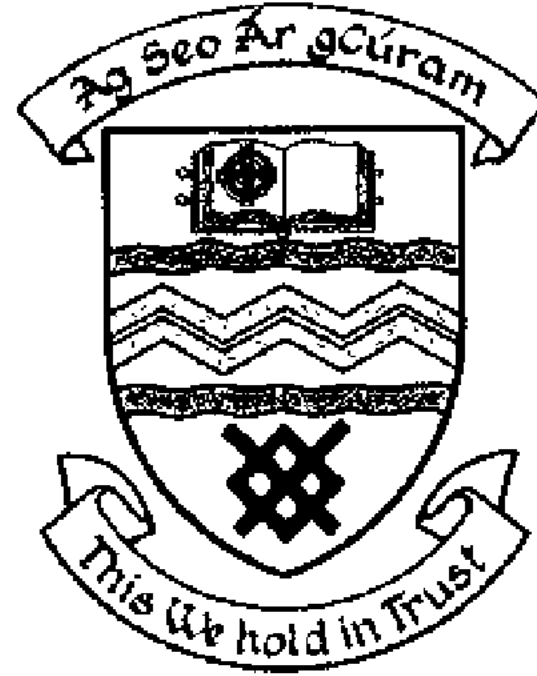


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S99A/0069	
1. Location	Fonthill Industrial Park, Fonthill Road, Dublin 22.			
2. Development	For light industrial building and associated offices for testing cars for road worthiness.			
3. Date of Application	08/02/1999	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1.	1.	
		2.	2.	
4. Submitted by	Name: Traynor O'Toole Partnership, Address: 49 Upper Mount Street, Dublin 2.			
5. Applicant	Name: Green Property Plc., Address: Seagrave House, Earlsfort Terrace, Dublin 2.			
6. Decision	O.C.M. No. 0636	Effect		
	Date 31/03/1999	AP GRANT PERMISSION		
7. Grant	O.C.M. No. 1008	Effect		
	Date 13/05/1999	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 1008	Date of Final Grant 13/05/1999
Decision Order Number 0636	Date of Decision 31/03/1999
Register Reference S99A/0069	Date 8th February 1999

Applicant Green Property Plc.,

Development For light industrial building and associated offices for testing cars for road worthiness.

Location Fonthill Industrial Park, Fonthill Road, Dublin 22.

Floor Area 1620.00 Sq Metres

Time extension(s) up to and including

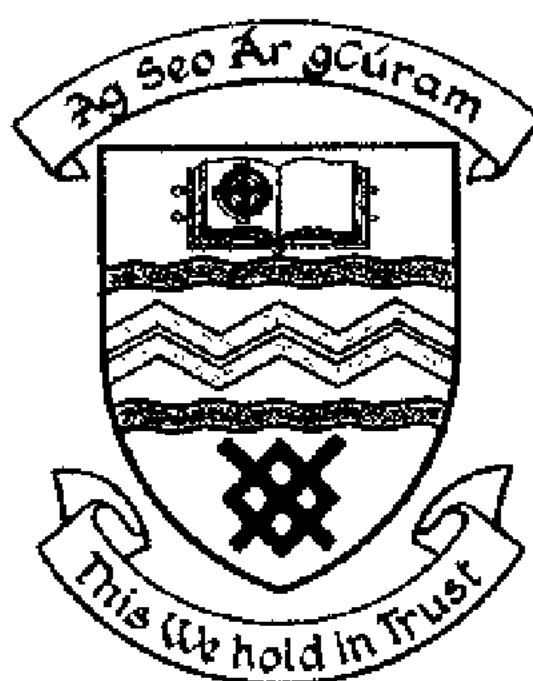
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (20) Conditions.

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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 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.

- 3 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.

- 4 That no discharge of industrial effluent be permitted without prior approval from Planning Authority.
 REASON:
 In the interest of health.

- 5 Prior to commencement of development details of the colours of the external finishes including roof materials shall be submitted to and be to the satisfaction of the Planning Authority.
 REASON:
 In the interest of the visual amenity of the area.

- 6 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of the building.
 REASON:
 In the interest of the proper planning and development of the area and the visual amenity of the area.

- 7 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:

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In the interest of the proper planning and development 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 That 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;
- 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 system.

REASON:

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

- 10 Attenuation proposals including calculations for surface water shall be submitted to and agreed by the Planning Authority prior to commencement of development.

