

# Comhairle Chontae Atha Cliath Theas

## PR/1629/21

### Record of Executive Business and Chief Executive's Order

<b>Reg. Reference:</b>	SD21A/0298	<b>Application Date:</b>	01-Nov-2021
<b>Submission Type:</b>	New Application	<b>Registration Date:</b>	01-Nov-2021
<b>Correspondence Name and Address:</b>	Ian Murphy Burchall House, Parnell Street, Waterford		
<b>Proposed Development:</b>	Car showroom extension to front of existing premises; new signage; all ancillary site works.		
<b>Location:</b>	Bluebell Avenue, Bluebell Industrial Estate, Dublin 12.		
<b>Applicant Name:</b>	Dublin 12 Motors Ltd.		
<b>Application Type:</b>	Permission		

#### Description of Site and Surroundings

##### Site Area

Stated as 0.525 Hectares.

##### Site Description

The subject site is located on Bluebell Avenue, within an established industrial estate. The site comprises a single storey car sales showroom with a storage area at mezzanine level, which reads as 2 storeys when viewed from Bluebell Avenue. The site also includes an area of hard standing to the front which acts as a forecourt for the car showroom. The boundary to the site comprises a low wall with two vehicular entrances off Bluebell Avenue.

Bluebell Avenue is a wide road with substantial footpaths. The pattern of development in the vicinity comprises a range of warehouse and large commercial building with associated areas of hard standing. The Grand Canal is located to the north of the site.

##### Site Visit

30<sup>th</sup> November 2021.

#### Proposal

Permission is sought for:

- An extension to the front of the existing car showroom projecting approximately 6m front the front elevation of the existing building and spanning 23m which is the full width of the existing building.
- The proposed extension will result in an additional 140sq.m gross floor area, with a slight increase in the height of the front elevation of the existing building from 6.6m to 6.8m.

# Comhairle Chontae Atha Cliath Theas

## PR/1629/21

### Record of Executive Business and Chief Executive's Order

- The proposed extension will result in a new front (west) elevation comprised of a central entrance door with fenestration on either side. Aside from the proposed extension to the front, no amendments are proposed to the remaining elevations.
- All ancillary site works above and below ground.

#### Zoning

The site is subject to zoning objective 'REGEN' in the South Dublin County Development Plan 2016-2022, for which the stated objective is '*to facilitate enterprise and/or residential-led regeneration*'.

#### SEA Sensitivity Screening

Overlap indicated with Grand Canal pNHA layer.

#### Consultations

Roads and Transport Section – No objection, subject to conditions.

Drainage and Water Services Section – Further Information required.

Irish Water - Further Information required.

Parks and Landscape Section – No objection.

The Planning Delivery Team (City Edge Project) - No objection.

#### Submissions/Observations /Representations

Deadline for Submissions/Observations – 6<sup>th</sup> December 2021.

None received.

#### Relevant Planning History

##### Subject Site

##### **SD12A/0170**

Relocation of an existing 6-metre brand totem sign from its present roadside position to the location of an existing defunct petrol-retail brand totem sign. **Permission Granted.**

##### Adjacent Site

**S01A/0036** - Colas Building Products Ltd, Bluebell Industrial E, Bluebell Avenue, Dublin 12.

Change of use from an existing industrial unit to a new car show room and spare parts store to the ground floor with ancillary offices at ground and first floor with new glazed display frontage to the front elevation and new signage. **Permission Granted.**

# Comhairle Chontae Atha Cliath Theas

**PR/1629/21**

## **Record of Executive Business and Chief Executive's Order**

### **Relevant Enforcement History**

**S6683** – File Closed.

The erection of an unauthorised large vertical sign advertising Peugeot. This planning application is an attempt to regularise the unauthorised signage with the proposed removal and relocation of the sign to a different part of the site. Reason for Closure – Retention Permission Granted.

### **Pre-Planning Consultation**

None recorded.

