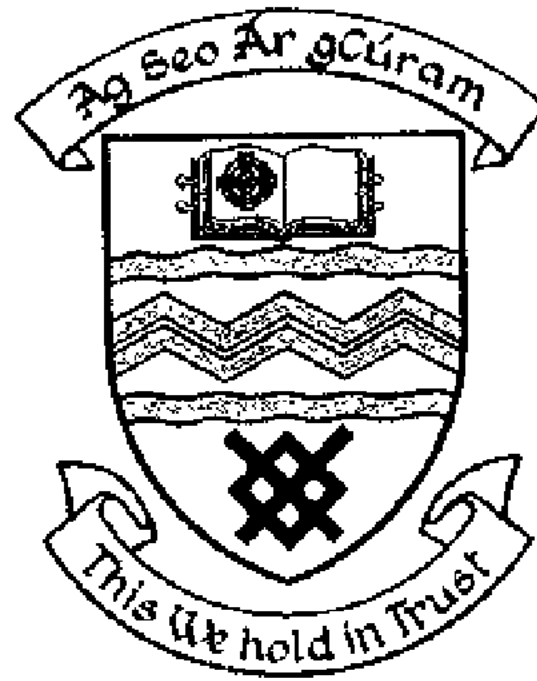


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0289	
1. Location	Fonthill Industrial Park, Fonthill Road, Dublin 22.		
2. Development	Light industrial building and associated offices.		
3. Date of Application	06/05/99	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. 1381 Date 02/07/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1713 Date 11/08/1999	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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Dublin 24

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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 1713	Date of Final Grant 11/08/1999
Decision Order Number 1381	Date of Decision 02/07/1999
Register Reference S99A/0289	Date 06/05/99

Applicant Green Property Plc.,

Development Light industrial building and associated offices.

Location Fonthill Industrial Park, Fonthill Road, Dublin 22.

Floor Area 2239.00 Sq Metres

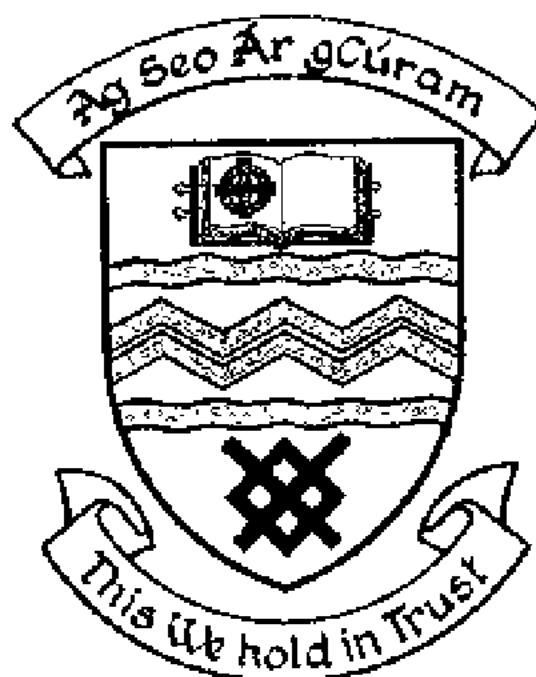
Time extension(s) up to and including

Additional Information Requested/Received /

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

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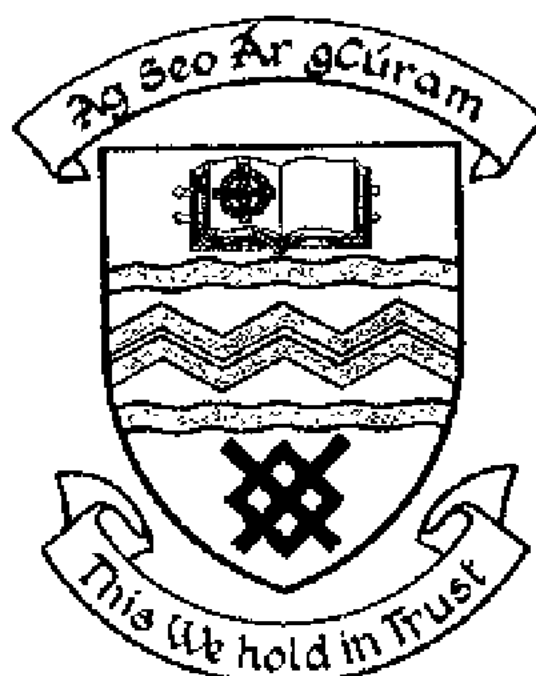
Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details and shall otherwise be in accordance with the terms and conditions of planning permission granted under Reg. Ref. S96A/0741.
REASON:
In the interest of the proper planning and development of the area.
- 2 No advertising signs or devices shall be painted or erected on the premises without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal, other than those which are exempted development under the Local Government (Planning and Development) Regulations, 1994 as amended.
REASON:
In the interests of the control of advertising with respect to the visual amenities of the area.
- 3 The colour/materials of the external finishes of the proposed building shall match those used in the buildings to the south of the site granted permission under Reg. Ref. S97A/0831.
REASON:
In the interest of the proper planning and development of the area.
- 4 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.
- 5 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.
- 6 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.

