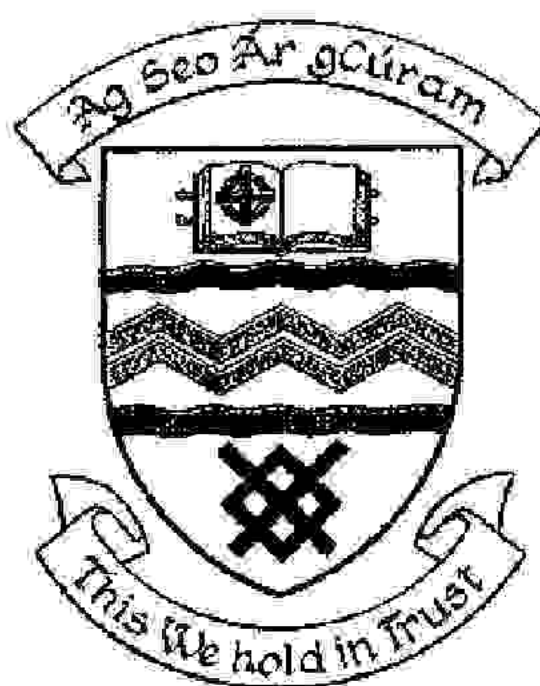


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0697	
1. Location	16 Fonthill Industrial Park, Fonthill Road North, Clondalkin, Dublin 22.		
2. Development	Erection of a three storey office and warehouse building with associated car park and access road		
3. Date of Application	06/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/12/2000 2.	1. 2.
4. Submitted by	Name: Octagon Design Limited Architects, Address: 93A Sandymount Road, Sandymount,		
5. Applicant	Name: L. Lynch & Co. Ltd. Address: 16. Fonthill Industrial Park, Fonthill Road North, Clondalkin,		
6. Decision	O.C.M. No. 2652 Date 04/12/2000	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 1993

Decision Order Number 2652	Date of Decision 04/12/2000
Register Reference S00A/0697	Date: 06/10/00

Applicant L. Lynch & Co. Ltd.
Development Erection of a three storey office and warehouse building with associated car park and access road
Location 16 Fonthill Industrial Park, Fonthill Road North, Clondalkin, Dublin 22.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 06/10/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant shall clarify the precise nature of the proposed office use. While the public notification refers to an office and warehouse building, the Planning Report submitted as Unsolicited Additional Information states that the office element is to be "office-based industry".

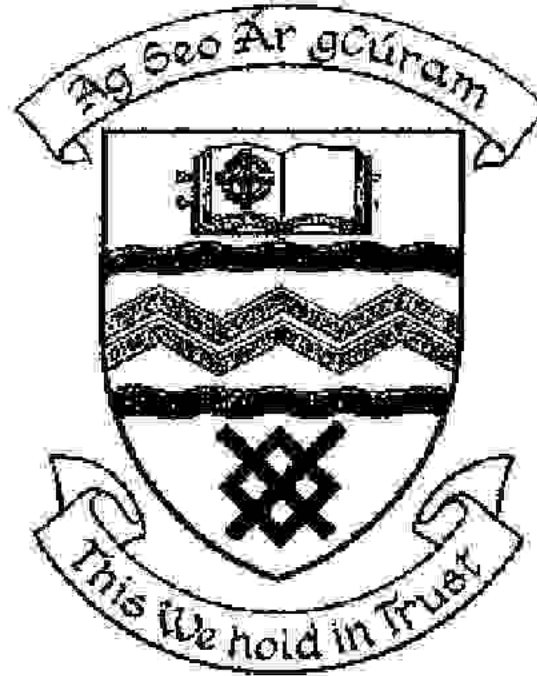
The applicant is requested to give precise details of the intended occupier or user of the building and clearly demonstrate that the office element of the development will be used for office-based industry. In this regard, the submitted details do not distinguish between a speculative office development and some form of specialist office-based industry. The applicant shall note that the definition of office-based industry contained in the County Development Plan is: "Office-based activities concerned with the output of a specified product or service, including: data processing, software development, information technology, technical consulting, commercial laboratories/healthcare, research and development, media recording and general media

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93A Sandymount Road,
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REG REF. S00A/0697

associated uses, publishing, telemarketing. Other uses not specified above may be included in the future at the discretion of the Planning Authority".

NOTE:

Revised public notification is required if the proposal is for office-based industry.

