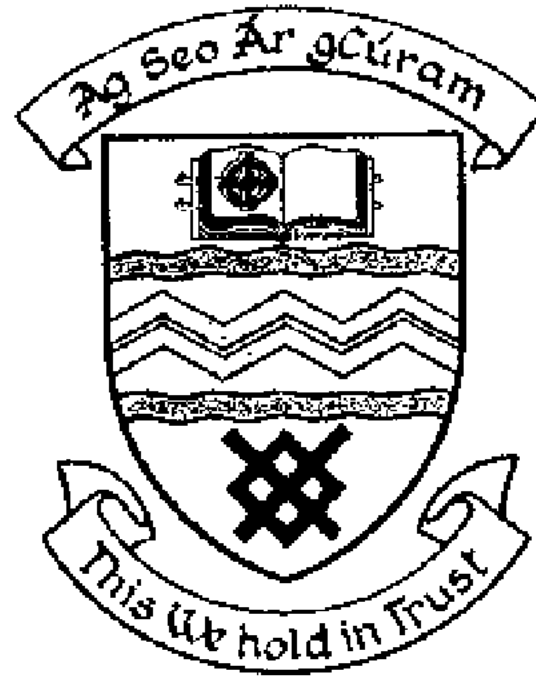


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0665	
1. Location	Unit G, Fonthill Business Park, Fonthill Road, Dublin 22.		
2. Development	Light industrial building and associated offices.		
3. Date of Application	23/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Traynor O'Toole Partnership, Address: 49 Upper Mount Street, Dublin 2.		
5. Applicant	Name: Green Property Plc., Address: Segrave House, 20 Earlsfort Terrace, Dublin 2.		
6. Decision	O.C.M. No. 2534 Date 19/11/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2860 Date 22/12/1999	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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Traynor O'Toole Partnership,
49 Upper Mount Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2860	Date of Final Grant 22/12/99
Decision Order Number 2534	Date of Decision 19/11/1999
Register Reference S99A/0665	Date 23/09/99

Applicant Green Property Plc.,

Development Light industrial building and associated offices.

Location Unit G, Fonthill Business Park, Fonthill Road, Dublin 22.

Floor Area 2475.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

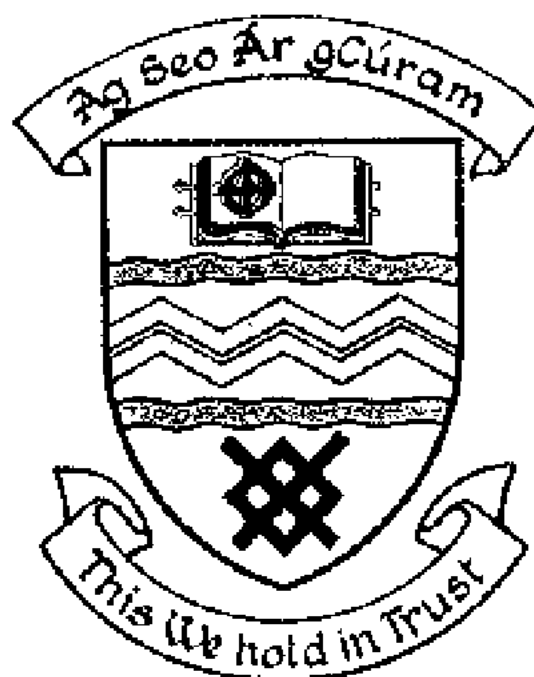
A Permission has been granted for the development described above,

subject to the following (19) Conditions.