REASON:

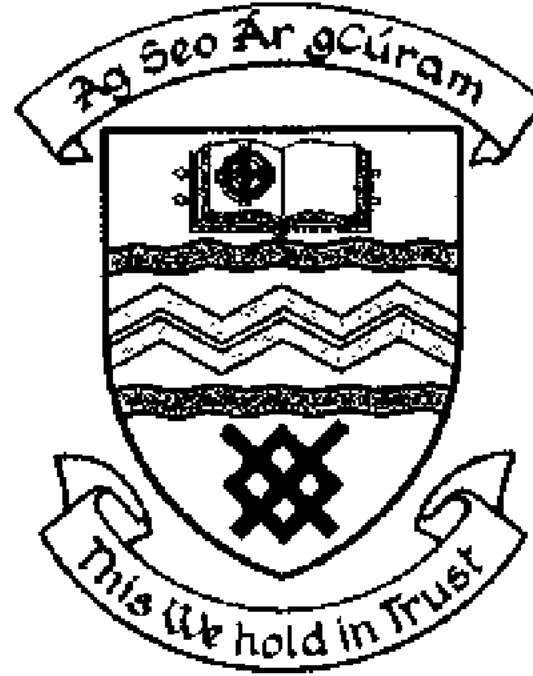
In the interest of the proper planning and development of the area.

- 11 That a watermain layout with the watermain sizes, valve, meter and hydrant details including points of connections to existing watermains given thereon shall be submitted to and agreed with the Planning Authority prior to commencement of development.

REASON:

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

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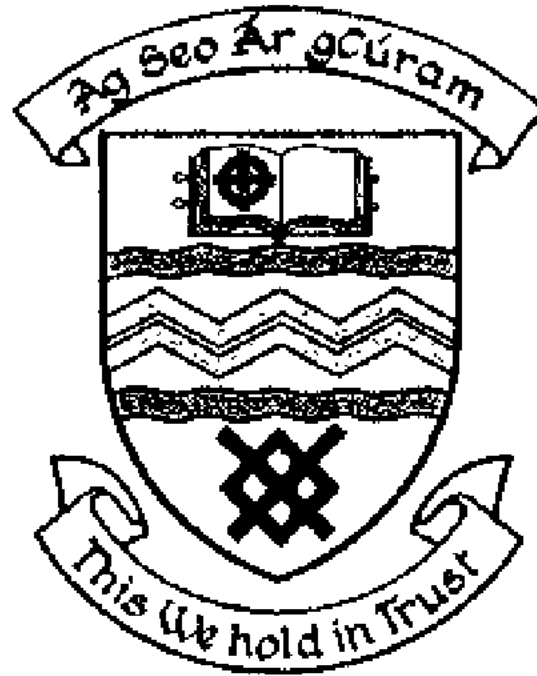
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- 12 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
 REASON:
 In order to comply with the Sanitary Services Acts, 1878-1964.
- 13 That the hours of operation shall accord with the details submitted in support of the application received by the Planning Authority on the 8th February 1999 i.e. 8am to 6pm Monday to Saturday. Any alteration of the hours of operation shall be the subject of a separation planning application to South Dublin County Council.
 REASON:
 In the interest of clarity and 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) No exceed 55dB(A) hour Laeq 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 That a financial contribution in the sum of £7,140 (seven thousand one hundred and forty 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.
- 16 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including

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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 £19,100 (nineteen thousand one hundred 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 £11,900 (eleven thousand nine hundred 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.

- 17 That a financial contribution in the sum of £600 (six hundred 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.

- 18 That a financial contribution in the sum of £5,837 (five thousand eight hundred and thirty seven 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.

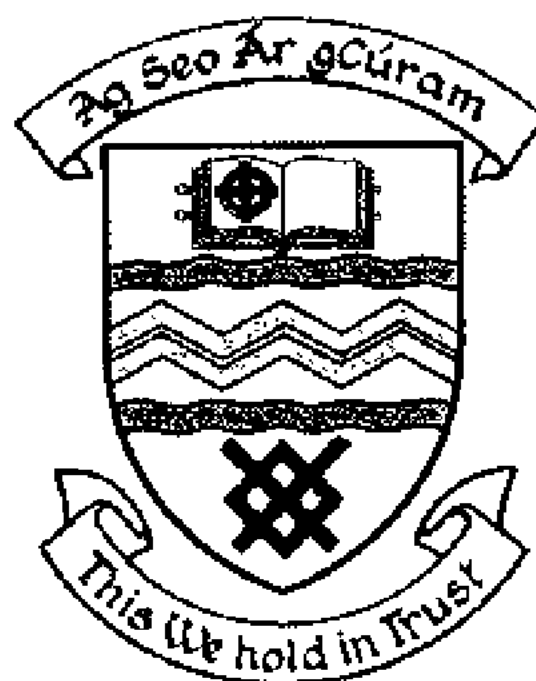
REASON:

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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- 19 That a financial contribution in the sum of £1,200 (one thousand two hundred 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.

- 20 That a financial contribution in the sum of money equivalent to the value of £16,898 (sixteen thousand eight hundred and ninety eight 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.