- 2 In relation to surface water, the Environmental Services Department require that discharges from the site shall be limited to a maximum discharge of six litres per second per hectare of site area. The applicant shall submit details indicating surface water attenuation facilities (i.e. storage ponds or other such facility) and flow control mechanism necessary to limit surface water discharges based on a rainfall intensity for a 20 year return period. Details to include discharge calculations, pipe sizes, invert levels and gradients, manhole locations, required storm water storage volume, location of storm water storage area together with a cross-section of the storm water storage area showing details of both inlets and outlets. Details of proposed flow control mechanisms to limit surface water discharges to the equivalent of 6 litres per second per hectare shall be submitted.
- 3 The Planning Authority is concerned about the precedent that a grant of permission might establish for further office-type developments within Fonthill Industrial Park, bearing in mind the distance to quality public transport and the proximity to national roads whose strategic function could be threatened by high-intensity employment uses such as offices. The EIS which accompanied the application for site development works, envisaged an employment level of approximately 1,500 for the entire Industrial Park at Fonthill. This would be consistent with a low density of employment, at 15 employees per acre.

In view of this, the applicant shall address the mobility requirements of the site and of Fonthill Industrial Park as a whole. The applicant shall address the potential of public transport to serve the site. It is the view of the Planning Authority that the site is too remote from the existing public transport terminus at Liffey Valley to be considered within a comfortable walking distance.

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The adoption of a Mobility Management Plan which incorporates developer-funded public transport linkages to strategic public transportation corridors, a parking strategy and other appropriate measures to minimise the Park's reliance on car-based commuting should be addressed. Any such Plan shall contain absolute commitments to meeting accepted targets and shall detail precisely the measures proposed to achieve this.

- 4 The applicant is requested to submit a revised site plan which includes the layout of the adjoining residential development to the west, which is currently under construction.
- 5 The applicant is requested to submit (scaled) contextual elevations, showing the proposed structure in the context of the adjoining block to the east.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

04/12/00

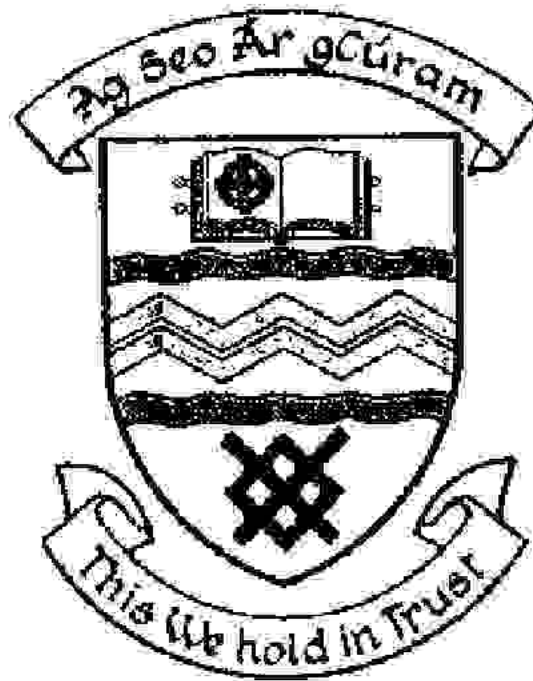
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0697	
1. Location	16 Fonthill Industrial Park, Fonthill Road North, Clondalkin, Dublin 22.		
2. Development	Development of a three storey office and warehouse building with associated car park and access road to accommodate office based industry activity.		
3. Date of Application	06/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/12/2000 2.	1. 02/01/2001 2.
4. Submitted by	Name: Octagon Design Limited Architects, Address: 93A Sandymount Road, Sandymount,		
5. Applicant	Name: L. Lynch & Co. Ltd. Address: 16. Fonthill Industrial Park, Fonthill Road North, Clondalkin,		
6. Decision	O.C.M. No. 0568 Date 16/03/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0890 Date 30/04/2001	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.
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Date _____

Receipt No.

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Octagon Design Limited Architects,
93A Sandymount Road,
Sandymount,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0890	Date of Final Grant 30/04/2001
Decision Order Number 0568	Date of Decision 16/03/2001
Register Reference S00A/0697	Date 02/01/01

Applicant L. Lynch & Co. Ltd.

Development Development of a three storey office and warehouse building with associated car park and access road to accommodate office based industry activity.

Location 16 Fonthill Industrial Park, Fonthill Road North,
Clondalkin, Dublin 22.

Floor Area 1986.00 Sq Metres

Time extension(s) up to and including 16/03/2001

Additional Information Requested/Received 04/12/2000 /02/01/2001

A Permission has been granted for the development described above,
subject to the following (18) Conditions.

