

<b>Fingal County Council Planning &amp; Development Act 2000 and Regulations made thereunder-2002 Planning Register (Part1)</b>		Plan Register No. <b>F04A/1123.</b>
<b>1. Location</b>	Site Adjacent To The Cappagh Road, Cappoge, Finglas, Dublin 11.	
<b>2. Development</b>	Industrial/Office development of 10,579 sq.m. which would consist of 7 no. 2 storey Industrial/Office Units varying from 523 sq.m. to 2273 sq.m. and in height from 8.3m to 9.85m including ESB substation and switch room of 28.8 sq.m. with associated parking for 304 cars, boundary fencing, landscaping, berming, site works and new access road from existing Stadium Business Park on a 2.58 hectare site adjacent to the Cappagh Road.	
<b>3. Date of Application</b>	11 August, 2004	<b>Date Further Particulars</b> <b>(a) Requested                      (b) Received</b>
<b>3a. Type of Application</b>	Permission	
<b>4. Submitted by</b>	<b>Name:</b> Henry J. Lyons & Partners  <b>Address:</b> 47/48 Pearse Street, Dublin 2	
<b>5. Applicant</b>	<b>Name:</b> Heatherly Securities Ltd.  <b>Address:</b> Heatherly, Killiney Heath, Killiney, Co. Dublin.	
<b>6. Decision</b>	<b>O.C.M. No.</b> 3311  <b>Date</b> 4 October, 2004	<b>Effect</b> GRANT PERMISSION
<b>7. Grant</b>	<b>O.C.M. No.</b> 3734  <b>Date</b> 10-Nov-2004	<b>Effect</b> GRANT PERMISSION
<b>8. Appeal Lodged</b>	<b>Date</b>	<b>Appeal Type</b>
<b>9. Appeal Decision</b>	<b>Date</b>	<b>Appeal Decision</b>
<b>10. Material Contravention</b>		
<b>11. Enforcement</b>	<b>Compensation</b>	<b>Purchase Notice</b>
<b>12. Revocation or Amendment</b>		
<b>13. E.I.S. Requested</b>	<b>E.I.S. Received</b>	<b>E.I.S. Appeal</b>
<b>14.</b> ..... <b>Registrar</b>	..... <b>Date</b>	..... <b>Receipt No.</b>

Planning / Property  
& Economic Development  
Department  
P.O. Box 174  
County Hall  
Swords  
Fingal, Co. Dublin

An Roinn Pleanála, Maoinne  
agus Forbartha Eacnamaíche  
Bosca 174  
Áras an Chontae  
Sord  
Fine Gall,  
Contae Átha Cliath

Telephone  
011 890 5670  
Fax  
011 890 6779  
Email  
planning@fingalcoco.ie  
www.fingalcoco.ie



**Fingal County Council**  
Comhairle Contae Fhine Gall

**Notification of Grant of Permission  
PLANNING AND DEVELOPMENT ACTS 2000-2002 AND REGULATIONS MADE  
THEREUNDER**

<b>Final Grant Order No.</b> 3734	<b>Date of Final Grant</b> 10-Nov-2004
<b>Decision Order No.</b> 3311	<b>Date of Decision</b> 04-Oct-2004
<b>Register Reference</b> F04A/1123	<b>Registration Date</b> 11-Aug-2004

**Applicant** Heatherly Securities Ltd.

**Development** Industrial/Office development of 10,579 sq.m. which would consist of 7 no. 2 storey Industrial/Office Units varying from 523 sq.m. to 2273 sq.m. and in height from 8.3m to 9.85m including ESB substation and switch room of 28.8 sq.m. with associated parking for 304 cars, boundary fencing, landscaping, berming, site works and new access road from existing Stadium Business Park on a 2.58 hectare site adjacent to the Cappagh Road.

**Location** Site Adjacent To The Cappagh Road, Cappoge, Finglas, Dublin 11.

**Floor Area** 10579 sq.m.

**Time extension(s)** up to and including

**Additional Information Requested / Received /**

A **Permission** has been granted for the development described above, subject to the (20) condition(s) on the attached pages.

