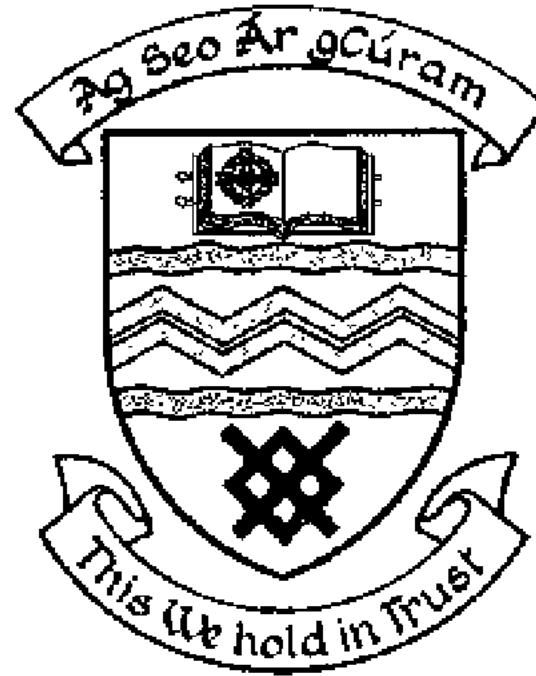


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0570	
1. Location	Unit F, Fonthill Industrial Park, Fonthill Road, Dublin 22.		
2. Development	Construction of a building for the washing and distribution of linen including associated offices and ancillary accommodation.		
3. Date of Application	13/08/99	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. 2221 Date 11/10/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2623 Date 26/11/1999	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 2623	Date of Final Grant 26/11/1999
Decision Order Number 2221	Date of Decision 11/10/1999
Register Reference S99A/0570	Date 13/08/99

Applicant Green Property Plc.,

Development Construction of a building for the washing and distribution of linen including associated offices and ancillary accommodation.

Location Unit F, Fonthill Industrial Park, Fonthill Road, Dublin 22.

Floor Area 2025.00 Sq Metres

Time extension(s) up to and including

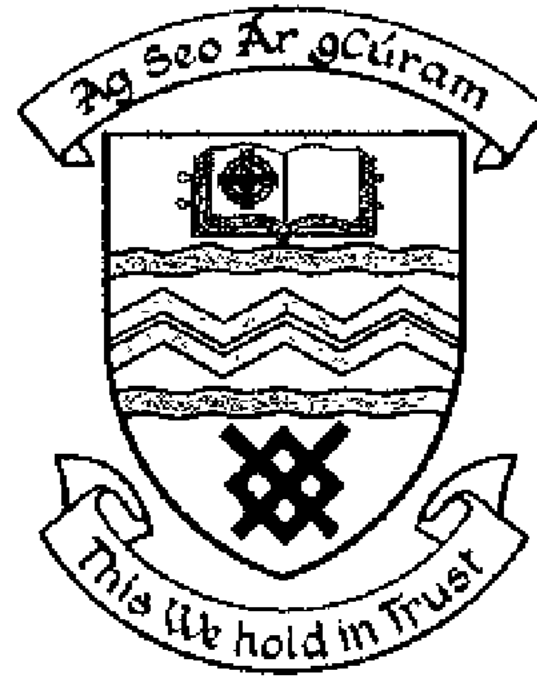
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (22) Conditions.

