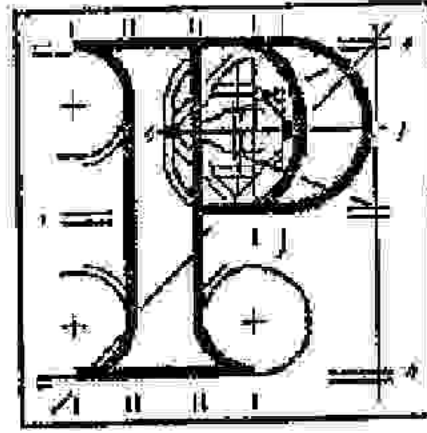


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0153/C1	
1. Location	Greenogue Industrial Estate, Phase 3, Rathcoole, Co. Dublin.		
2. Development	Construct roads and to carry out site development works. Compliance Re: Condition No: 1,2,3.		
3. Date of Application	06/03/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Burke Jenkins, Address: Unit 21, Cookstown Industrial Estate, Tallaght,		
5. Applicant	Name: Sandymark Construction Ltd., Address: Greenogue Industrial Estate, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. Date	Effect	
7. Grant	O.C.M. No. Date	Effect	
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.	

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0153

APPEAL by Pat and Mary Conroy of "Wenbrook", Greenogue, Rathcoole, County Dublin against the decision made on the 8th day of May, 2000 by the Council of the County of South Dublin to grant subject to conditions a permission to Sandymark Construction Limited care of Burke Jenkins of Unit 21, Cookstown Industrial Estate, Tallaght, Dublin for development comprising the construction of roads and the carrying out of site development works at Greenogue Industrial Estate, Phase 3, Rathcoole, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the land use zoning objective set out in the current Development Plan for the area, it is considered that the proposed development, subject to compliance with the conditions set out in the Second Schedule, would not conflict with the zoning objective, would be acceptable in terms of traffic safety and convenience, would not be prejudicial to public health, would be acceptable in terms of surface water drainage and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Surface water drainage arrangements shall be in accordance with the requirements of the planning authority.

Reason: In the interest of public health and to ensure a proper standard of development.

2. A revised layout of the scale of 1:500 shall be submitted to the planning authority for written agreement prior to commencement of development, which shall comply with the following requirements:

- (a) The provision of turning-bay dimensions to planning authority standards at the ends of cul-de-sacs, and
- (b) A cross section of the carriageway including construction details.

Reason: In the interest of traffic safety and orderly planning and development.

3. The developer shall submit a landscape plan, which shall include boundary screen planting and a scheme of tree/hedge planting along the proposed roads and a timetable for its implementation, to be agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. No buildings shall be constructed within the wayleave issued in respect of the proposed development of the rising main to be constructed by the planning authority as part of the proposed Newcastle, Saggart and Rathcoole Sewerage scheme which traverses the site.

Reason: In the interest of public health.

5. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works on the Boherboy Water Supply Scheme facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

6. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works in relation to the Newcastle, Saggart and Rathcoole Sewerage Scheme facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.