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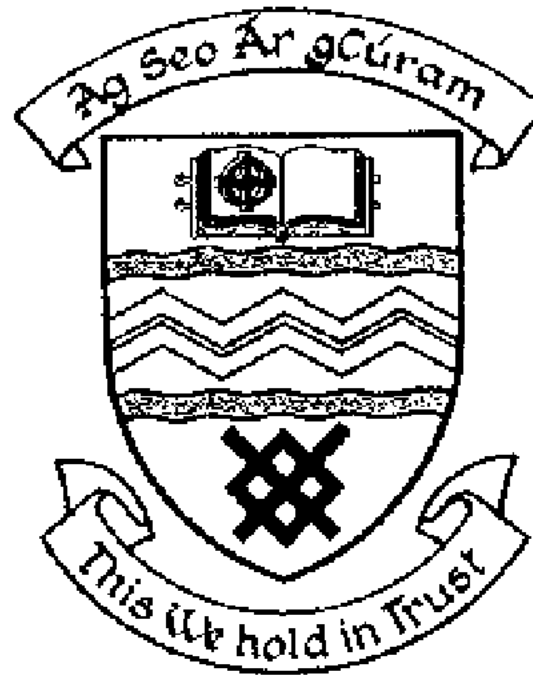
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by way of unsolicited additional information received 04/10/99, drawing no.s 5299-P01 and 5299-P02, 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 ground floor use and no additional office floor space shall be formed within the building.
 REASON:
 To clarify the nature of the development.
- 3 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.
- 4 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.
- 5 That no industrial effluent be permitted without prior approval from Planning Authority.
 REASON:
 In the interest of health.
- 6 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.
- 7 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

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of building.

REASON:

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

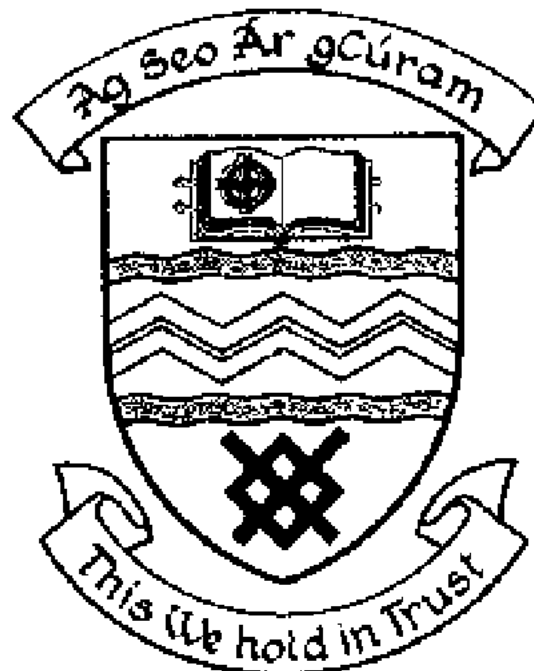
REASON:

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

- 9 The following requirements of the Environmental Services Department shall be provided for and adhered to in the development:

- (a) Applicant shall ensure full and complete separation of foul and surface water systems.
- (b) 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.
- (c) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990.
- (d) Full details of surface water storage/attenuation shall be submitted for the written agreement of the Planning Authority prior to the commencement of development. Surface water discharge shall be limited to no greater than equivalent area green field site.
- (e) All surface water runoff from truck parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer. Full details of the petrol/oil/diesel interceptor shall be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

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- (f) All liquid storage tanks shall be adequately bunded so as to contain any leakage.
- (g) All redundant ditches or streams shall be piped with spigot and socket pipes laid open jointed with granular bed and surround and connected into the proposed drainage.
- (h) All connections, swabbing, chlorination and tappings of County Council mains shall be carried out by South Dublin County Council personnel at applicant's prior expense.
- (i) Prior to the commencement of the works, the developer shall submit for the approval of the Area Engineer, Deansrath Depot (tel (01) 4570784) a watermain layout drawing. The drawing shall indicate the proposed watermain sizes, valve, meter and hydrant layout and proposed points of connections to existing watermains. The layout shall be in accordance with Part B of 1997 Building Regulations.
- (j) 24 hour storage per unit shall be provided.

REASON:

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

- 10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

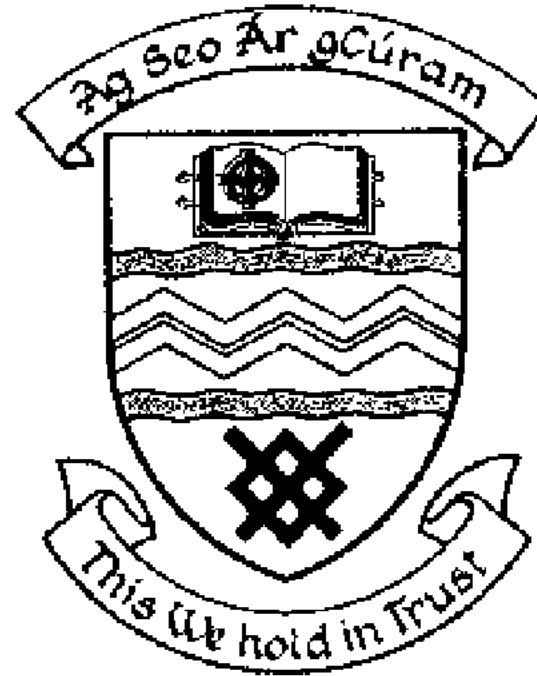
In order to comply with the Sanitary Services Acts, 1878-1964.