REG. REF. S99A/0289 SOUTH DUBLIN COUNTY COUNCIL
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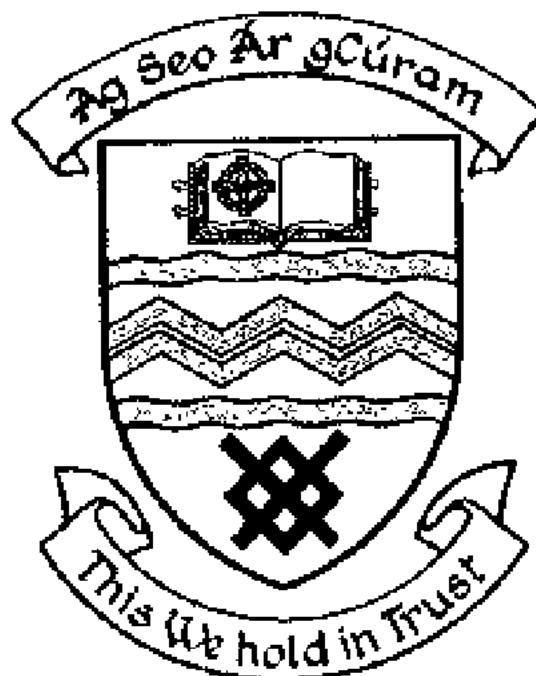
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-
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 8 The applicant shall submit details of surface water attenuation proposals including calculations for agreement with the Planning Authority prior to commencement of development. Storage of the difference between the existing runoff which is taken as 15% of a 5 year 30 minute storm, rated as 32mm/hr intensity and a 20 year storm is required by South Dublin County Council.
REASON:
In the interest of the proper planning and development of the area.
- 9 All surface water runoff truck parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer.
REASON:
In the interest of the proper planning and development of the area.
- 10 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 11 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.
- 12 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.
REASON:
In the interest of the proper planning and development of the area.
- 13 That a financial contribution in the sum of £10,200 (ten thousand two hundred pounds) 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

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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 £24,140 (twenty four thousand one hundred and forty pounds) 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 £861 (eight hundred and sixty one pounds) 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:

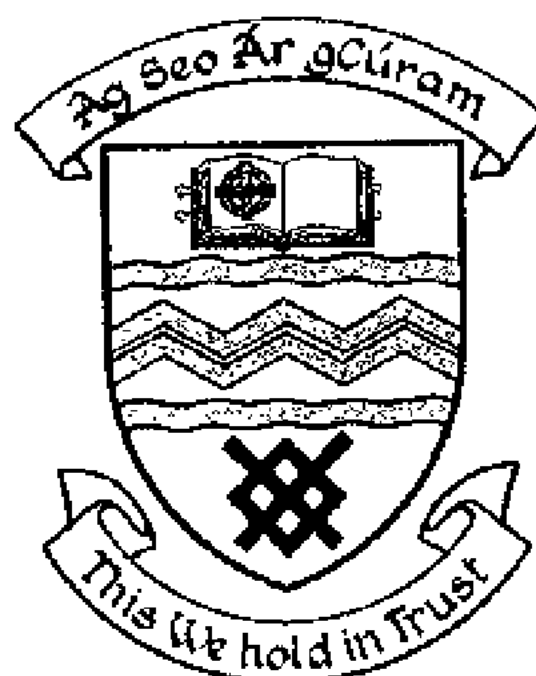
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 16 That a financial contribution in the sum of £8,378 (eight thousand three hundred and seventy eight pounds) 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.