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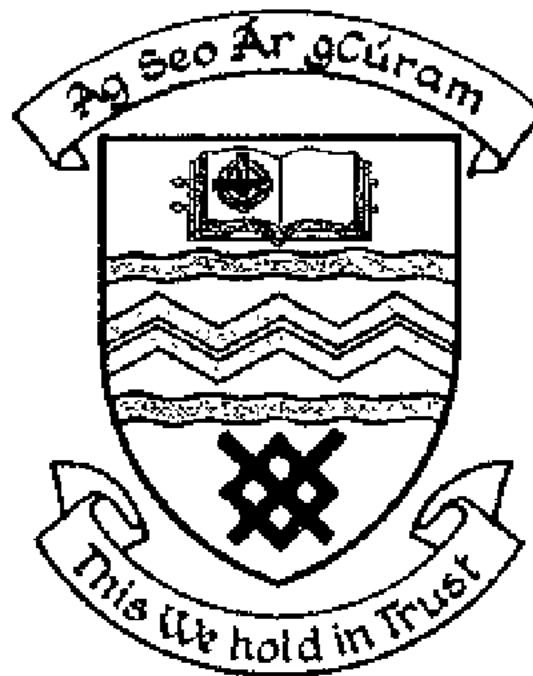
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Conditions and Reasons

- 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 on 18/08/99 and shall otherwise comply with the Conditions of S96A/0741, 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 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 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 Full details of measures to control atmospheric emissions, shall be submitted for the written agreement of the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.
- 6 No industrial effluent shall be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 7 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.

- 8 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 interests of the proper planning and development of the area and the visual amenity of the area.

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

REASON:

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

- 10 The 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.

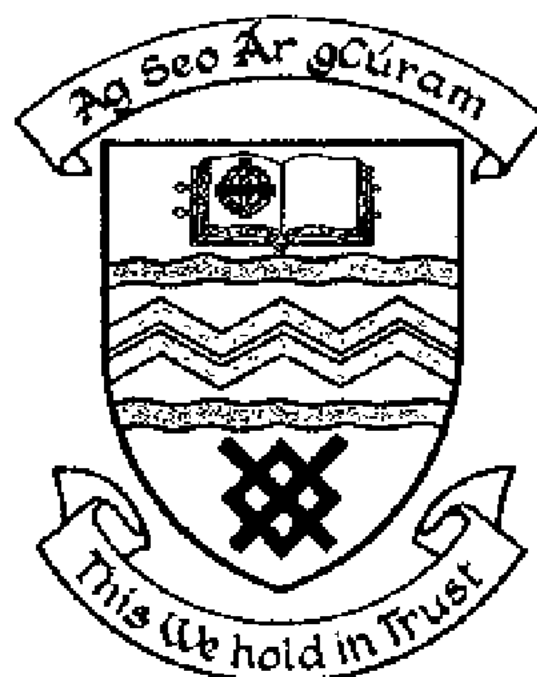
REASON:

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

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

- Full and complete separation of foul and surface water systems;
- All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick;
- Trade effluent shall not be discharged without the applicant first obtaining a license, under Section 16 of the Water Pollution Acts 1977-1990, from the Environmental Services Department;
- All redundant ditches or streams shall be piped with spigot and socket pipe laid open jointed with granular bed and surround and connected into the proposed drainage system;
- All liquid storage tanks shall be adequately bunded

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- so as to contain any leakage;
- All surface water runoff from truck parking/ marshalling areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the public sewer;
- All connections, swabbing, chlorination and tapping of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense;
- Layout shall be in accordance with Part B of the Building Regulations, 1977;
- 24 hour storage shall be provided;
- Spurs shall not end with a duckfoot hydrant. To facilitate self-cleaning of watermains, spurs shall terminate with a loop.

REASON:

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

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

REASON:

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

- 13 Full details of the hours of operation shall be submitted for the written agreement of the Planning Authority.

REASON:

In the interest of clarity and in order to protect the amenities of property in the vicinity.