Signed on behalf of the Fingal County Council

  
for Senior Executive Officer 10<sup>th</sup> November, 2004

**Henry J. Lyons & Partners**  
47/48 Pearse Street  
Dublin 2

**Planning / Property  
& Economic Development  
Department**  
P.O. Box 174  
County Hall  
Swords  
Fingal, Co. Dublin

**An Roinn Pleanála, Maoine  
agus Forbartha Eacnamaíche**  
Bosca 174  
Áras an Chontae  
Sord  
Fine Gall,  
Contae Átha Cliath

**Telephone**  
(01) 890 5670  
**Fax**  
(01) 890 6779  
**Email**  
planning@fingalcoco.ie  
www.fingalcoco.ie



**Fingal County Council**  
Comhairle Contae Fhine Gall

### Conditions and Reasons

1. The development to be carried out in its entirety in accordance with the plans, particulars, specifications, and information lodged with the application, save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON: To protect the amenities of the area.

3. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON: In the interest of amenity.

4. 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.

5. a) The office content of individual units in Blocks no. 2, 3, 4, 5, 6 and 7 shall be restricted to the 1st floor of each unit and shall not exceed 25% of the floor area of that unit.

b) Prior to commencement of development revised plans and particulars for the amended units shall be submitted for the written agreement of the Planning Authority.

The proposed offices in any 'warehouse/production' unit shall be ancillary and not sold or leased separately.

d) The proposed units shall not be internally connected or merged without the prior approval of the Planning Authority or An Bord Pleanála.

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

6. The proposed 'warehouse/production' units shall be used only for light industry warehousing and ancillary purposes, or for other uses for which permission may be granted

**Planning / Property  
& Economic Development  
Department**  
P.O. Box 174  
County Hall  
Swords  
Fingal, Co. Dublin

**An Roinn Pleanála, Maoiné  
agus Forbartha Eacnamaíche**  
Bosca 174  
Áras an Chontae  
Sord  
Fine Gall,  
Contae Átha Cliath

**Telephone**  
[01] 890 5678  
**Fax**  
[01] 890 6779  
**Email**  
planning@fingalcoco.ie  
www.fingalcoco.ie



by the planning authority or by An Bord Pleanála.

**REASON:** In the interest of clarity and to limit the use of the units in accordance with the terms of the application.

7. The following requirements of the Transportation Dept. shall be strictly adhered to:

- a) Revised details of connection to the future realigned Cappagh Road shall only be made subject to the prior written approval of the Transportation Department,
- b) Details of any future entrance to the Cappagh Road shall be submitted for the written agreement of the Transportation Department prior to commencement of any works on the entrance,
- c) Prior to the connection of the Development to the future realigned Cappagh Road the internal parking/traffic layout shall be revised to accommodate the connection. A through road to the Stadium Business Park shall not be permitted.
- d) Revised footpath details shall be submitted to the Transportation Department for written agreement, prior to commencement of development.
- e) Prior to occupation of any units within the development, the realigned Ballycoolin Road from the existing roundabout at the entrance to Stadium Business Park to the roundabout north of the M50 shall be designed in accordance with submitted drawing 03/003/011 by Clifton Scannell Emerson Associates and be completed and open to traffic.
- f) The subject works outlined in condition 8(e) above, shall be carried out by the applicant and the cost of construction of the road may be offset against any Road/Transportation levies incurred for this development.

**REASON:** In the interest of traffic safety and to insure adequate infrastructure to cater for the proposed development.

8. The applicant is to provide for the written agreement of the Planning Authority a Mobility Management Plan with specific proposals for the encouragement of more environmentally friendly commuting patterns and a reduction in the bias towards car commuting. This shall be submitted prior to the occupation of units and reviewed on an annual basis.