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- 17 That a financial contribution in the sum of £1,723 (one thousand seven hundred and twenty three pounds) 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 £27,000 (twenty seven thousand pounds) 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 £17,000 (seventeen thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

Or./...

- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

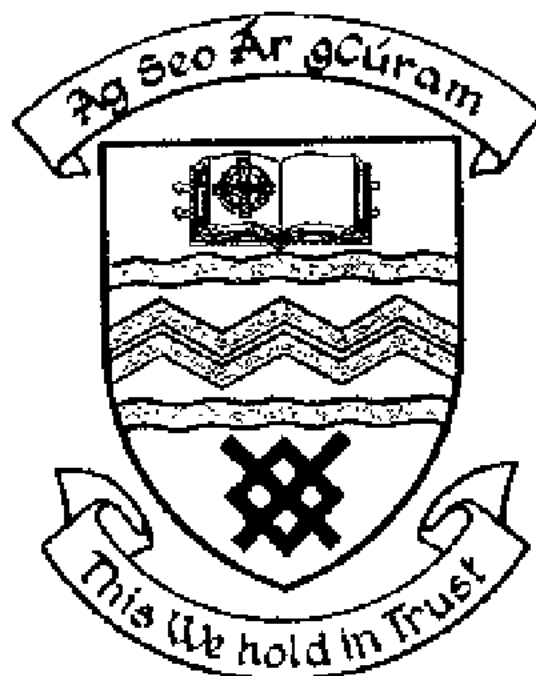
REASON:

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

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.

REG REF. S99A/0289

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-
- (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.

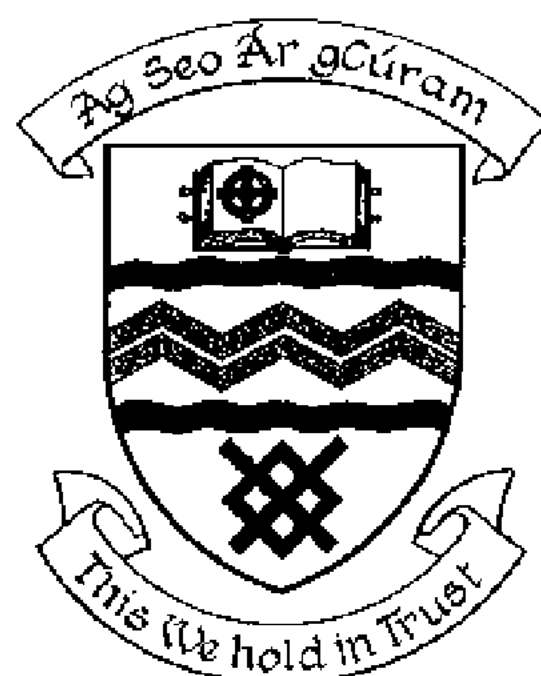
Signed on behalf of South Dublin County Council.

Patricia Gordon12/08/99
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 1381	Date of Decision 02/07/1999
Register Reference S99A/0289	Date: 06/05/99

Applicant Green Property Plc.,
Development Light industrial building and associated offices.
Location Fonthill Industrial Park, Fonthill Road, Dublin 22.
Floor Area Sq Metres
Time extension(s) up to and including
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 (18) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

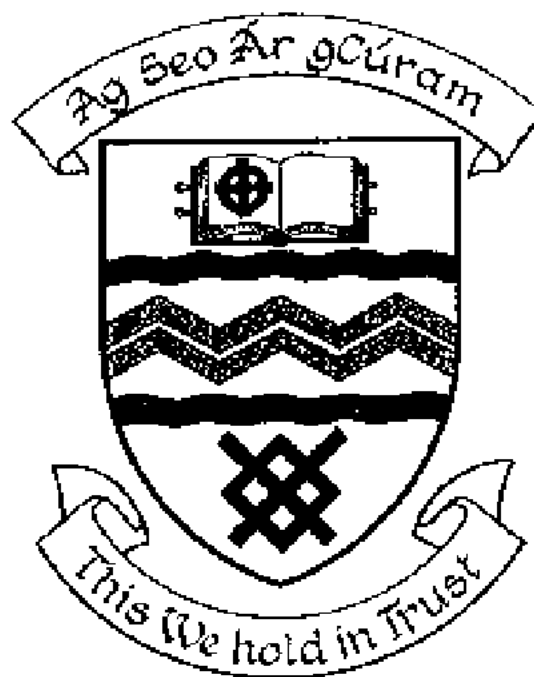
..... *M* 02/07/99
for **SENIOR ADMINISTRATIVE OFFICER**