### **Relevant Policy in South Dublin County Council Development Plan 2016-2022:**

Section 11.2.4 Regeneration Zone

*Development in Regeneration zones will be assessed against the relevant criteria within the Urban Design Manual, the Design Manual for Urban Roads and Streets and/or the Retail Design Manual as appropriate. A Design Statement (see Section 11.2.1 Design Statements) accompanying development proposals in Regeneration (REGEN) zones should also address the following criteria:*

- *Demonstrate a clear transition towards a more urban form of development and a traditional street network.*
- *Address connectivity and linkages in the area and demonstrate that the development of the site would not give rise to isolated piecemeal pockets of residential development that are disconnected from shops, amenities and/or other residences.*
- *Residential development should not be introduced at ground floor level adjacent to busy roads, and/or roads that are subject to significant movements by Heavy Goods Vehicles (HGVs).*
- *Given the transitional nature of Regeneration zones, precautions will be taken to ensure that the potential for noise pollution, air pollution or other nuisance from established industrial uses will not exceed acceptable environmental standards. The Planning Authority may seek a report from a suitably qualified person to identify and quantify sources of noise pollution, air pollution, or nuisance, assess the potential impacts on the proposed development and provide a series of recommendations to mitigate the impacts of any pollutants insofar as possible (e.g. orientation and layout of dwellings, positioning of openings and insulation).*
- *It may be necessary to consider improvements to the surrounding road and street network in conjunction with the Planning Authority, to calm traffic and improve pedestrian and cyclist access.*

# **Comhairle Chontae Atha Cliath Theas**

## **PR/1629/21**

### **Record of Executive Business and Chief Executive's Order**

*Section 1.12.0 Employment Lands*

*Section 4.2.0 Strategic Policy For Employment*

*Section 4.3.0 Employment Location Categories*

*Policy ET1 Economic and Tourism Overarching Policies and Objectives*

*It is the policy of the Council to support sustainable enterprise and employment growth in South Dublin County and in the Greater Dublin Area, whilst maintaining environmental quality.*

*ET1 Objective 4:*

*To support the renewal of underutilised industrial areas to the east of the M50 and in proximity to Tallaght and Clondalkin Town Centres.*

*ET1 Objective 5:*

*To support a balanced distribution of economic and tourism opportunities throughout the County by promoting areas of high unemployment and socioeconomic disadvantage as viable locations for enterprise and employment growth in the County.*

*Section 4.3.3 Policy ET3 Enterprise and Employment (EE)*

*It is the policy of the Council to support and facilitate enterprise and employment uses (hightech manufacturing, light industry, research and development, food science and associated uses) in business parks and industrial areas.*

*Section 11.2.5 Enterprise and Employment Areas*

*Table 11.18 Key Principles for Development within enterprise and Employment Lands*

*Section 11.2.8 Signage – Advertising, Corporate and Public Information*

*Signage relates to all signs erected on the exterior of buildings, within windows, as stand-alone structures or attached to public utilities. Signage has the potential to give rise to visual clutter and to alter the character of an area and as such will be carefully assessed.*

*A South Dublin County Council Outdoor Advertising Strategy (2019) has been developed for commercial advertising in the public domain. This strategy forms the basis of a practical policy to be applied to all proposals for outdoor advertising. This strategy is based on an analysis of how sensitive different parts of the county are to advertisement structures and identifies constraints and opportunities for the location of these structures. It also sets out what types of structures are acceptable as outdoor advertising elements.*

*While commercial viability is a consideration, it has been balanced with the need to create a high-quality public domain and to safeguard and enhance sensitive areas and sites. The strategy also aims to rationalise the location and concentration of existing advertising structures.*

*Development proposals that include signage and/or advertising structures should take account of the following:*

# Comhairle Chontae Atha Cliath Theas

## PR/1629/21

### Record of Executive Business and Chief Executive's Order

- *In general, signs on a building should only advertise goods or services that are associated with the premises and no more than 2 advertising signs should be erected on any elevation. Outdoor advertising structures (on buildings or standalone) will be assessed having regard to the South Dublin County Council Outdoor Advertising Strategy (2019).*
- *Signs should generally be limited to the ground floor of a building unless located directly over the entrance to a major commercial or retail building.*
- *Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features.*
- *Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment.*
- *Signs attached to Protected Structures and in Architectural Conservation Areas should be in keeping with the character of the building and adhere to best practice conservation principles (see Section 11.5.3 Architectural Conservation Areas).*
- *Any sign, advertising structure or associated structure should not create an obstruction to pedestrian or cyclist movement or create a traffic hazard.*
- *Careful consideration should be given to the materials used in the construction of a sign and the methods used to light it. The illumination of signs and advertising structures should have regard to the SDCC Outdoor Advertising Strategy (2019).*
- *Applications for advertising structures will be considered having regard to the South Dublin County Council Outdoor Advertising Strategy (2019).*
- *To consider appropriately designed and located advertising structures primarily with reference to the zoning objectives and permitted advertising uses and with secondary consideration of the SDCC Outdoor Advertising Strategy (2019). In all such cases, the structures must be of high-quality design and materials, and must not obstruct or endanger road users or pedestrians, nor impede free pedestrian movement and accessibility of the footpath or roadway.*
- *All signage within the traditional historical villages of the County must be respectful and enhance the historical context of the Architectural environment of these villages.*