- (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.
- (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. Newell
 E. A. Newell... 14th May 1999
 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 0636	Date of Decision 31/03/1999
Register Reference S99A/0069	Date: 08/02/1999

Applicant Green Property Plc.,
Development For light industrial building and associated offices for testing cars for road worthiness.
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 (20) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... LA 31/03/1999
for SENIOR ADMINISTRATIVE OFFICER

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

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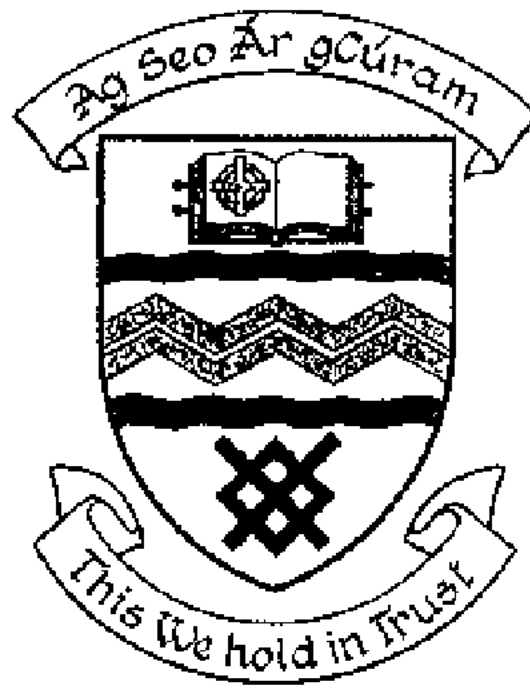
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 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.
- 3 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.
- 4 That no discharge of industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 5 Prior to commencement of development details of the colours of the external finishes including roof materials shall be submitted to and be to the satisfaction of the Planning Authority.
REASON:
In the interest of the visual amenity of the area.
- 6 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of the building.
REASON:

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

- 7 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.

- 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 That 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;
- 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 system.

REASON:

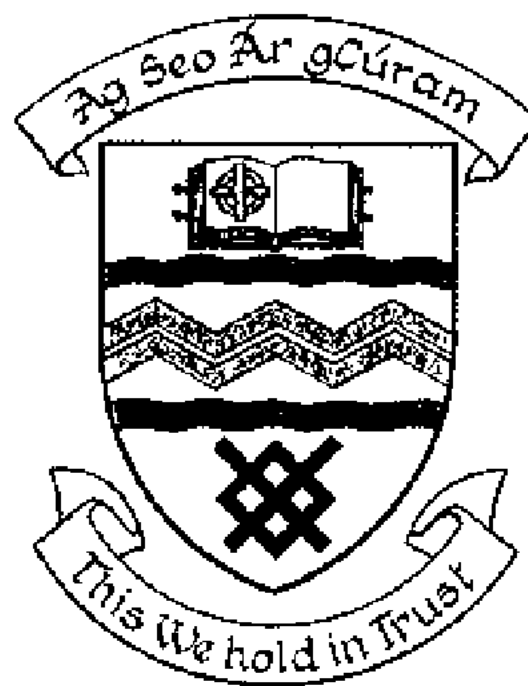
In the interest of the proper planning and development of the area.

- 10 Attenuation proposals including calculations for surface water shall be submitted to and agreed by the Planning

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Authority prior to commencement of development.

REASON:

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

- 11 That a watermain layout with the watermain sizes, valve, meter and hydrant details including points of connections to existing watermains given thereon shall be submitted to and agreed with the Planning Authority prior to commencement of development.

REASON:

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

- 12 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.

- 13 That the hours of operation shall accord with the details submitted in support of the application received by the Planning Authority on the 8th February 1999 i.e. 8am to 6pm Monday to Saturday. Any alteration of the hours of operation shall be the subject of a separation planning application to South Dublin County Council.

REASON:

In the interest of clarity and 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) Nô exceed 55dB(A) hour Laeq 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.

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REASON:

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

- 15 That a financial contribution in the sum of £7,140 (seven thousand one hundred and forty 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.

- 16 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 £19,100 (nineteen thousand one hundred 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 £11,900 (eleven thousand nine hundred 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 Fédération in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

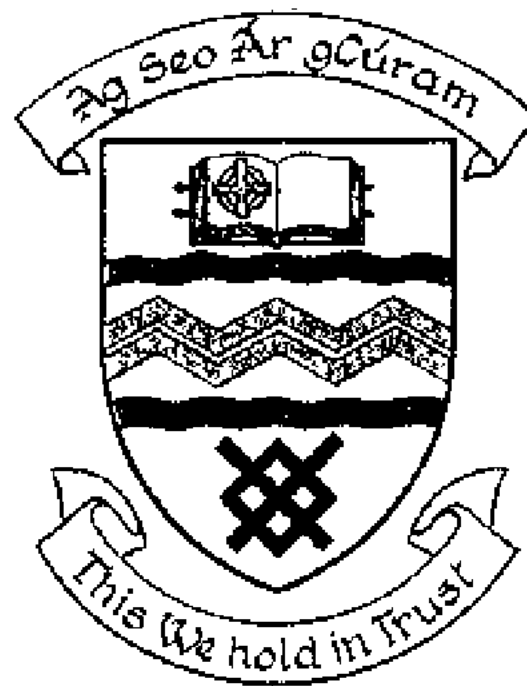
REASON:

To ensure that a ready sanction may be available to the

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Council to induce the provision of services and prevent disamenity in the development.

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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.