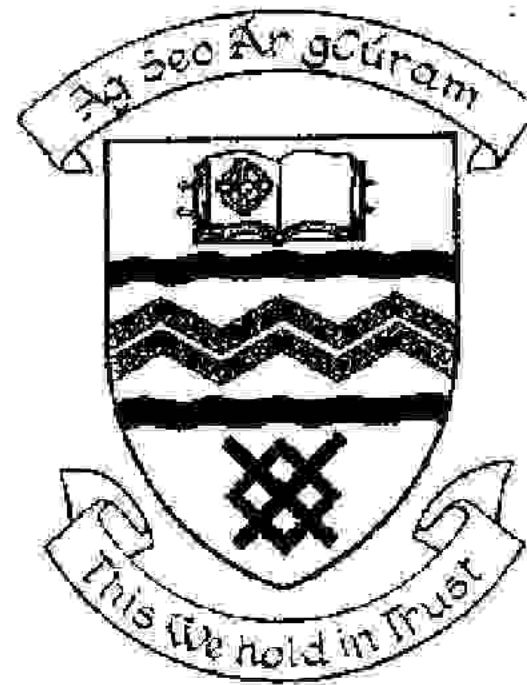
Rosahiel Nixon

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this *30th* day of *January* 2001.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0153
1. Location	Greenogue Industrial Estate, Phase 3, Rathcoole, Co. Dublin.	
2. Development	Construct roads and to carry out site development works.	
3. Date of Application	10/03/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Burke Jenkins, Address: Unit 21, Cookstown Industrial Estate, Tallaght,	
5. Applicant	Name: Sandymark Construction Ltd., Address: Greenogue Industrial Estate, Rathcoole, Co. Dublin.	
6. Decision	O.C.M. No. 0975 Date 08/05/2000	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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE AITHA CLIATH THEAS



Bosca 4122,
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PLANNING
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0975	Date of Decision 08/05/2000
Register Reference S00A/0153	Date: 10/03/00

Applicant Sandymark Construction Ltd.,
Development Construct roads and to carry out site development works.
Location Greenogue Industrial Estate, Phase 3, Rathcoole, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
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 (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 08/05/00
for SENIOR ADMINISTRATIVE OFFICER

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

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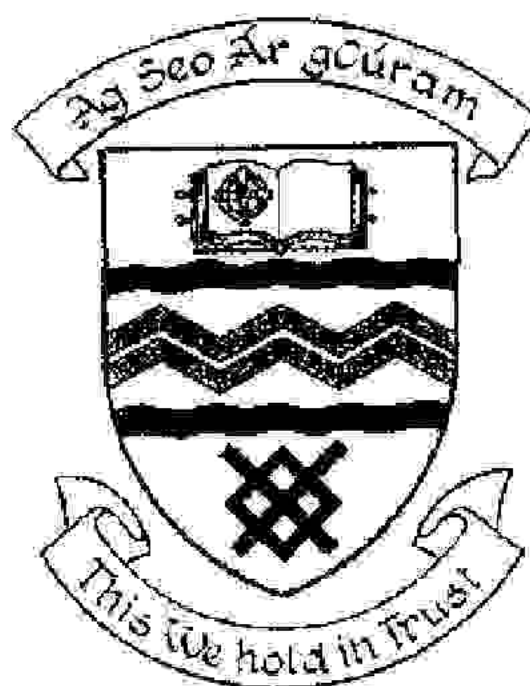
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 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.
REASON:
To protect the amenities of the area.
- 3 The proposed development shall satisfy the requirements of the County Council's Environmental Services Department. This shall include the full and complete separation of foul and surface water systems.
REASON:
In the interest of the proper planning and development of the area.
- 4 In relation to surface water drainage, the applicant shall adhere to the following requirements:-
 - (a) All liquid storage tanks shall have a concrete surround (bund).
 - (b) All surface water runoff from truck parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer or watercourses.
 - (c) Maximum surface water discharge to be restricted to 9.2 litres/second/hectare.
REASON:
In the interest of health and the amenities of the area.
- 5 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof

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be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 6 Before development commences, the applicant shall submit for agreement by the Planning Authority a watermain layout. It shall include a drawing to indicate proposed watermain sizes, valve, metre and hydrant layout and proposed points of connection to existing watermains.

REASON:

To ensure provision of an adequate supply of water to serve the development.

- 7 Before development commences, the applicant shall submit for agreement by the Planning Authority a detailed water management plan, to include peak flows, total daily requirements and provision of adequate on site storage.

REASON:

To ensure provision of an adequate supply of water to serve the development.

- 8 Before development commences, the applicant shall submit for agreement by the Planning Authority a revised layout at a scale of 1/500 which shows:-

- turning bay dimensions to Roads Department standards at ends of cul-de-sacs.
- cross section of carriageway including construction details.

