

Comhairle Chontae Atha Cliath Theas

PR/0050/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0158 **Application Date:** 15-Jun-2021
Submission Type: Clarification of **Registration Date:** 02-Dec-2021
Additional
Information

Correspondence Name and Address: Maurice O'Neill, Module Architecture 1st Floor, 2 Chapel Hill, Lucan, Co. Dublin, K78 A6P7

Proposed Development: Erection of 2 two storey industrial units adjacent to existing S1 unit comprising of warehouse, office and toilet at ground floor level and proposed storage to mezzanine floor level; alterations to external area/existing car park and all associated site works.

Location: Unit S1, Ballymount Drive, Ballymount Industrial Estate, Dublin 12

Applicant Name: Alan & Monica Holmes

Application Type: Permission

(SW)

Description of site and surroundings

Site Area: stated as 0.2 Hectares.

Site Description:

The site is a vacant parcel of land located immediately adjacent to an industrial unit, located within an industrial estate.

Proposal:

- Erection of 2 two storey industrial units adjacent to existing S1 unit comprising of warehouse, office and toilet at ground floor level and proposed storage to mezzanine floor level; alterations to external area/existing car park and all associated site works.

Zoning

The site is subject to zoning objective 'REGEN' – 'To facilitate enterprise and/or residential-led regeneration'.

Consultations

EHO - no objections subject to conditions

Irish Water – additional information requested

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Roads – no objections subject to conditions

Development Plans – no objection.

SEA – no overlap indicated.

Submissions/Observations /Representations

None.

Relevant Planning History

Subject site:

SD08A/0805 Two storey extension to the north gable end of existing industrial units. The extension will comprise two separate warehouse units, each with 100sq.m warehouse floor space and 22sq.m of ancillary office space: the gross internal floor space to be provided is 244sq.m. The overall height of the development is 7.3m. **Permission Granted.**

Relevant Enforcement History

None recorded.

Pre-Planning Consultation

None recorded.

Relevant Policy in South Dublin County Council Development Plan (2016-2022)

CS6 SLO 1:

To initiate a plan led approach to the sustainable regeneration of the brownfield lands in the Naas Road/Ballymount REGEN zoned lands. The plan led approach will include the preparation of a masterplan in 2019 with a view to preparing a Local Area Plan or other appropriate mechanism for the Regeneration (REGEN) and Local Centre (LC) at Walkinstown zoned lands. The masterplan will provide a framework for the sequential and phased development of the lands, integrating sustainable transport, land use and blue and green infrastructure. The spatial planning of the area will be informed by the Naas Road Framework Plan (2010).

Chapter 4 Economic Development & Tourism

4.1.1 *Employment:*

- *A series of older industrial areas along the Luas Corridor, at Naas Road, Ballymount and Cookstown accommodate a diverse range of small and medium sized enterprises and industries. These areas, although large employment centres, are facing issues of evolutionary renewal. The Council will seek to support the regeneration of older industrial areas on a phased basis by promoting more intensive enterprise and/or residential led development at locations proximate to town centres and transport nodes.*

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Section 4.2.0 Strategic Policy for Employment

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.

Section 6.4.4 Car Parking

Policy TM7 Car Parking

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

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Section 10.0 Energy

Policy E3 Energy Performance in Existing Buildings

Policy E4 Energy Performance in New Buildings

Chapter 11 Implementation

Section 11.2.1 Design Statements

Section 11.2.4 Regeneration Zone

Section 11.3.6 Retail Development

(i) Retail Criteria

Table 11.4 Regen zoning objective

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)

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Section 11.4.4 Car Parking Design and Layout
Section 11.4.6 Travel Plans

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 11.6.4 Major Accidents – Seveso Sites
Section 11.6.5 Waste Management

Section 11.7.2 Energy Performance In New Buildings
Section 11.8.1 Environmental Impact Assessment
Section 11.8.2 Appropriate Assessment

Relevant Government Policy

Retail Design Manual - A Good Practice Guide, Department of Arts, Heritage and the Gaeltacht (2012)

Towards Nearly Zero Energy Building in Ireland – Planning for 2020 and Beyond, Department of the Environment, Community and Local Government (2012)

Design Manual for Urban Roads and Streets 2019- Department of Housing, Planning and local Government (2019)

Transport Strategy for the Greater Dublin Area, 2016-2035, National Transport Authority
Spatial Planning and National Roads, Guidelines for Planning Authorities 2012 – National Roads Authority

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009)

National Cycle Manual – National Transport Authority (2011)

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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 are:

- Zoning and Council Policy
- Residential and Visual Amenity
- Services and Drainage
- Access and Parking
- Screening for Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'REGEN' – 'To facilitate enterprise and/or residential-led regeneration'. The applicant has stated on the application form that the existing use is office/storage/showrooms. Warehouses are open for consideration in accordance with the County Development Plan (CDP) land use zoning matrix.