**REASON:** In the interests of the proper planning and development of the area.

9. That the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

Planning / Property  
& Economic Development  
Department  
P.O. Box 174  
County Hall  
Swords  
Fingal, Co. Dublin

An Roinn Pleanála, Maoine  
agus Forbartha Eacnamaíche  
Bosca 174  
Áras an Chontae  
Sord  
Fine Gall,  
Contae Átha Cliath

Telephone  
(01) 890 5670  
Fax  
(01) 890 6779  
Email  
planning@fingalcoco.ie  
www.fingalcoco.ie



REASON: In the interest of health.

10. No advertising sign or structure other than those indicated on the submitted drawings, shall be erected except those which are exempted development, without the prior approval of the planning authority or An Bord Pleanala.

REASON: in the interests of visual amenity.

11. Prior to the commencement of development the applicant shall submit for the written approval of the Planning Authority full details for planting and landscaping the proposed development including detail of the continued up-keep of this planting. These details shall include arrangements for encouraging the retention of some of the local flora and fauna. The applicant is advised to liaise with the Parks. Dept. prior to any submission.

REASON: In the interests of visual amenity.

12. The applicant shall submit full detail and samples of proposed finishes for the written approval of the Planning Authority, prior to the commencement of development.

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

13. The following requirements of the Irish Aviation Authority shall be strictly complied with;

(i) No structure, masts, chimneys or aerials shall exceed a maximum top elevation of 112m (O.D. Malin Head).

(ii) The requirements of Aer Rianta's ornithologist shall be sought prior to the commencement of development and any recommendations shall be strictly complied with.

(iii) Any proposed use of cranes in excess of 25metres shall be forwarded for the approval of the Irish Aviation Authority three months prior to their introduction on site. No cranes in excess of 25metres shall be introduced onto the site without the prior approval of the Irish Aviation Authority.

REASON: In the interests of the proper planning and development of the area and in the interests of air safety.

14. No use or activity to which the EC Control of Major Hazards Involving Dangerous Substances regulations 2000 (Seveso II Directive) applies shall take place without the prior grant of planning permission from the Planning Authority or An Bord Pleannala.

Planning / Property  
& Economic Development  
Department  
P.O. Box 174  
County Hall  
Swords  
Fingal, Co. Dublin

An Roinn Pleanála, Maoin  
agus Forbartha Eacnamaíche  
Bosca 174  
Áras an Chontae  
Sord  
Fine Gall,  
Contae Átha Cliath

Telephone  
(01) 890 5670  
Fax  
(01) 890 6779  
Email  
planning@fingalcoco.ie  
www.fingalcoco.ie



**Fingal County Council**  
Comhairle Contae Fhine Gall

REASON: In the interests of maintaining control over development and in the interests of the proper planning and development of the area.

15. (a) The noise level from the development, during the construction phase, shall not exceed 55 dBA Leq, at any point along the boundary of the development between 8.00 am and 6.00 p.m. Monday to Friday inclusive and 8:00 am to 13:00 pm on Saturdays. No work shall take place on Sundays and Bank Holidays. These hours will be binding on developers, builders and any subcontractors.

(b) No muck, dirt, debris or other materials shall be deposited on the public road, footpath or verge by machinery or vehicles travelling to or from the development site during the construction phase. The applicant shall arrange for vehicles leaving the site to be kept clean.

REASON: In the interests of amenity and traffic safety.

16. The following requirements of the Water and Drainage section, with regard to the foul sewer, shall be strictly adhered to:

(a) Details of management of the foul sewer pumping station shall be submitted,

(b) Either 24-hour storage or back up emergency generation in accordance with the requirements of the water services division shall be provided.

(c) All manholes shall have sufficient cover in accordance with 'Recommendations for Site Development Works for housing Areas' and the Building Regulations for Drainage and Wastewater Disposal.

(d) All drainage in public areas must be in accordance with 'Recommendations for Site Development Works for Housing Areas' and the Building Regulations for Drainage and Wastewater Disposal. No pipes below 225mm diameter are acceptable.

(e) All drainage in private areas shall be in accordance with the Building Regulations for Drainage and Wastewater Disposal and the Dublin City Council Standard Manhole Details. Manhole wall construction details to be examined on an individual basis.

