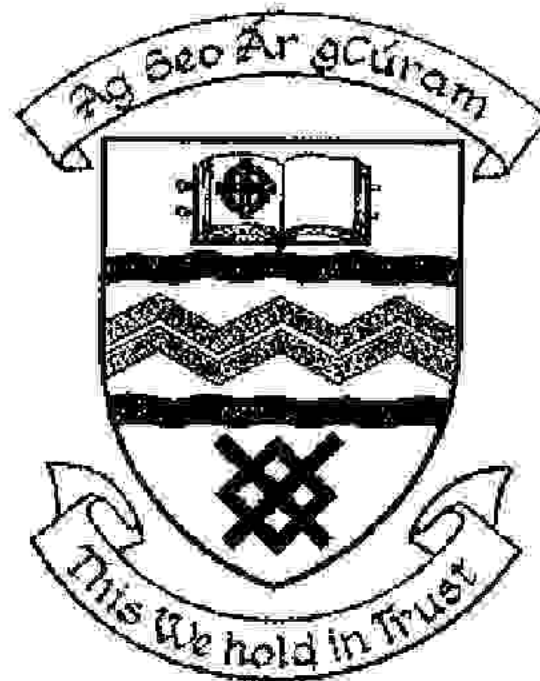
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The 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 warehouse use and no additional office floor space shall be formed within the building without a grant of planning permission.  
REASON:  
To clarify the nature of the development.
- 3 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.
- 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 external finishes, including colours and 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.



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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG. REF. S00A/0810

REASON:

In the interest of the proper planning and development 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 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.

- 10 That parking spaces Nos. 1-7 and 53-71 to be provided in the future if required by the County Council.

REASON:

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

- 11 The noise level from the proposed development when measured outside the closest residences, shall:

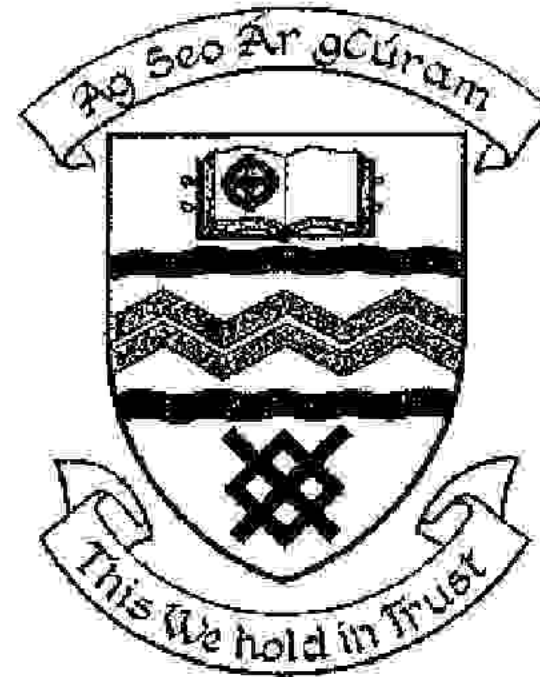
- (a) Not contain any pure tones
- (b) Not exceed 55dB(A) 1 hour Leq between 8:00 and 18:00 hours Monday to Saturday.

A correction for impulsive character of 5dB(A) shall be added to the measured or predicted level where appropriate.

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

Halla an Chontae,  
Lár an Bhaile, Tamlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S00A/0810

**REASON:**

In the interest of preserving the amenities of property in

- 12 The following environmental standards shall be complied with in full:

- (a) During the construction phase, the proposed development shall comply with British Standard 5228 Noise Control on construction and open sites Part 1 as well as the Code of Practice.
- (b) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.
- (c) No heavy construction equipment/machinery (to include pneumatic drills, generators, etc.) shall be operated on or adjacent to the construction site before 08.00hr. on weekdays and 09.00hr. on Saturdays nor after 18.00hr on weekdays and 13.00hr. on Saturdays, nor at any time on Sundays, Bank Holidays or Public holidays.

**REASON:**

In the interest of preserving the amenities of property in the vicinity.

- 13 That a financial contribution in the sum of £11,640 (eleven thousand six hundred and forty pounds) EUR 14,780 (fourteen thousand seven hundred and eighty 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.

- 14 That a financial contribution in the sum of money equivalent to the value of £27,548 (twenty seven thousand five hundred



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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG. REF. S00A/0810

and forty eight pounds) EUR 34,980 (thirty four thousand nine hundred and eighty euros) 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.

- 15 That a financial contribution in the sum of £981 (nine hundred and eighty one pounds) EUR 1,245 (one thousand two hundred and forty five 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 in the sum of £9,545 (nine thousand five hundred and forty five pounds) EUR 12,120 (twelve thousand one hundred and twenty 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.

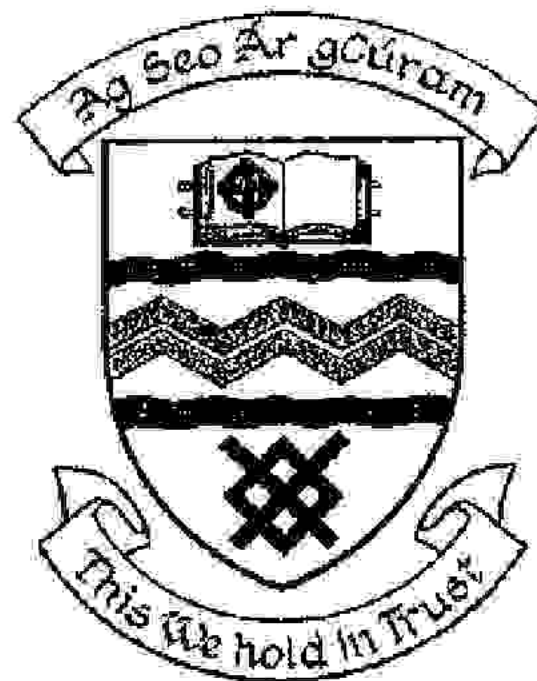
**REASON:**

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.

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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S00A/0810

- 17 That a financial contribution in the sum of £1,962 (one thousand nine hundred and sixty two pounds) EUR 2,490 (two thousand four hundred and ninety 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.

- 18 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 £31,040 (thirty one thousand and forty pounds) EUR 39,412 (thirty nine thousand four hundred and twelve euros) 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 £19,400 (nineteen thousand four hundred pounds) EUR 24,630 (twenty four thousand six hundred and thirty euros) 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 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.