- 14 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:-

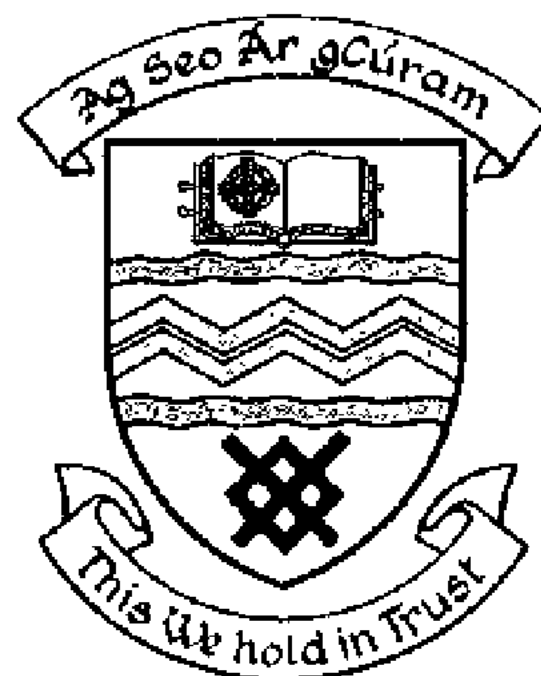
- (a) Not contain any pure tones;
- (b) Not exceed 55dB(A) 1 hour Leq between 8.00 and 18.00 hours Monday to Saturday.

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.

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15 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 in 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 hr on weekdays and 09.00hr. on Saturdays nor after 18.00 hr. on weekdays and 13.00hr. on Saturdays, nor at any time of Bank Holidays or Public Holidays.

REASON:

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

16 The kerb radii to both the car parks (south side of site) and truck park entrance shall be constructed to the satisfaction of the Road Department.

REASON:

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

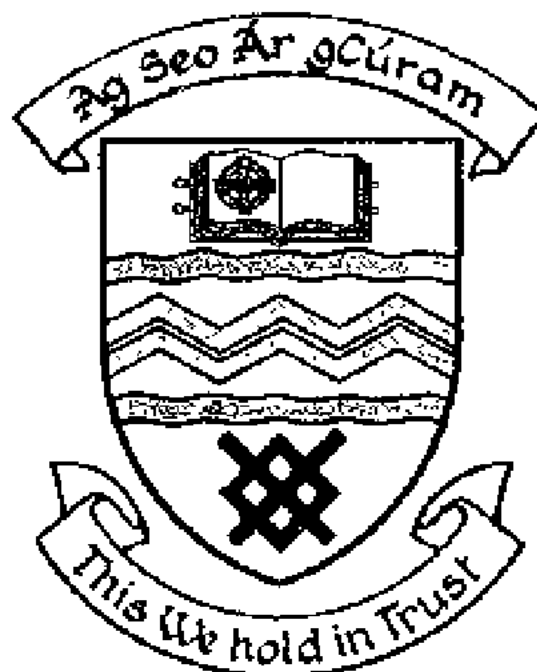
17 That a financial contribution in the sum of £7,620 (seven thousand six hundred and twenty pounds) EUR 9,675 (nine thousand six hundred and seventy five euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development 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.

18 That a financial contribution in the sum of £6,201 (six thousand two hundred and one pounds) EUR 7,874 (seven thousand eight hundred and seventy four euros) be paid by the

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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.

- 19 That a financial contribution in the sum of £1,275 (one thousand two hundred and seventy five pounds) EUR 1,618 (one thousand six hundred and eighteen 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.

- 20 That a financial contribution in the sum of £637 (six hundred and thirty seven pounds) EUR 809 (eight hundred and nine 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.

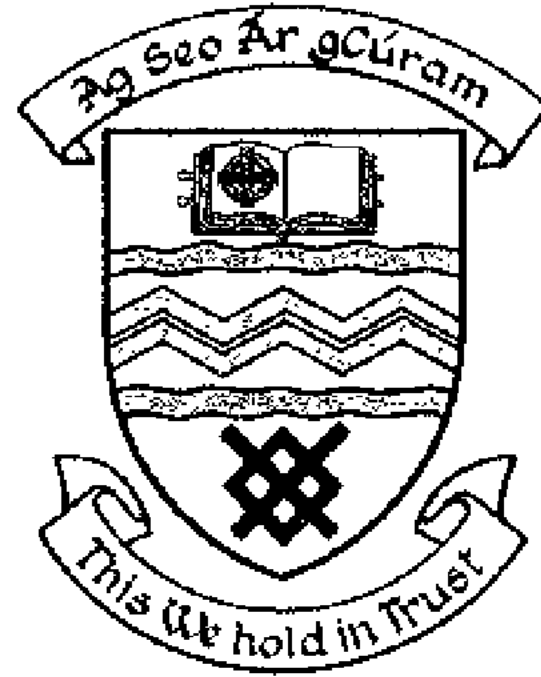
REASON:

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.