Paragraph 4.1.1 of the County Development Plan states:

"The Council will seek to support the regeneration of older industrial areas on a phased basis by promoting more intensive enterprise and/or residential led development at locations proximate to town centres and transport nodes".

It is not apparent that the proposal would support the wider regeneration of the area. However, it is noted that the proposal would be located immediately adjacent to existing units. The application site is located within the Naas Road masterplan area. Development Planning has been consulted and has stated *"Given the nature and scale of the proposed development and the fact that the development will not be a stand-alone building and is integrated with surrounding uses, it is considered that the principle of increased industrial use development at this specific location will not compromise the vision or the development of the Naas Road masterplan"*. The Planning Authority concurs with this statement.

It is therefore considered that the principle of the proposed development is acceptable.

Residential and Visual Amenity

The application site is not close to any residential properties. The EHO has raised no objections subject to conditions.

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In terms of visual amenity, the proposed development would retain the existing building line, but would be marginally higher at 7.3m. Overall, the proposal is of a similar height and scale to those that received planning permission under SD08A/0805 (7.3m in height). The impact on visual amenity is considered acceptable.

Services and Drainage

Water Services has requested additional information regarding SuDS. Irish Water has requested additional information regarding distance from watermain and the foul sewer. Given the nature of the request, it is considered **additional information** is required in this instance.

Access and Parking

Roads has no objections, subject to conditions. Given additional information is requested regarding services, it is considered the matters raised by roads should also be addressed via **additional information**.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Other Considerations

Development Contributions

Additional warehouse – 312.54sq.m

Monitoring for Strategic Environmental Assessment

Building Use Type Proposed Industrial

Floor Area (sq. m) 312.54

Land Type Brownfield/Urban Consolidation

Site Area (ha) 0.2

Conclusion

Having regard to the 'REGEN' zoning objective of the site, and the nature and scale of the

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proposed development, it is considered that the proposal is acceptable in principle and the design is also acceptable, however, additional information is required regarding proximity to pipes and other matters to ensure the proposal would accord with the South Dublin County Council Development Plan 2016-2022.

Recommendation

Request Further Information.

Further Information

Further information was requested on 9 August 2021

Further Information was received on 12 October 2021

Consultations:

Parks and Public Realm: No further comments.

Irish Water: Request clarification of additional information.

Roads:

Water Services: Request clarification of additional information.

Item 1:

The applicant is requested to submit a drawing and report to show what SuDS (Sustainable Drainage Systems) are proposed for the development. Examples of SuDS are permeable paving, swale/s, filter drains and other such SuDS.

The applicant has provided a drainage report, prepared by ONCE Engineers. This states that attenuation tanks are proposed.

Assessment:

Water Services has requested a drawing indicating what SuDS are proposed for the development and has stated "*Examples of SuDS are permeable paving , swale/s, filter drains grasscrete or grass paving and other such SuDS. Particular areas where SuDS is an option is in parking area and where a footpath is proposed. The hard standing surface could be changed to a SuDS type surface*".

It is also stated that a concrete attenuation tank should not be used. Instead an arched type attenuation system should be used.

In accordance with Paragraph 11.6.1(iii) of the County Development Plan, 'In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SUDS). SUDS include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakaways and green roofs. In some exceptional cases and at the discretion

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of the Planning Authority, where it is demonstrated that SUDS devices are not feasible, approval may be given to install underground attenuation tanks or enlarged pipes in conjunction with other devices to achieve the required water quality. Such alternative measures will only be considered as a last resort'. The applicant is requested to omit the proposed attenuation tank and provide sufficient SUDS, unless it can be demonstrated that SUDS are not feasible.

The response to Item 1 is not satisfactory. Clarification of additional information is therefore requested to provide more SuDS for the proposed development. An attenuation tank would only be accepted where it has been demonstrated that SuDS are not feasible. If an attenuation tank is proposed, it should be an arched type attenuation system. Notwithstanding this, natural solutions should be sought.

Item 2:

The applicant is requested to submit a drawing in plan and cross-sectional view showing the distance between the proposed foundation of boundary wall and the outside diameter of existing watermain. This should be shown at the narrowest point between proposed foundation and existing watermain north of site. The applicant should note setback distance requirements of Irish Water.

Details have been provided on drawing 5308-C01.

Assessment:

Water Services and Irish Water have not raised any objections to this element of the submission. It is therefore considered that the information submitted is acceptable.

Item 3:

The applicant is requested to submit a drawing in plan and cross-sectional view showing the distance between the proposed foundation of boundary wall and the outside diameter of existing 225mm foul sewer north of site. This should be shown at the narrowest point between proposed foundation and existing 225mm foul sewer north of site. The applicant should note setback distance requirements of Irish Water.

Details have been provided on drawing 5308-C01.

Assessment:

Water Services and Irish Water have not raised any objections to this element of the submission. It is therefore considered that the information submitted is acceptable.

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Item 4:

The applicant is requested to submit a pre-connection enquiry with Irish Water. Details of this should be submitted as additional information.

Application cover letter states a PCE has been submitted.