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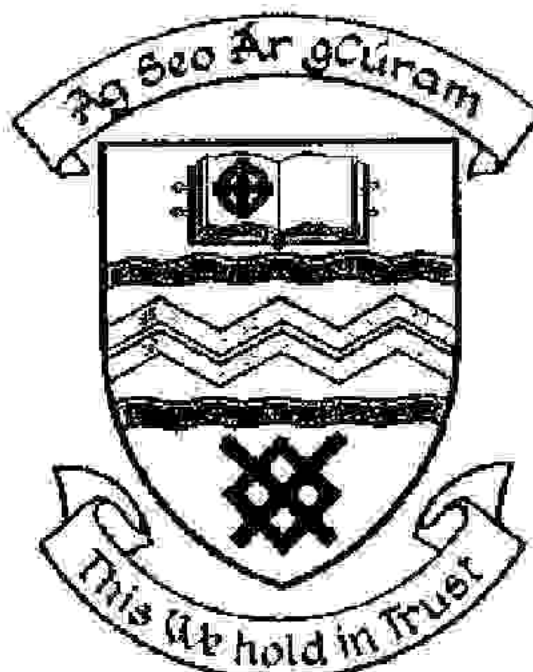
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information lodged on the 02/01/01, Unsolicited Additional Information received on the 23/10/00 and Unsolicited Additional Information lodged on the 22/02/01 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 use of the premises to be for office-based industry and associated warehouse as per the applicant's submission. Office use is not permitted. Prior to occupation of the proposed development full details of the uses shall be submitted for the written agreement of the Planning Authority.
 REASON:
 In the interest of proper planning and development of the area.
- 3 The applicant shall provide covered bicycle parking and shower/changing facilities. Before development commences, revised details in compliance to be submitted for agreement by the Planning Authority.
 REASON:
 To encourage alternative modes to private vehicular transport in the interest of sustainable development.
- 4 That the following restrictions regarding noise emanating from the development shall be complied with at all times and shall be in accordance with BS 5228 Noise Control on Construction and Open Sites:
 - (A) Noise shall not contain pure tones and shall not exceed the background level by 10db(A).
 - (B) Noise shall not exceed the standard limits of 65db(A) by day and 45db(A) by night.
 REASON:
 To protect the amenity on the adjoining lands and in the interest of the proper planning and development of the area.
- 5 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.

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- 6 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.

- 7 That 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, display or other purposes. Parking for trucks shall be provided in accordance with the current development plan standards.

REASON:

In the interest of orderly development.

- 8 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 spoil 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 08.00 hr on weekdays and 09.00 hr on Saturday nor after 18.00 hr. on weekdays and 13.00 hr. on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

REASON:

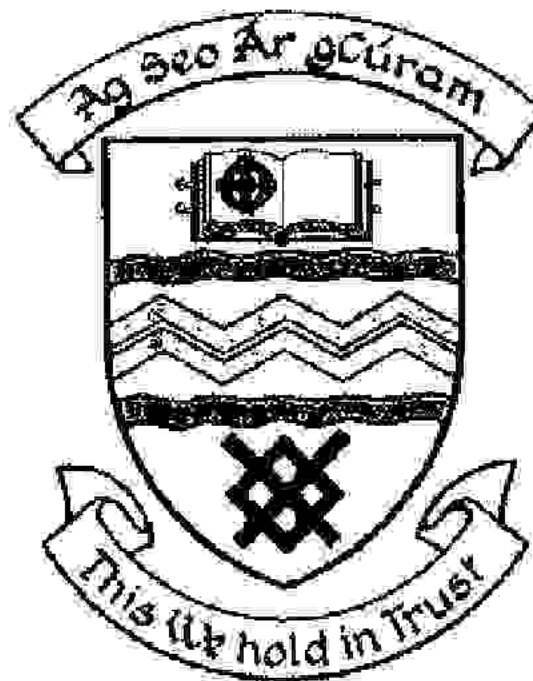
in the interest of preserving the amenities of property in the vicinity.

- 9 The applicant shall ensure the provision of a buffer strip of 1m wide between adjacent car parking spaces on existing/proposed building sites.

REASON:

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

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- 10 In relation to foul drainage, the applicant shall ensure the following requirements of the Environmental Services Department are satisfied:

- . Applicant shall ensure full and complete separation of foul and surface water systems.
- . no building shall be within 5m of public sewer or sewer with potential to be taken in charge.
- . 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.