- 21 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 £20,000 (twenty thousand pounds) EUR 25,395 (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./...

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- b. Lodgement with the Council of a Cash Sum of £13,000 (thirteen thousand pounds) EUR 16,500 (sixteen thousand five hundred 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.

- 22 That a financial contribution in the sum of money equivalent to the value of £18,034 (eighteen thousand and thirty four pounds) EUR 23,286 (twenty three thousand two hundred and eight six 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.

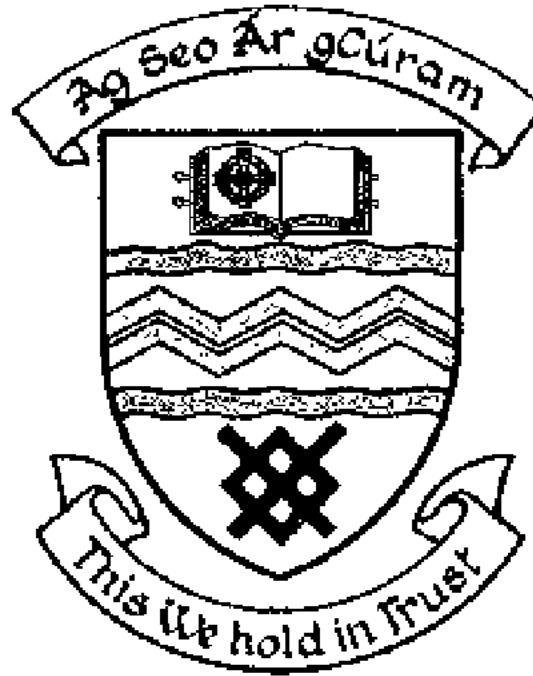
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.

REG REF. S99A/0570

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-
- (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.

P. Galloway29/11/99
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 2221	Date of Decision 11/10/1999
Register Reference S99A/0570	Date: 13/08/99

Applicant Green Property Plc.,

Development Construction of a building for the washing and distribution of linen including associated offices and ancillary accommodation.

Location Unit F, Fonthill Industrial 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 (22) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

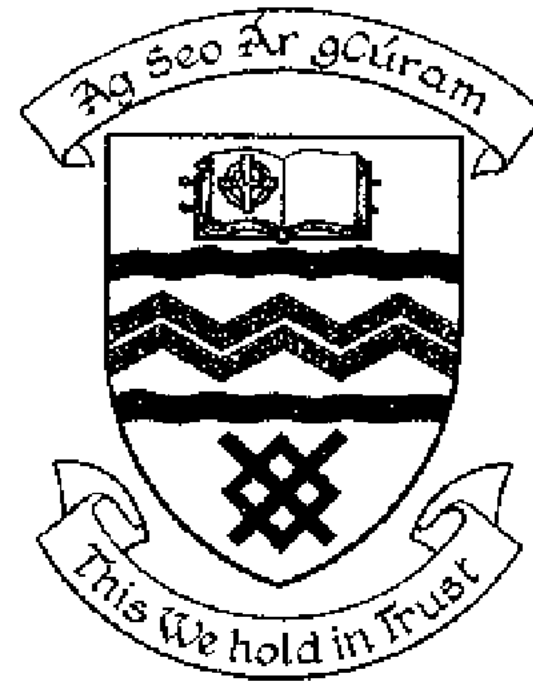
..... 11/10/99
for SENIOR ADMINISTRATIVE OFFICER

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 on 18/08/99 and shall otherwise comply with the Conditions of S96A/0741, 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 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 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 Full details of measures to control atmospheric emissions, shall be submitted for the written agreement of the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.