(f) No foul drainage is to discharge into the surface water system under any circumstances.

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

Planning / Property  
& Economic Development  
Department  
P.O. Box 174  
County Hall  
Swords  
Fingal, Co. Dublin

An Roinn Pleanála, Maoine  
agus Forbartha Eacnamaíche  
Bosca 174  
Áras an Chontae  
Sord  
Fine Gall.  
Contae Átha Cliath

Telephone  
(01) 890 5670  
Fax  
(01) 890 6779  
Email  
planning@fingalcoco.ie  
www.fingalcoco.ie



**Fingal County Council**  
Comhairle Contae Fhine Gall

17. The following requirements of the Water and Drainage section, with regard to the surface water system, shall be strictly adhered to:
- a) Attenuated flow shall be 6.9l/s.
  - b) Details of proposed method of attenuation shall be submitted for the written agreement of the Planning Authority prior to commencement of development.
  - c) No surface water/rainwater is to discharge into the foul sewer system under any circumstances.

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

18. Prior to commencement of Development the applicant shall submit additional details and revised proposals with regard to water supply for the written agreement of the Planning Authority.
- (A) The applicant is required to:
- (i) Demonstrate compliance with the previous planning permission F99A/0705.
  - (ii) Indicate how it is proposed to ensure sufficient water supply. Note: Current water pressure is insufficient.
- (B) Notwithstanding the above, if the applicant proposes to upgrade the existing trunk watermain the following applies:
- (i) Details shall be agreed with Dublin City Council,
  - (ii) No buildings, structures or trees shall be constructed/erected within five metres of the arterial main within the site (except where written approval has been obtained from the Water Division),
  - (iii) On commencement of site works the applicant shall carry out trial holes (under the City Council's supervision) in order to verify the horizontal and vertical alignment of the arterial watermain within the development. The applicant shall then submit this information to the Water Division and take whatever measures are deemed necessary by the Water Division to protect this watermain.
  - (iv) The applicant shall submit details at the planning stage of the proposed underground utilities in the vicinity of this watermain and shall consult the Water Division to ensure compliance with its requirements in relation to clearances and the protection of the

Planning / Property  
& Economic Development  
Department  
P.O. Box 174  
County Hall  
Swords  
Fingal, Co. Dublin

An Roinn Pleanála, Maoiné  
agus Forbartha Eacnamaíche  
Bosca 174  
Áras an Chontae  
Sord  
Fine Gall,  
Contae Átha Cliath

Telephone  
011 890 5670  
Fax  
011 890 6779  
Email  
planning@fingalcoco.ie  
www.fingalcoco.ie



**Fingal County Council**  
Comhairle Contae Fhine Gall

watermain in these areas. In general, no manhole or other underground service should be located within five metres of the main. Any foul sewer pipe crossing the pipe should do so at right angles and should be constructed in an approved unjointed pipe. At the construction stage these areas shall not be back filled until the Water Division has approved the works.

(v) The existing ground level over the watermain shall not be altered without prior written agreement from the Water Division.

(vi) The watermain shall be fenced off over its entire length across the site except for agreed specially constructed crossing point(s). These shall be agreed with the Water Division before construction commences on site and construction traffic shall only cross the watermain at these point(s).

(vii) No construction shall take place on the site until a Method Statement has been submitted and approved by the city Council covering the above items.

(viii) An overland flood route shall also be provided and agreed in writing with the Water Division.

REASON: In the interest of the proper planning and sustainable development of the area.

19. This development shall not be carried out without the payment of a development contribution.

REASON: Investment by Fingal County Council in Local Authority works has facilitated and will facilitate the proposed development. It is considered appropriate and reasonable that the developer should contribute to the cost of same.

20. The developer shall pay the sum of €954,700 (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), Published by the Central Statistics Office) to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for in the Contribution Scheme for Fingal County made by the council. The phasing of payments and the giving of security to ensure payment shall be agreed in writing with the planning authority prior to the commencement of development.

