

PLANNING DIVISION
Development Control Section
P.O. Box 174
County Hall
Swords
Fingal,
Co. Dublin

AN RANNÁN PLEANÁLA
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**Notification of Grant of Permission
PLANNING AND DEVELOPMENT ACTS 2000-2007 AND REGULATIONS MADE
THEREUNDER**

Final Grant Order No. 3355	Date of Final Grant 05-Nov-2008
Decision Order No. 2992	Date of Decision 30-Sep-2008
Register Reference F08A/0981	Registration Date 08-Aug-2008

Applicant Greenstar Ltd.

Development An alteration to an existing granted planning application for a vehicle maintenance building (Reg. Ref: F02A/1474 & PL 06F.202468) comprising revision to plans, elevations, site plan, building footprint, carparking, paving, landscaping & site development works. This revised application comprises 429sq.m. ground floor workshop, 9.81m high (previously 834sq.m. overall area, incorporating workshop & ancillary integrated 2 floor offices 10.5m high)

Location Greenstar Millenium Business Park, Townland Of Grange, Cappagh Road, Ballycoolin, Dublin 11

Floor Area 429 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 (7) condition(s) on the attached pages:

Signed on behalf of the Fingal County Council

 6th November, 2008
for Senior Executive Officer

Burke Jenkins Consulting Engineers
G3 Calmount Bus. Park
Ballymount
Dublin 12

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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 the proposed development shall strictly comply with the conditions of An Bord Pleanála under PL 06F.202468, save for the changes specifically authorized by this permission.

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

3. Prior to the commencement of development, the applicant shall submit a stormwater management system following the principles of Sustainable Urban Drainage and in compliance with the principles outlined in the 'GSDSDS (Greater Dublin Strategic Drainage Study) Regional Drainage Policies Volume 2 New Development, Aug 2005'.

REASON: In the interest of public health.

4. That the water supply and drainage arrangements, including the disposal of surface water shall be in accordance with the requirements of the County Council, as follows:

Foul Drainage

(i) No foul drainage shall discharge into the surface water system under any circumstances.

(ii) The foul drainage shall be in compliance with the 'Regional Code of Practice for Drainage Works Version 6.0' FCC April 2006.

Water Supply

(i) The following works shall be carried out by Fingal County Council Water Division at the applicant's prior expense:

- (a) the connection to the public watermain.
- (b) The testing, cleansing and sterilisation of all new mains.
- (c) The provision of tappings to serve individual properties.

(ii) To ensure a continuation of water supply, the applicant shall provide for 24 hour water

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storage.

(iii) All water fittings and installations shall incorporate best current practices in water conservation.

(iv) Supply shall be metered at applicant's prior expense. The applicant shall ensure that the facility for metering the premises be designed and constructed in order to ensure full conformity with the Government's Water Pricing Framework policy. The applicant shall obtain local authority approval for the design of the metering installation prior to construction.

REASON: In the interest of public health.

5. The proposed development shall be carried out to the satisfaction of the Transportation Department, in particular:

Parking spaces shall be lined/marked in accordance with the 'Traffic Signs Manual' 1996 and the 'Guidelines on Tender Documentation for Road Marking Materials', 2000, published by the Dept of Environment, Heritage and Local Government. Delineation lines shall be white thermoplastic (to EN 1436, 1997), with a minimum thickness of 3mm and a minimum width of 100mm.

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

6. That all necessary measures including the provision of wheel wash facilities 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.

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

REASON: To protect the amenities of the area.

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

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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.