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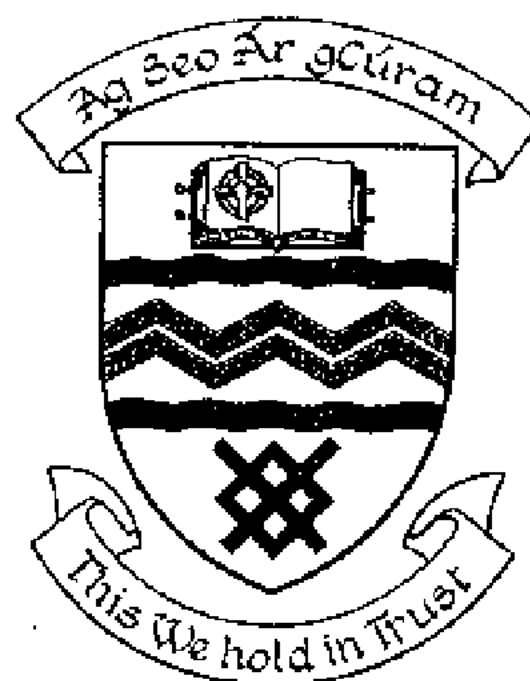
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REG. REF. S99A/0570

- 6 No industrial effluent shall be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 7 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.
- 8 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 interests of the proper planning and development of the area and the visual amenity of the area.
- 9 No advertising sign or structure shall be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 10 The 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 interests of the proper planning and development of the area.
- 11 The following requirements of the Environmental Services Department shall be provided for and adhered to in the development:-
- Full and complete separation of foul and surface water systems;

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- All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick;
- Trade effluent shall not be discharged without the applicant first obtaining a license, under Section 16 of the Water Pollution Acts 1977-1990, from the Environmental Services Department;
- All redundant ditches or streams shall be piped with spigot and socket pipe laid open jointed with granular bed and surround and connected into the proposed drainage system;
- All liquid storage tanks shall be adequately bunded so as to contain any leakage;
- All surface water runoff from truck parking/ marshalling areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the public sewer;
- All connections, swabbing, chlorination and tapping of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense;
- Layout shall be in accordance with Part B of the Building Regulations, 1977;
- 24 hour storage shall be provided;
Spurs shall not end with a duckfoot hydrant. To facilitate self-cleaning of watermains, spurs shall terminate with a loop.

REASON:

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

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

REASON:

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

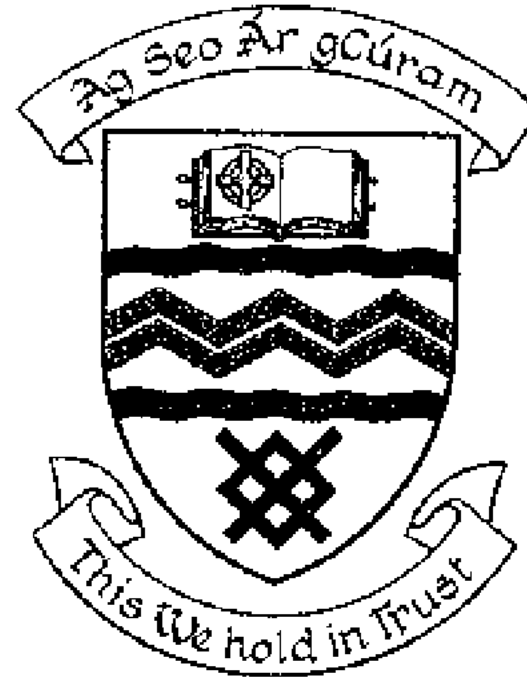
- 13 Full details of the hours of operation shall be submitted for the written agreement of the Planning Authority.

REASON:

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REG. REF. S99A/0570

In the interest of clarity and in order to protect the amenities of property in the vicinity.

- 14 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.