- 11 The noise level from the proposed development when measured outside any residence, at the boundary of any area zoned for residential use, any site for which residential development has at least outline permission, any hospital or any school 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:

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

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

- (a) During the construction/renovation 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 08.00 hrs on weekdays and 09.00 hrs on Saturdays nor after 18.00 hrs on weekdays and 13.00 hrs on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

REASON:

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

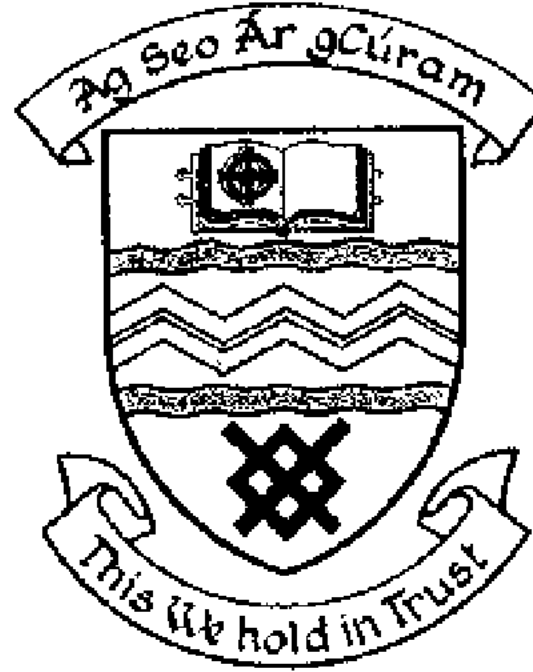
13 That a financial contribution in the sum of £11,700 (eleven thousand seven hundred pounds) EUR14856 (fourteen thousand eight hundred and fifty six euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development 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.

14 That a financial contribution in the sum of money equivalent to the value of £27,690 (twenty seven thousand six hundred and ninety pounds) EUR35159 (thirty five thousand one hundred and fifty nine euros) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by

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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 £1,000 (one thousand pounds) EUR1270 (one thousand two hundred and seventy 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 £9728 (nine thousand seven hundred and twenty eight pounds) EUR12352 (twelve thousand three 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:

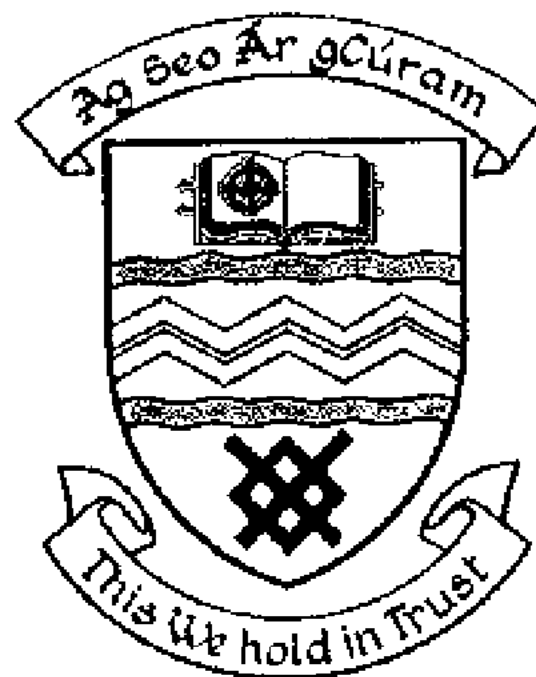
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

- 17 That a financial contribution in the sum of £2000 (two thousand pounds) EUR2539 (two thousand five hundred and thirty 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

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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 £20000 (twenty thousand pounds) EUR25395 (twenty five thousand three hundred and ninety five 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 £20000 (twenty thousand pounds) EUR25395 (twenty five thousand three hundred and ninety five 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.

