



Land Use, Planning & Transportation Department  
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**NOTIFICATION TO GRANT PERMISSION & GRANT RETENTION  
 PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
 REGULATIONS THEREUNDER**

Final Grant Order No.:	0924	Date of Final Grant:	17-Nov-2014
Decision Order No.:	0829	Date of Decision:	08-Oct-2014
Register Reference:	SD14A/0172	Date:	14-Aug-2014

**Applicant:** Celbridge Paddlers Canoe Club  
**Development:** Retention for six steel containers for the storage of canoes and welfare area, a temporary structure which houses a gym. Permission for a club house which will contain storage of canoes, gym and welfare area; this proposed development would replace the existing steel containers and temporary structure. Development is to be completed in Phase 3, therefore a ten year permission is sought; all associated site and civil works.  
**Location:** Aylmer Bridge, Skeigh, Newcastle, Co. Dublin.

**Time extension(s) up to and including**  
**Additional Information Requested/Received** 26-Aug-2014 /

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

**Conditions and Reasons:**

- The development shall 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.
- Permission is granted for a period of 7 years from the date of this Order.  
 REASON: In the interest of clarity and to ensure completion of the development within the duration of the life of this permission.
- The proposed clubhouse shall be for the use of a canoe club or boating club only. No element of the existing or proposed clubhouse shall be used as a residence.  
 REASON: In the interest of clarifying the nature of the uses permitted.
- (a) The water supply and drainage infrastructure, including the disposal of surface water, shall comply with the technical requirements of the Water Services Authority and/or Irish Water.  
 (b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

(c) All drainage works for this development shall comply with the Greater Dublin Regional

Code of Practice for Drainage Works which can be viewed/downloaded from <http://environment.southdublin.ie> (click-publications then specifications) and/or the requirements of Irish Water.

(d) All water supply works shall comply with the Council's Specification for the laying of Watermains and Drinking Water Supply or the requirements of Irish Water.

REASON: In the interests of public health and in order to ensure adequate drainage provision.

5. The following requirements in relation to roads, parking and landscaping shall be satisfied:
- (a) Sightlines of 2m x 49m to Aylmer Bridge and 2m x 90m to the left when exiting the site shall be provided. (b) Any sections of hedgerow to be removed in order to ensure adequate sightlines shall be replaced with suitable native planting such as hawthorn to be located outside of the visibility splays. These shall be planted within the first planting season after removal of any existing hedgerow.

(c) Prior to the commencement of development, a revised site layout plan showing 2 rows of perpendicular parking at the entrance (14 spaces in total) shall be submitted for the agreement of the Roads Department.

REASON: In order to ensure traffic safety, sufficient parking and adequate landscaping.

6. The existing lamp standards on the site shall be cowled and directional.

REASON: In order to ensure a reduction of existing light spill onto the Grand Canal and towpaths, a known bat habitat.

7. The following requirements of the Environmental Health Officer shall be satisfied:

(a) Annual tests shall be carried out on any drinking water supply provided to ensure the water is potable.

(b) Should water be available for personal hygiene purposes only, this should be clearly labelled and water for consumption must be boiled.

(c) The development shall be so operated that there will be no emissions of malodorous gas, dust, fumes or other deleterious materials, no noise vibration on site so as would give reasonable cause of annoyance.

(d) During any demolition or construction of the proposed development, all necessary steps to contain dust arising from any works shall be taken so as to prevent a nuisance being caused.

There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.

(e) Noise due to the normal operation of the proposed development, expressed as Laeq over 1 hour at the facade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A).

(f) A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.

REASON: In the interest of public health.

8. Heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall not be operated on or adjacent to the site before 7.00 am close to residential areas on weekdays and 9.00 am on Saturdays nor after 8.00 pm on weekdays and 1.00 pm on Saturdays, and not at all on Sundays, Bank Holidays or Public Holidays. Any work outside these hours shall only be permitted with the written consent of the Planning Authority, having regard to the circumstances.

REASON: To safeguard the amenities of property in the vicinity, in the interest of public health and in the interest of orderly development.

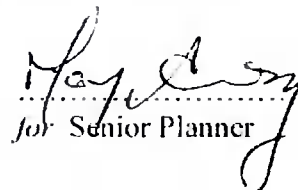
## NOTES

Note 1: The developer is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 a person shall not be entitled solely by reason of a permission to carry out any development.

Note 2: To protect the amenities of the area, the applicant or developer should ensure that all necessary measures shall 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 and to ensure that any such instances arising are remedied immediately.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice.
- (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 reinforced 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.

  
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for Senior Planner 18-Nov-2014