REASON: It is considered reasonable that the payment of a contribution be required in respect of the public infrastructure and facilities benefiting development in the area of the



Planning / Property  
& Economic Development  
Department  
P.O. Box 174  
County Hall  
Swords  
Fingal, Co. Dublin

An Roinn Pleanála, Maoine  
agus Forbartha Eacnamaíche  
Bosca 174  
Áras an Chontae  
Sord  
Fine Gall,  
Contae Átha Cliath

Telephone  
(01) 890 5670  
Fax  
(01) 890 6779  
Email  
planning@fingalcoco.ie  
www.fingalcoco.ie



**Fingal County Council**  
Comhairle Contae Fhine Gall

planning authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

**NOTE:**

All buildings must now be designed and constructed in accordance with the Building Regulations. The Building Control Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Planning and Development Act 2000 and Regulations made thereunder, not less than fourteen days and not more than twenty-eight days before development commences. A copy of the form of Commencement Notice is attached.

In addition, with the exception of houses and certain agricultural buildings, a Fire Safety Certificate is required for all buildings (including apartments and flats), extensions and alterations and changes of use which are covered by the Building Regulations.

**A number of the conditions attached to the planning permission may need compliance submissions to be lodged and agreed prior to commencement of development. Please submit 5 copies of all documentation in relation to compliance submissions. Failure to comply with a condition of the planning permission is an offence under Section 151 of the Planning and Development Act 2000.**

Planning / Property  
& Economic Development  
Department  
P.O. Box 174  
County Hall  
Swords  
Fingal, Co. Dublin

An Roinn Pleanála, Maoinne  
agus Forbartha Eacnamaíche  
Bosca 174  
Áras an Chontae  
Sord  
Fine Gall,  
Contae Átha Cliath

Telephone  
(01) 890 5670  
Fax  
(01) 890 6779  
Email  
planning@fingalcoco.ie  
www.fingalcoco.ie



Fingal County Council  
Comhairle Contae Fine Gall

**NOTIFICATION OF DECISION TO GRANT PERMISSION  
PLANNING AND DEVELOPMENT ACTS, 2000-2002 AND REGULATIONS MADE  
THEREUNDER**

Decision Order No. 3311	Decision Date 4 October, 2004
Register Ref. F04A/1123	Registered 11 August, 2004

**Applicant** Heatherly Securities Ltd.

**Development** Industrial/Office development of 10,579 sq.m. which would consist of 7 no. 2 storey Industrial/Office Units varying from 523 sq.m. to 2273 sq.m. and in height from 8.3m to 9.85m including ESB substation and switch room of 28.8 sq.m. with associated parking for 304 cars, boundary fencing, landscaping, berming, site works and new access road from existing Stadium Business Park on a 2.58 hectare site adjacent to the Cappagh Road.

**Location** Site Adjacent To The Cappagh Road, Cappoge, Finglas, Dublin 11.

**Floor Area** 10579 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested / Received** /

In pursuance of its functions under the above mentioned Acts, as Planning Authority, the County Council for the County of Fingal did by Order dated as above make a decision to **GRANT PERMISSION** in respect of the above proposal.

Subject to the (20) conditions on the attached Pages.

Signed on behalf of the Fingal County Council

  
for Senior Executive Officer

4 October, 2004.

Henry J. Lyons & Partners  
47/48 Pearse Street  
Dublin 2

Planning / Property  
& Economic Development  
Department  
P.O. Box 174  
County Hall  
Swords  
Fingal, Co. Dublin

An Roinn Pleanála, Maoine  
agus Forbartha Eacnamaíche  
Bosca 174  
Áras an Chontae  
Sord  
Fine Gall,  
Contae Átha Cliath

Telephone  
(01) 890 5670  
Fax  
(01) 890 6779  
Email  
planning@fingalcoco.ie  
www.fingalcoco.ie



**Fingal County Council**  
Comhairle Contae Fine Gall

### Conditions and Reasons

1. The development to be carried out in its entirety in accordance with the plans, particulars, specifications, and information lodged with the application, save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON: To protect the amenities of the area.

3. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON: In the interest of amenity.

4. 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.