REASON:

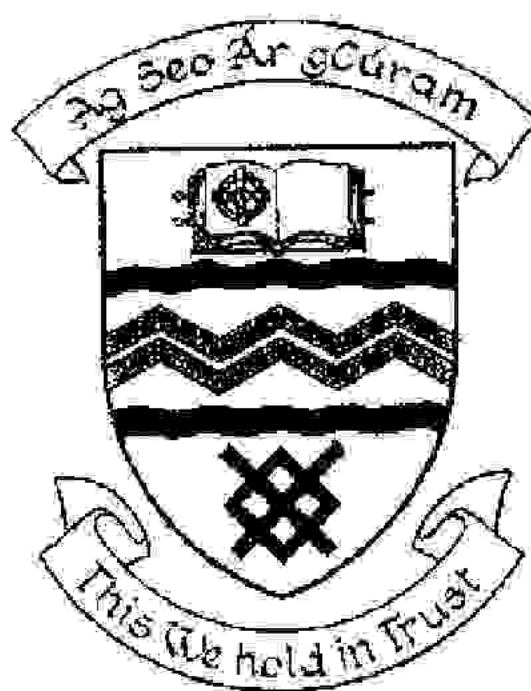
To comply with Roads Department standards.

- 9 Before development commences, the applicant shall submit a detailed tree survey indicating the location, species, age, condition, crown spread and height of trees. This survey shall include trees on and immediately adjacent to the site that would be affected by site works. Details to be

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provided on proposals for removal/retention of trees and measures proposed to protect them during the course of the development. A scheme of tree felling and surgery works to be provided. A drawing relating the proposed site works to the tree survey shall be submitted.

REASON:

In the interest of visual amenity.

- 10 Before development commences, the applicant shall submit a landscape plan for agreement by the Planning Authority which shall address the integration of the site into the adjoining countryside and shall include boundary screen planting and a scheme of tree/hedge planting along internal roads.

REASON:

In the interest of visual amenity.

- 11 That no building shall be constructed within the wayleaves issued in respect of the proposed development of the rising main to be constructed by South Dublin County Council as part of the proposed Newcastle, Saggart and Rathcoole Sewerage Scheme and which traverses the site.

REASON:

In the interest of public health.

- 12 That a financial contribution in the sum of £15,207 (fifteen thousand two hundred and seven pounds) EUR 19,308 (nineteen thousand three hundred and eight 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.

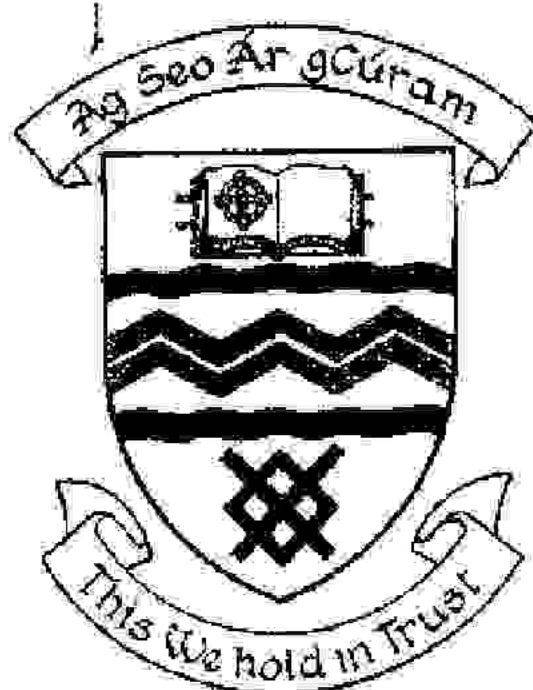
- 13 That a financial contribution in the sum of £7,335 (seven thousand three hundred and thirty five pounds) EUR 9,313 (nine thousand three hundred and thirteen euros) be paid by the proposer to South Dublin County Council towards the cost of the Newcastle, Saggart and Rathcoole Sewerage Scheme which serves this development.

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.