- 19 That the proposed 7 no. additional car parking spaces adjoining the northern boundary of the site as shown on drg. no. 5299-P01, received 04/10/99, shall be omitted and the berm adjoining the common boudary at this location shall be retained in its entirety.

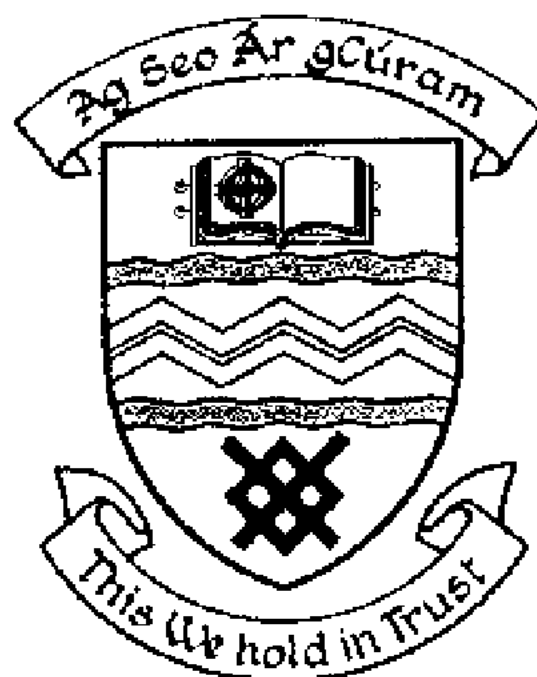
REASON:

In the interest of amenity.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.

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- (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.

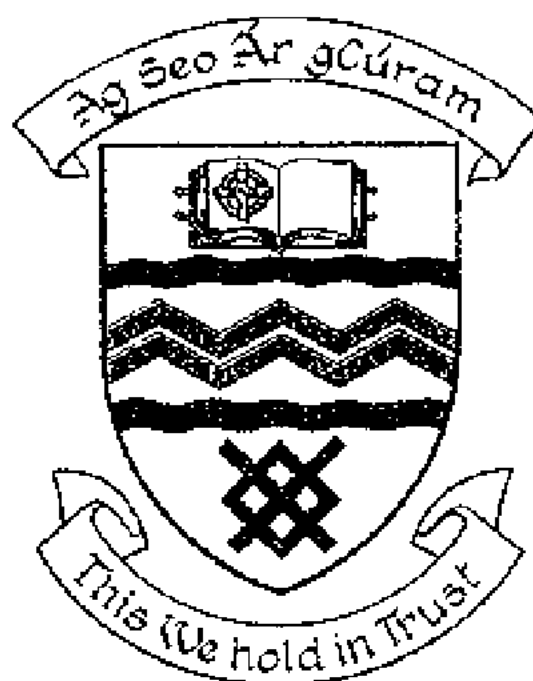
Signed on behalf of South Dublin County Council.

E. A. ... 23/12/99
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2534	Date of Decision 19/11/1999
Register Reference S99A/0665	Date: 23/09/99

Applicant Green Property Plc.,
Development Light industrial building and associated offices.
Location Unit G, Fonthill Business Park, Fonthill Road, Dublin 22.
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 (19) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 19/11/99
for SENIOR ADMINISTRATIVE OFFICER

Traynor O'Toole Partnership,
49 Upper Mount Street,
Dublin 2.

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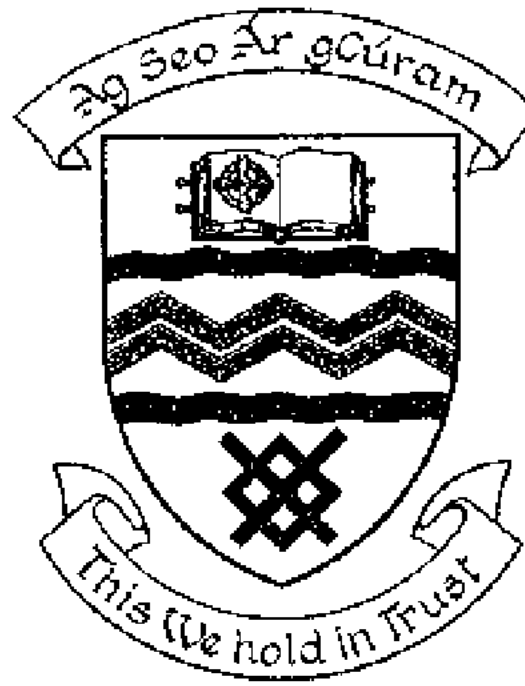
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by way of unsolicited additional information received 04/10/99, drawing no.s 5299-P01 and 5299-P02, 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 ground floor use and no additional office floor space shall be formed within the building.
REASON:
To clarify the nature of the development.
- 3 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.
- 4 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.
- 5 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 6 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

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Authority.