5. a) The office content of individual units in Blocks no. 2, 3, 4, 5, 6 and 7 shall be restricted to the 1st floor of each unit and shall not exceed 25% of the floor area of that unit.

b) Prior to commencement of development revised plans and particulars for the amended units shall be submitted for the written agreement of the Planning Authority.

The proposed offices in any 'warehouse/production' unit shall be ancillary and not sold or leased separately.

d) The proposed units shall not be internally connected or merged without the prior approval of the Planning Authority or An Bord Pleanála.

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

6. The proposed 'warehouse/production' units shall be used only for light industry warehousing and ancillary purposes, or for other uses for which permission may be granted by the planning authority or by An Bord Pleanála.

Planning / Property  
& Economic Development  
Department  
P.O. Box 174  
County Hall  
Swords  
Fingal, Co. Dublin

An Roinn Pleanáta, Maoinne  
agus Forbartha Eacnamaíche  
Bosca 174  
Áras an Chontae  
Sord  
Fine Gall,  
Contae Átha Cliath

Telephone  
(01) 890 5670  
Fax  
(01) 890 6779  
Email  
planning@fingalcoco.ie  
www.fingalcoco.ie



**Fingal County Council**  
Comhairte Contae Fhine Gall

**REASON:** In the interest of clarity and to limit the use of the units in accordance with the terms of the application.

7. The following requirements of the Transportation Dept. shall be strictly adhered to:
- a) Revised details of connection to the future realigned Cappagh Road shall only be made subject to the prior written approval of the Transportation Department,
  - b) Details of any future entrance to the Cappagh Road shall be submitted for the written agreement of the Transportation Department prior to commencement of any works on the entrance,
  - c) Prior to the connection of the Development to the future realigned Cappagh Road the internal parking/traffic layout shall be revised to accommodate the connection. A through road to the Stadium Business Park shall not be permitted.
  - d) Revised footpath details shall be submitted to the Transportation Department for written agreement, prior to commencement of development.
  - e) Prior to occupation of any units within the development, the realigned Ballycoolin Road from the existing roundabout at the entrance to Stadium Business Park to the roundabout north of the M50 shall be designed in accordance with submitted drawing 03/003/011 by Clifton Scannell Emerson Associates and be completed and open to traffic.
  - f) The subject works outlined in condition 8(e) above, shall be carried out by the applicant and the cost of construction of the road may be offset against any Road/Transportation levies incurred for this development.

**REASON:** In the interest of traffic safety and to insure adequate infrastructure to cater for the proposed development.

8. The applicant is to provide for the written agreement of the Planning Authority a Mobility Management Plan with specific proposals for the encouragement of more environmentally friendly commuting patterns and a reduction in the bias towards car commuting. This shall be submitted prior to the occupation of units and reviewed on an annual basis.

**REASON:** In the interests of the proper planning and development of the area.

9. That the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

Planning / Property  
& Economic Development  
Department  
P.O. Box 174  
County Hall  
Swords  
Fingal, Co. Dublin

An Roinn Pleanála, Maoine  
agus Forbartha Eacnamaíche  
Bosca 174  
Áras an Chontae  
Sord  
Fine Gall,  
Contae Átha Cliath

Telephone  
(01) 890 5670  
Fax  
(01) 890 6779  
Email  
planning@fingalcoco.ie  
www.fingalcoco.ie



**Fingal County Council**  
Comhairle Contae Fhine Gall

REASON: In the interest of health.

10. No advertising sign or structure other than those indicated on the submitted drawings, shall be erected except those which are exempted development, without the prior approval of the planning authority or An Bord Pleanála.

REASON: in the interests of visual amenity.

11. Prior to the commencement of development the applicant shall submit for the written approval of the Planning Authority full details for planting and landscaping the proposed development including detail of the continued up-keep of this planting. These details shall include arrangements for encouraging the retention of some of the local flora and fauna. The applicant is advised to liaise with the Parks. Dept. prior to any submission.

REASON: In the interests of visual amenity.