# **Comhairle Chontae Atha Cliath Theas**

**PR/1629/21**

## **Record of Executive Business and Chief Executive's Order**

*The criteria outlined in the South Dublin County Council Outdoor Advertising Strategy (2019) will also be applied.*

*Section 7.1.0 Water Supply & Wastewater  
Policy IE1 Water & Wastewater*

*Section 7.2.0 Surface Water & Groundwater  
Policy IE2 Surface Water & Groundwater*

*Section 7.3.0 Flood Risk Management  
Policy IE3 Flood Risk*

*Section 7.5.1 Waste and Resource Policy and Legislation  
Policy IE5 Waste Management*

*7.7.0 Environmental Quality  
Policy IE6 Environmental Quality*

*Section 8.0 Green Infrastructure  
Policy G5 Sustainable Urban Drainage Systems  
Policy G6 New Development in Urban Areas*

*Section 9.3.1 Natura 2000 Sites  
Policy HCL12 Natura 2000 Sites*

*Section 10.0 Energy  
Section 10.2.2 Energy Performance in New Buildings  
Section 10.2.5 Solar Energy*

*Section 11.2.1 Design Statements  
Section 11.2.5 Enterprise and Employment Areas  
Section 11.2.7 Building Height  
Section 11.2.8 Signage – Advertising, Corporate and Public Information*

*Section 11.4.1 Bicycle Parking Standards  
Table 11.22: Minimum Bicycle Parking Rates  
Section 11.4.2 Car Parking Standards  
Table 11.23: Maximum Parking Rates (Non-Residential)  
Section 11.4.3 Car Parking for Electric Vehicles  
Section 11.4.4 Car Parking Design and Layout  
Section 11.4.6 Travel Plans*

# Comhairle Chontae Atha Cliath Theas

## PR/1629/21

### Record of Executive Business and Chief Executive's Order

*Section 11.6.1 (i) Flood Risk Assessment*

*Section 11.6.1 (ii) Surface Water*

*Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)*

*Section 11.6.1 (iv) Groundwater*

*Section 11.6.1 (v) Rainwater Harvesting*

*Section 11.6.1 (vi) Water Services*

*Section 11.6.3 Environmental Hazard Management*

*Section 11.6.3 (i) Air Quality*

*Section 11.6.3 (ii) Noise*

*Section 11.6.3 (iii) Lighting*

*Section 11.6.5 Waste Management*

*Section 11.7.1 Energy Performance in Existing Buildings*

*Section 11.8.1 Environmental Impact Assessment*

*Section 11.8.2 Appropriate Assessment*

South Dublin County Council Outdoor Advertising Strategy (2019).

#### **Relevant Government Guidelines:**

*Project Ireland 2040 National Planning Framework*, Government of Ireland, 2018.

*Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities*, Department of the Environment, Heritage and Local Government, (2009).

*The Planning System and Flood Risk Management - Guidelines for Planning Authorities*, Department of the Environment, Heritage and Local Government & OPW, (2009).

#### **Assessment**

The main issues for assessment relate to:

- Zoning and Council policy,
- The City Edge Project,
- Visual Impact,
- Signage,
- Drainage, Water Services and Flood Risk,
- Proposed Natural Heritage Area
- Appropriate Assessment, and
- SEA screening.

# Comhairle Chontae Atha Cliath Theas

## PR/1629/21

### Record of Executive Business and Chief Executive's Order

#### **Zoning**

The site is located in an area which is zoned 'Regen', the stated objective for which in the South Dublin County Development Plan 2016-2022 is to 'facilitate enterprise and/ or residential led regeneration'. It is noted that 'Motor Sales Outlet' is permitted in principle on lands zoned 'REGEN'. It is considered the proposed extension to the existing car showroom on site is acceptable in principle.