REASON:

In the interest of the visual amenity of the area.

- 7 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.

- 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.

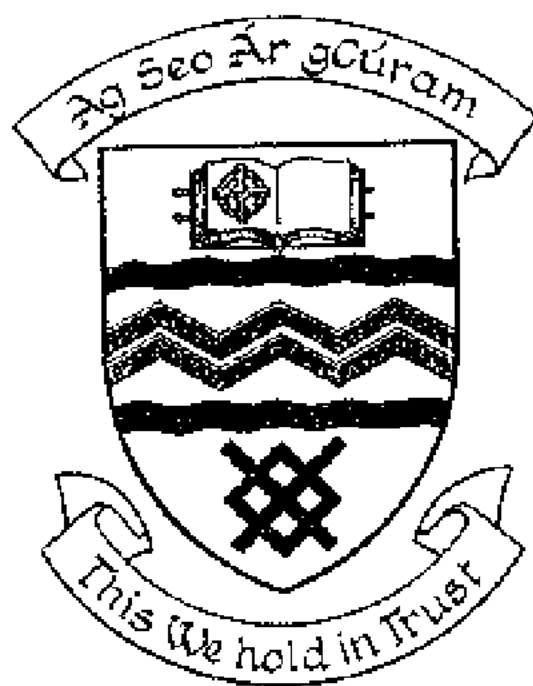
REASON:

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

- 9 The following requirements of the Environmental Services Department shall be provided for and adhered to in the development:

- (a) Applicant shall ensure full and complete separation of foul and surface water systems.
- (b) 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.
- (c) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990.
- (d) Full details of surface water storage/attenuation shall be submitted for the written agreement of the

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Planning Authority prior to the commencement of development. Surface water discharge shall be limited to no greater than equivalent area green field site.

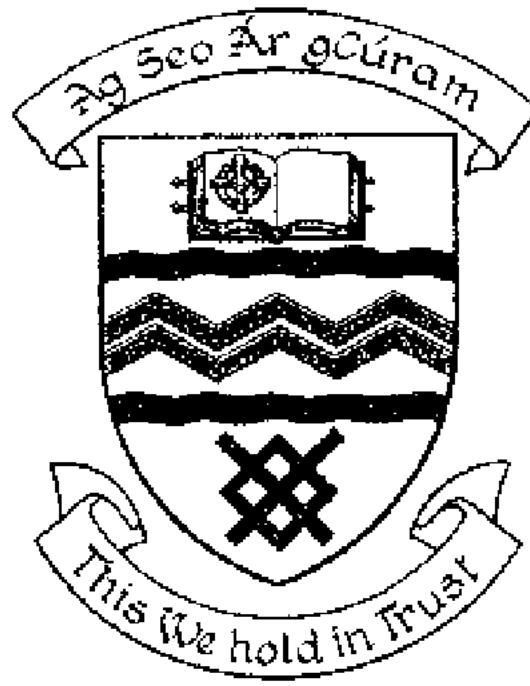
- (e) All surface water runoff from truck parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer. Full details of the petrol/oil/diesel interceptor shall be submitted for the written agreement of the Planning Authority prior to the commencement of the development.
- (f) All liquid storage tanks shall be adequately bunded so as to contain any leakage.
- (g) All redundant ditches or streams shall be piped with spigot and socket pipes laid open jointed with granular bed and surround and connected into the proposed drainage.
- (h) All connections, swabbing, chlorination and tappings of County Council mains shall be carried out by South Dublin County Council personnel at applicant's prior expense.
- (i) Prior to the commencement of the works, the developer shall submit for the approval of the Area Engineer, Deansrath Depot (tel (01) 4570784) a watermain layout drawing. The drawing shall indicate the proposed watermain sizes, valve, meter and hydrant layout and proposed points of connections to existing watermains. The layout shall be in accordance with Part B of 1997 Building Regulations.
- (j) 24 hour storage per unit shall be provided.