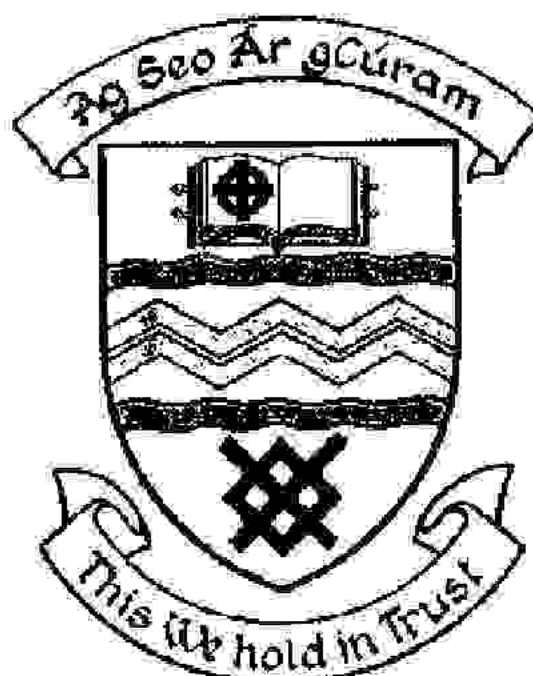
REASON:

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

- 11 Before development commences, the applicant shall submit for agreement by the Planning Authority further details of surface water drainage proposals to include the following:

- . Design calculations for the surface water drainage layout. These should indicate the impervious roads areas contributing to runoff separately from the run-off from buildings.
- . The attenuation volume required should be the run-off based on a rainfall intensity of a 20 year return period, of 2 hour duration. The applicant should revise their figures accordingly and clearly showing the source of the figures.
- . it is proposed to provide storage in a bunded car-park at a low level. It is calculated that this system, including storage volumes provided by sewers and manholes, to have a volume of 200.6 metres cubed. However the calculations and drawings provided are unclear and from the dimensions provided would seem to provide considerably less volume than that estimated. In this regard the applicant is required to provide revised drawings (layouts and cross sections) and calculations clearly detailing all areas of car park, pipes and manholes which are to provide storage.
- . Information to be provided on how the surface water will discharge into the car-park overflow area when required. Full details of how this will occur are required. Applicant should note that overflowing through manholes and gullies will not be acceptable.
- . Information to be provided on how surface water will

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drain out of the car-park in the event of an overflow. if this is via the 'Aco' drainage channel then details of how this is to be connected to the surface water sewers shall be provided.

REASON:

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

- 12 Proposals in relation to water supply shall be to the satisfaction of the Environmental Services Department.

REASON:

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

- 13 That a financial contribution in the sum of £6,720 (Six Thousand Seven Hundred and Twenty Pounds) EUR 8,532 (Eight Thousand Five Hundred and Thirty 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.

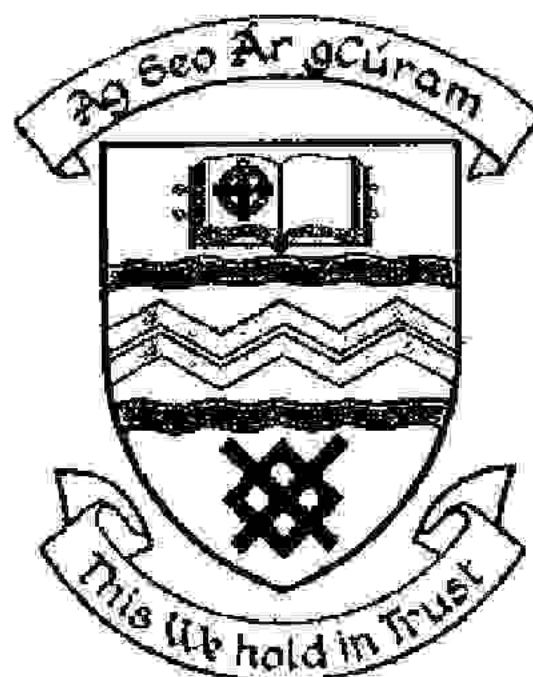
- 14 That a financial contribution in the sum of £15,904 (Fifteen Thousand Nine Hundred and Four Pounds) EUR 20,193 (Twenty Thousand One Hundred and Ninety Three Euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area 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.

- 15 That a financial contribution in the sum of £5,520 (Five Thousand Five Hundred and Twenty Pounds) EUR 7,009 (Seven Thousand and Nine Euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/ Palmerstown Water Supply Improvement Scheme which serves

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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.

- 16 That a financial contribution in the sum of £1,135 (One Thousand One Hundred and Thirty Five Pounds) EUR 1,441 (One Thousand Four Hundred and Forty One 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.

- 17 That a financial contribution in the sum of £567 (Five Hundred and Sixty Seven Pounds) EUR 720 (Seven Hundred and Twenty 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.

- 18 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £17,920 (Seventeen Thousand Nine Hundred and Twenty Pounds) EUR 22,753 (Twenty Two Thousand Seven Hundred and Fifty Three Euros) (For lodgement with the Council of a cash sum of £11,200 (Eleven Thousand Two Hundred Pounds) EUR 14,221 (Fourteen Thousand Two Hundred and Twenty One Euros).

REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

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- (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.

.....03/05/01
for SENIOR ADMINISTRATIVE OFFICER