#### **City Edge Project**

The subject site falls within the City Edge Project lands, which spans over 700 hectares and includes Dublin City Council's Naas Road LAP lands. The City Edge Project objective is to deliver plan led change in this strategic location, optimising the use of strategically important land proximate the city centre and well served by public transport in line with the objectives of Project Ireland 2040.

The City Edge Project is currently in a public consultation phase which will inform the strategic framework, which is due to be completed by Q4 2021/Q1 2022. It is envisaged that a statutory plan will follow, and it is important that development is not deemed to be premature pending the adoption of such. Having regard to the current stage of the plan-making process, the Planning Delivery Team assesses each application within the boundary of the City Edge Project Area on a case-by-case basis. The Report of the Planning Delivery Team in relation to the proposed development of this Application noted that:

*'It is considered that the proposed development at this specific location will not significantly compromise the Emerging Preferred Scenario or Strategic Framework of the City Edge Area by reason that:*

- *the nature of the proposed development will expand a use that is already established on site, on a scale that is relatively minor.*
- *the fact that the development will not be a stand-alone building and is integrated with surrounding uses.'*

In this regard, there is no objection in principle to the proposed development.

#### **Visual Impact**

The proposed development is comprised of an extension to the existing car showroom on the subject site which will project approximately 6m out from the existing front elevation, with a width of approximately 23m which matches that of the existing building. The extension will result in a slight increase of the parapet height of the existing building from 6.6m to 6.8m.



# **Comhairle Chontae Atha Cliath Theas**

## **PR/1629/21**

### **Record of Executive Business and Chief Executive's Order**

The proposed development will essentially provide additional floor area to the existing car showroom at ground floor level, with a void above.

The Planning Authority considers that, having regard to the design and scale of the proposed development, the surrounding context of the Bluebell Industrial Estate and the non-uniform building line along Bluebell Avenue, the proposed development is acceptable at the subject site.

#### ***Signage***

It is noted that the signage on the newly created front elevation closely matches the signage of the existing car showroom elevation. As such the Planning Authority considers the proposed signage to be acceptable in principle.

#### ***Drainage, Water Services and Flood Risk***

Irish Water and the Drainage and Water Services Section of South Dublin County Council have requested the following Additional Information:

- Submit a drawing showing the surface water layout of existing and proposed development. The drawing should show the setback distance of the proposed development to the public watermain to the south of the site boundary.
- Submit a drawing showing the foul drainage layout and what SuDS (Sustainable Drainage Systems) are proposed for the development. Examples of SuDS include, Green Roofs, permeable paving, filter drains, planter boxes, channel rills and other such SuDS. The drawing should show the setback distance of the proposed development to the public foul sewer to the south of the site boundary.
- Submit a report and drawing to show what surface water attenuation is proposed for the development.
- Submit a report to show surface water attenuation calculations for the proposed development. Include in report, the site area, area of hard standing, permeable paving and different surface types and their respective run off coefficients.

The Planning Authority notes the content of the Reports of Irish Water and the Drainage and Water Services Section and considers that the items requested can be addressed by way of Condition.

Should the Planning Authority be minded to Grant Permission for the proposed development, the following conditions are recommended by Irish Water and the Drainage and Water Services Section:

# Comhairle Chontae Atha Cliath Theas

## PR/1629/21

### Record of Executive Business and Chief Executive's Order

- Prior to the commencement of development, the Applicant shall enter into a water connection agreement(s) with Irish Water.
- Prior to the commencement of development, the Applicant shall enter into a wastewater connection agreement(s) with Irish Water.
- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works

#### ***Proposed Natural Heritage Area***

The Grand Canal proposed Natural Heritage Area (pNHA) is located 90m to the north of the site. Given that the proposed development is for an extension to the front of an existing building, the Planning Authority considers that there will be no adverse impact on the Grand Canal pNHA. Notwithstanding this, the applicant should be requested, by way of **condition** to provide landscaping on the site to both soften the visual impact and to support the pNHA indirectly.

#### ***Appropriate Assessment***

Having regard to the scale and nature of the development proposed and the distance from Natura sites, it is considered that the development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 Appropriate Assessment is not required.