REASON:

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

- 10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the

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REG. REF. S99A/0665

requirements of the County Council.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 11 The noise level from the proposed development when measured outside any residence, at the boundary of any area zoned for residential use, any site for which residential development has at least outline permission, any hospital or any school 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 the vicinity.

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

- (a) During the construction/renovation 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 08.00 hrs on weekdays and 09.00 hrs on Saturdays nor after 18.00 hrs on weekdays and 13.00 hrs on Saturdays, nor at any time on Sundays, Bank

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Holidays or Public Holidays.

REASON:

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

- 13 That a financial contribution in the sum of £11,700 (eleven thousand seven hundred pounds) EUR14856 (fourteen thousand eight hundred and fifty 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.

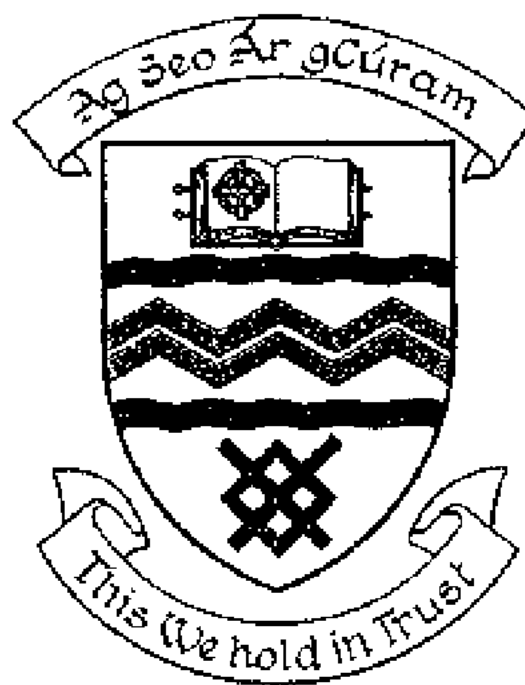
- 14 That a financial contribution in the sum of money equivalent to the value of £27,690 (twenty seven thousand six hundred and ninety pounds) EUR35159 (thirty five thousand one hundred and fifty nine euros) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and 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 £1,000 (one thousand pounds) EUR1270 (one thousand two hundred and seventy 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

SOUTH DUBLIN COUNTY COUNCIL
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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 £9728 (nine thousand seven hundred and twenty eight pounds) EUR12352 (twelve thousand three 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.

- 17 That a financial contribution in the sum of £2000 (two thousand pounds) EUR2539 (two thousand five hundred and thirty 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.

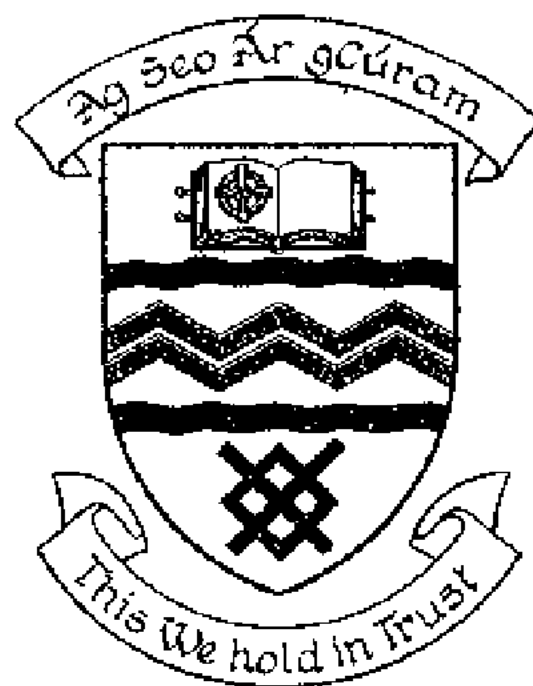
REASON:

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.

- 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 £20000 (twenty thousand pounds) EUR25395 (twenty five thousand three hundred and ninety five euros) until

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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
£20000 (twenty thousand pounds) EUR25395 (twenty
five thousand three hundred and ninety five 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.

- 19 That the proposed 7 no. additional car parking spaces
adjoining the northern boundary of the site as shown on drg.
no. 5299-P01, received 04/10/99, shall be omitted and the
berm adjoining the common boudary at this location shall be
retained in its entirety.

REASON:

In the interest of amenity.