- 15 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 in 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 hr on weekdays and 09.00hr. on Saturdays nor after 18.00 hr. on weekdays and 13.00hr. on Saturdays, nor at any time of Bank Holidays or Public Holidays.

REASON:

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

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- 16 The kerb radii to both the car parks (south side of site) and truck park entrance shall be constructed to the satisfaction of the Road Department.

REASON:

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

- 17 That a financial contribution in the sum of £7,620 (seven thousand six hundred and twenty pounds) EUR 9,675 (nine thousand six hundred and seventy five 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.

- 18 That a financial contribution in the sum of £6,201 (six thousand two hundred and one pounds) EUR 7,874 (seven thousand eight hundred and seventy four 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.

- 19 That a financial contribution in the sum of £1,275 (one thousand two hundred and seventy five pounds) EUR 1,618 (one thousand six hundred and eighteen 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.

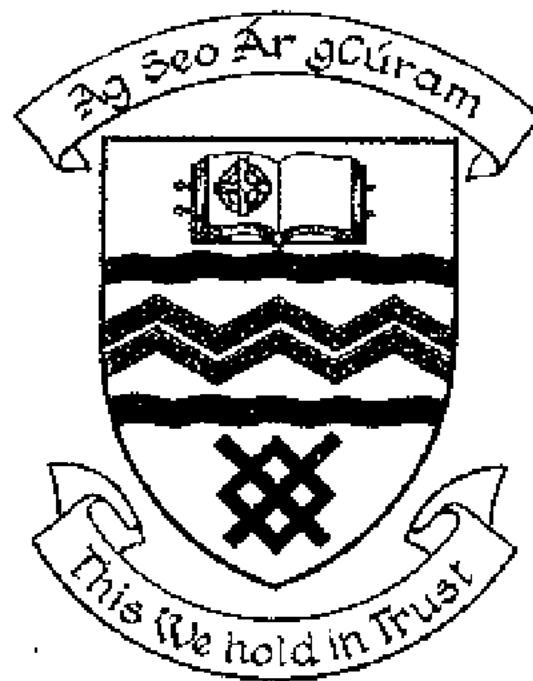
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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

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REG. REF. S99A/0570

reasonable that the developer should contribute towards the cost of providing the services.

- 20 That a financial contribution in the sum of £637 (six hundred and thirty seven pounds) EUR 809 (eight hundred and nine 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.

- 21 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 £20,000 (twenty thousand pounds) EUR 25,395 (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 £13,000 (thirteen thousand pounds) EUR 16,500 (sixteen thousand five hundred 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.

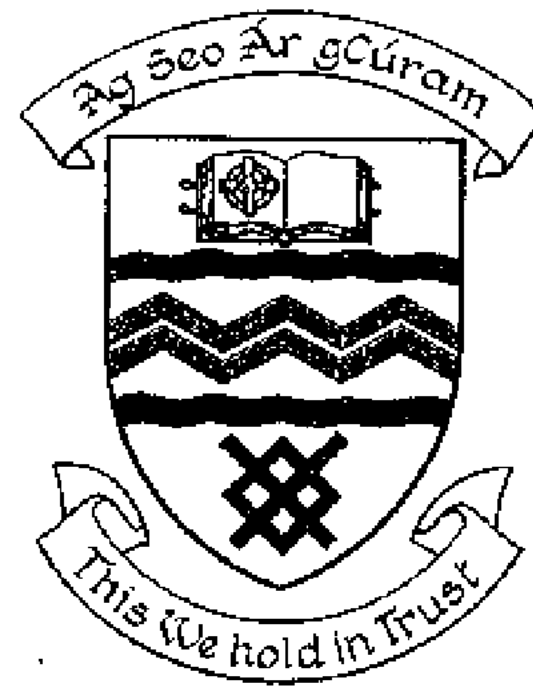
Or./...

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.

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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.

- 22 That a financial contribution in the sum of money equivalent to the value of £18,034 (eighteen thousand and thirty four pounds) EUR 23,286 (twenty three thousand two hundred and eight six 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.