#### ***Environmental Impact Assessment***

Having regard to the nature and scale of the proposed development and pursuant to Schedule 5 of the Planning and Development Regulations 2001 (as amended), the proposal is not a class of development for which a mandatory Environmental Impact Assessment Report is required. Additionally, having regard to the distance of the site from nearby sensitive receptors, the need for environmental impact assessment can therefore be excluded at preliminary examination and a screening determination is not required.

#### **Other Considerations**

<b>Development Contributions</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq m)</b>
Car Showroom (Extension)	140sq.m
Assessable Area	140sq.m

# Comhairle Chontae Atha Cliath Theas

## PR/1629/21

### Record of Executive Business and Chief Executive's Order

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq. m.)</b>
Car Showroom (Extension)	140sq.m
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.525 Ha

#### **Conclusion**

Having regard to the existing use at the subject site and to the scale and design of the proposal, it is deemed that the proposed development would not seriously injure the amenities of the area or of property in the vicinity. It is therefore considered that, subject to the conditions set out below, the development would be in accordance with the provisions of the South Dublin County Development Plan 2016-2022 and the proper planning and sustainable development of the area.

#### **Recommendation**

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

#### **FIRST SCHEDULE**

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

#### **SECOND SCHEDULE**

##### **Conditions and Reasons**

1. Development to be in accordance with submitted plans and details.  
The development shall be carried out and completed 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. Signage.  
Prior to the commencement of development, the applicant shall submit signage details drawing, including the dimensions, materials and illumination of the proposed signage on the new front elevation. The drawing shall be agreed in writing with the Planning

# Comhairle Chontae Atha Cliath Theas

**PR/1629/21**

## **Record of Executive Business and Chief Executive's Order**

Authority prior to occupation of the extension. For clarity, no internally illuminated signage shall be acceptable on the site.

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

### 3. Surface Water Drainage

Prior to the commencement of development, the following details shall be submitted for the written agreement of the Planning Authority:

(i) A drawing showing the surface water layout of existing and proposed development, including the setback distance to the public watermain south of the boundary.

(ii) A drawing showing the foul drainage layout of existing and proposed development, including the setback distance to the public foul sewer south of the boundary.

(iii) A drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the development. Examples of SuDS include, Green Roofs, permeable paving, filter drains planter boxes, channel rills and other such SuDS.

(iv) A report and drawing to show what surface water attenuation is proposed for the development.

(v) A report to show surface water attenuation calculations for proposed development. The site area, area of hard standing, permeable paving and different surface types and their respective run off coefficients shall all be detailed in the report.

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

### 4. Drainage.

All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interests of public health and safety.

### 5. Irish Water.

Prior to the commencement of development, the Applicant shall enter into a water connection and wastewater connection agreement with Irish Water.

REASON: In the interests of public safety and to ensure adequate water and wastewater facilities.

### 6. Landscape.

Prior to the commencement of development, a landscape plan shall be submitted for the written agreement of the Planning Authority, which shall provide soft landscaping areas to the front (south) of the building. As a minimum, two trees shall be planted in proximity to the new front entrance prior to occupation of the structure.

REASON: To comply with County Development Plan policies and objectives on Green Infrastructure, to soften the impact of the proposed development, to provide nature 'hops' to the Grand Canal (a pNHA) and in the interests of proper planning and sustainable development.

# Comhairle Chontae Atha Cliath Theas

## PR/1629/21

### **Record of Executive Business and Chief Executive's Order**

#### 7. Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

#### 8. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

# **Comhairle Chontae Atha Cliath Theas**

**PR/1629/21**

## **Record of Executive Business and Chief Executive's Order**

9. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €12,755.40 (twelve thousand seven hundred and fifty five euros and forty cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2021 - 2025.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of 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.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

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

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: 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.

NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

**Comhairle Chontae Atha Cliath Theas**

**PR/1629/21**

**Record of Executive Business and Chief Executive's Order**

**REG. REF. SD21A/0298**

**LOCATION: Bluebell Avenue, Bluebell Industrial Estate, Dublin 12.**

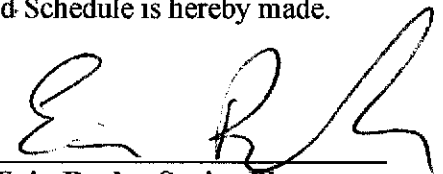


**Tracy McGibbon,  
A/Senior Executive Planner**

**ORDER:** A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

**Date:**

16/12/21



**Eoin Burke, Senior Planner**