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

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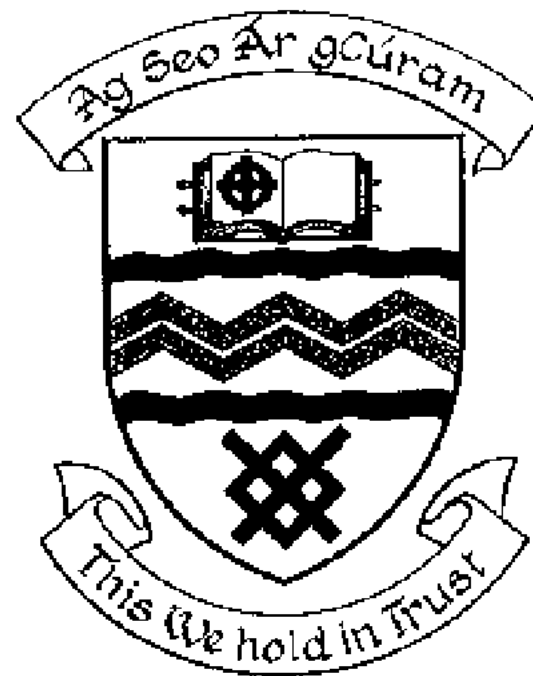
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Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details and shall otherwise be in accordance with the terms and conditions of planning permission granted under Reg. Ref. S96A/0741.
REASON:
In the interest of the proper planning and development of the area.
- 2 No advertising signs or devices shall be painted or erected on the premises without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal, other than those which are exempted development under the Local Government (Planning and Development) Regulations, 1994 as amended.
REASON:
In the interests of the control of advertising with respect to the visual amenities of the area.
- 3 The colour/materials of the external finishes of the proposed building shall match those used in the buildings to the south of the site granted permission under Reg. Ref. S97A/0831.
REASON:
In the interest of the proper planning and development of the area.
- 4 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.
- 5 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.

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- 6 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.

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

REASON:

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

- 8 The applicant shall submit details of surface water attenuation proposals including calculations for agreement with the Planning Authority prior to commencement of development. Storage of the difference between the existing runoff which is taken as 15% of a 5 year 30 minute storm, rated as 32mm/hr intensity and a 20 year storm is required by South Dublin County Council.

REASON:

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

- 9 All surface water runoff truck parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer.

REASON:

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

- 10 That no industrial effluent be permitted without prior approval from Planning Authority.

REASON:

In the interest of health.

- 11 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.

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- 12 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.

REASON:

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

- 13 That a financial contribution in the sum of £10,200 (ten thousand two hundred pounds) 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 £24,140 (twenty four thousand one hundred and forty pounds) 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 £861 (eight hundred and sixty one pounds) 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

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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 £8,378 (eight thousand three hundred and seventy eight pounds) 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:

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REASON:

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- 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:-

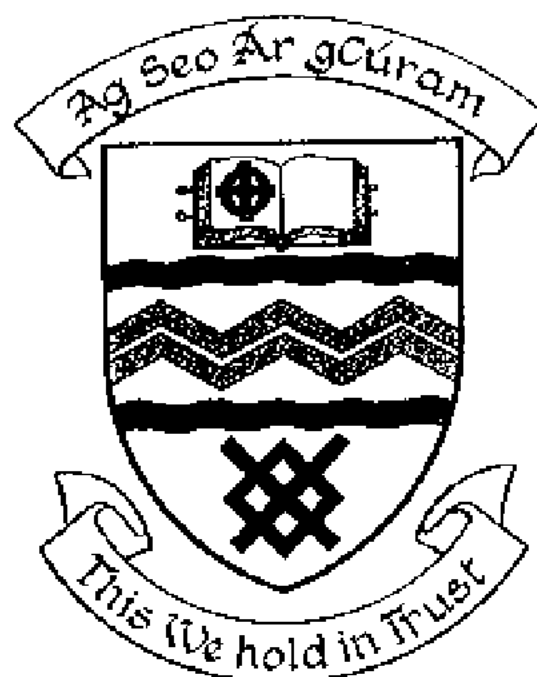
- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £27,000 (twenty seven thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

Or./...

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- b. Lodgement with the Council of a Cash Sum of £17,000 (seventeen thousand pounds) 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.