12. The applicant shall submit full detail and samples of proposed finishes for the written approval of the Planning Authority prior to the commencement of development.

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

13. The following requirements of the Irish Aviation Authority shall be strictly complied with;

(i) No structure, masts, chimneys or aerials shall exceed a maximum top elevation of 112m (O.D. Malin Head).

(ii) The requirements of Aer Rianta's ornithologist shall be sought prior to the commencement of development and any recommendations shall be strictly complied with.

(iii) Any proposed use of cranes in excess of 25metres shall be forwarded for the approval of the Irish Aviation Authority three months prior to their introduction on site. No cranes in excess of 25metres shall be introduced onto the site without the prior approval of the Irish Aviation Authority.

REASON: In the interests of the proper planning and development of the area and in the interests of air safety.

14. No use or activity to which the EC Control of Major Hazards Involving Dangerous Substances regulations 2000 (Sevesso II Directive) applies shall take place without the

Planning / Property  
& Economic Development  
Department  
P.O. Box 174  
County Hall  
Swords  
Fingal, Co. Dublin

An Roinn Pleanála, Maoinne  
agus Forbartha Éacnamaíche  
Bosca 174  
Áras an Chontae  
Sord  
Fine Gall,  
Contae Átha Cliath

Telephone  
{01} 890 5670  
Fax  
{01} 890 6779  
Email  
planning@fingalcoco.ie  
www.fingalcoco.ie



**Fingal County Council**  
Comhairle Contae Fhine Gall

prior grant of planning permission from the Planning Authority or An Bord Pleanála.

**REASON:** In the interests of maintaining control over development and in the interests of the proper planning and development of the area.

15. (a) The noise level from the development, during the construction phase, shall not exceed 55 dBA Leq, at any point along the boundary of the development between 8.00 am and 6.00 p.m. Monday to Friday inclusive and 8:00 am to 13:00 pm on Saturdays. No work shall take place on Sundays and Bank Holidays. These hours will be binding on developers, builders and any subcontractors.

(b) No muck, dirt, debris or other materials shall be deposited on the public road, footpath or verge by machinery or vehicles travelling to or from the development site during the construction phase. The applicant shall arrange for vehicles leaving the site to be kept clean.

**REASON:** In the interests of amenity and traffic safety.

16. The following requirements of the Water and Drainage section, with regard to the foul sewer, shall be strictly adhered to:

(a) Details of management of the foul sewer pumping station shall be submitted,

(b) Either 24-hour storage or back up emergency generation in accordance with the requirements of the water services division shall be provided.

(c) All manholes shall have sufficient cover in accordance with 'Recommendations for Site Development Works for housing Areas' and the Building Regulations for Drainage and Wastewater Disposal.

(d) All drainage in public areas must be in accordance with 'Recommendations for Site Development Works for Housing Areas' and the Building Regulations for Drainage and Wastewater Disposal. No pipes below 225mm diameter are acceptable.

(e) All drainage in private areas shall be in accordance with the Building Regulations for Drainage and Wastewater Disposal and the Dublin City Council Standard Manhole Details. Manhole wall construction details to be examined on an individual basis.

(f) No foul drainage is to discharge into the surface water system under any circumstances.

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

Planning / Property  
& Economic Development  
Department  
P.O. Box 174  
County Hall  
Swords  
Fingal, Co. Dublin

An Roinn Pleanála, Maoine  
agus Forbartha Eacnamaíche  
Bosca 174  
Áras an Chontae  
Sord  
Fine Gall,  
Contae Átha Cliath

Telephone  
011 890 5670  
Fax  
011 890 6779  
Email  
planning@fingalcoco.ie  
www.fingalcoco.ie



**Fingal County Council**  
Comhairle Contae Fhine Gall

17. The following requirements of the Water and Drainage section, with regard to the surface water system, shall be strictly adhered to:

- a) Attenuated flow shall be 6.9l/s.
- b) Details of proposed method of attenuation shall be submitted for the written agreement of the Planning Authority prior to commencement of development.
- c) No surface water/rainwater is to discharge into the foul sewer system under any circumstances.

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

18. Prior to commencement of Development the applicant shall submit additional details and revised proposals with regard to water supply for the written agreement of the Planning Authority.

(A) The applicant is required to:

- (i) Demonstrate compliance with the previous planning permission F99A/0705.
- (ii) Indicate how it is proposed to ensure sufficient water supply. Note: Current water pressure is insufficient.

(B) Notwithstanding the above, if the applicant proposes to upgrade the existing trunk watermain the following applies:

- (i) Details shall be agreed with Dublin City Council,
- (ii) No buildings, structures or trees shall be constructed/erected within five metres of the arterial main within the site (except where written approval has been obtained from the Water Division),
- (iii) On commencement of site works the applicant shall carry out trial holes (under the City Council's supervision) in order to verify the horizontal and vertical alignment of the arterial watermain within the development. The applicant shall then submit this information to the Water Division and take whatever measures are deemed necessary by the Water Division to protect this watermain.
- (iv) The applicant shall submit details at the planning stage of the proposed underground utilities in the vicinity of this watermain and shall consult the Water Division to ensure compliance with its requirements in relation to clearances and the protection of the watermain in these areas. In general, no manhole or other underground

Planning / Property  
& Economic Development  
Department  
P.O. Box 174  
County Hall  
Swords  
Fingal, Co. Dublin

An Roinn Pleanála, Maoinne  
agus Forbartha Eacnamaíche  
Bosca 174  
Áras an Chontae  
Sord  
Fine Gall,  
Contae Átha Cliath

Telephone  
(01) 890 5670  
Fax  
(01) 890 6779  
Email  
planning@fingalcoco.ie  
www.fingalcoco.ie



**Fingal County Council**  
Comhairle Contae Fhine Gall

service should be located within five metres of the main. Any foul sewer pipe crossing the pipe should do so at right angles and should be constructed in an approved unjointed pipe. At the construction stage these areas shall not be back filled until the Water Division has approved the works.

(v) The existing ground level over the watermain shall not be altered without prior written agreement from the Water Division.

(vi) The watermain shall be fenced off over its entire length across the site except for agreed specially constructed crossing point(s). These shall be agreed with the Water Division before construction commences on site and construction traffic shall only cross the watermain at these point(s).

(vii) No construction shall take place on the site until a Method Statement has been submitted and approved by the city Council covering the above items.

(viii) An overland flood route shall also be provided and agreed in writing with the Water Division.

REASON: In the interest of the proper planning and sustainable development of the area.

19. This development shall not be carried out without the payment of a development contribution.

REASON: Investment by Fingal County Council in Local Authority works has facilitated and will facilitate the proposed development. It is considered appropriate and reasonable that the developer should contribute to the cost of same.

20. The developer shall pay the sum of €954,700 (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), Published by the Central Statistics Office) to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for in the Contribution Scheme for Fingal County made by the council. The phasing of payments and the giving of security to ensure payment shall be agreed in writing with the planning authority prior to the commencement of development.

REASON: It is considered reasonable that the payment of a contribution be required in respect of the public infrastructure and facilities benefiting development in the area of the planning authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.



Reg. Ref.: F04A/1123

Planning / Property  
& Economic Development  
Department  
P.O. Box 174  
County Hall  
Swords  
Fingal, Co. Duóblin

An Roinn Pleanála, Maoine  
agus Forbartha Eacnamaíche  
Bosca 174  
Áras an Chontae  
Sord  
Fine Gall,  
Contae Átha Cliath

Telephone  
{01} 890 5670  
Fax  
{01} 890 6779  
Email  
planning@fingalcoco.ie  
www.fingalcoco.ie



**Fingal County Council**  
Comhairle Contae Fhine Gall

**NOTE: A number of the conditions attached to the planning permission may need compliance submissions to be lodged and agreed prior to commencement of development. Failure to comply with a condition of the planning permission is an offence under Section 151 of the Planning and Development Act 2000. Copies of each compliance submission should be made in triplicate.**

*For inspection purposes only.  
Consent of copyright owner required for any other use.*