Assessment:

Irish Water has requested **clarification** as follows:

- Clarify response from Irish Water regarding pre connection enquiry with Irish Water (for water) or alternatively submit a letter of confirmation of feasibility of proposed development from Irish Water.
- Clarify response from Irish Water regarding pre connection enquiry with Irish Water (foul) or alternatively submit a letter of confirmation of feasibility of proposed development from Irish Water.

The response to Item 4 is not satisfactory. Clarification should be sought.

Item 5:

The applicant is requested to submit:

(a) a revised layout in plan and elevation view showing, fire exist doors for each warehouse with a concrete footpath of minimum 1m width and maximum 1.8m width linking the east west side of the development in the north direction.

(b) a revised layout showing 10% of staff car parking spaces equipped with operational electrical charging points.

Details are provided on dwgs P101, P102, P200 and P301.

Assessment:

The Roads Department has stated that they are satisfied with the submission. This is considered acceptable. Conditions are recommended in event of grant.

Other Considerations

Development Contributions

Additional warehouse – 312.54sq.m

Monitoring for Strategic Environmental Assessment

Building Use Type Proposed Industrial

Floor Area (sq. m) 312.54

Land Type Brownfield/Urban Consolidation

Site Area (ha) 0.2

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Conclusion

Having regard to the 'REGEN' zoning objective of the site, and the nature and scale of the proposed development, it is considered that the proposal is acceptable in principle and the design is also acceptable, however, **clarification of additional information** is required regarding surface water attenuation and confirmation of feasibility from Irish Water to ensure the proposal would accord with the South Dublin County Council Development Plan 2016-2022.

Recommendation

Seek Clarification of Additional Information.

Clarification of Additional Information

Clarification of Additional Information Requested: 9 November 2021

Clarification of Additional Information Received: 2 December 2021

Consultations:

Water Services: No objections, subject to conditions.

Irish Water: No objections, subject to conditions.

Assessment:

Item 1:

The applicant's response to Item 1 of the Additional Information request is not considered to be satisfactory. The Planning Authority requests that the applicant submit:

(i) Revised proposals for water attenuation on the site that can be demonstrated to be in accordance with policy and objectives set out both in Chapters 7 and 8 of the current County Development Plan.

(ii) The revised proposals should incorporate natural solutions and include significant SUDS elements and should demonstrate that they are in accordance with Paragraph 11.6.1(iii) of the County Development Plan, 'In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SUDS). SUDS include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakaways and green roofs.

(iii) A fully detailed SUDS report that clearly details County Development Plan policies and objectives and how the proposed development demonstrates compliance with same.

(iv) The applicant should note that the undergrounding of attenuation will only be considered where it can be demonstrated that there are no other viable alternative solutions and will only be considered as a last resort. The applicant is requested to omit the proposed attenuation tank and provide sufficient SUDS. (If an attenuation tank is proposed, it should be an arched type attenuation system).

(v) The applicant is requested to provide a drawing indicating what SuDS are proposed for the development. Examples of SuDS are permeable paving, swale/s, filter drains, grasscrete or grass

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paving and other such SuDS. Particular areas where SuDS may be feasible are within parking area and where a footpath is proposed, e.g. the hard standing surface could be changed to a SuDS type surface.

Applicant's Response:

The applicant has submitted a report and drawing, prepared by ONCE Engineering.

Assessment:

The report states that a review of the CDP (Chapters 7 and 8) was undertaken, as was a review of SuDS alternatives. It states the following:

- Swales are not suitable due to the industrial location and lack of green space
- Permeable paving – this is proposed on parking areas to the front and rear of the proposed unit.

No other forms of SuDS have been set out. Attenuation tank is proposed.

Water Services has stated that the surface water attenuation should be increased by 60% and that concrete tanks should not be proposed. Subject to a condition requiring this, the proposal is considered acceptable.

Item 2:

The applicant is requested to:

- Clarify response from Irish Water regarding pre connection enquiry with Irish Water (for water) or alternatively submit a letter of confirmation of feasibility of proposed development from Irish Water.
- Clarify response from Irish Water regarding pre connection enquiry with Irish Water (foul) or alternatively submit a letter of confirmation of feasibility of proposed development from Irish Water.

Applicant's Response:

The applicant has submitted an email from ONCE Engineering and Irish Water for confirmation of the submission.

Assessment:

Irish Water has stated there are no objections, subject to conditions. The conditions state that clarity is needed regarding pre-connection / confirmation of feasibility. Subject to the proposed conditions, the proposed development is considered acceptable.

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Other Considerations

Development Contributions

Additional warehouse – 312.51sq.m

Monitoring for Strategic Environmental Assessment

Building Use Type Proposed Industrial

Floor Area (sq. m) 312.51

Land Type Brownfield/Urban Consolidation

Site Area (ha) 0.2

Conclusion

Having regard to the 'REGEN' zoning objective of the site, and the nature and scale of the proposed development, it is considered that the proposal is acceptable in principle and subject to conditions, the proposal would accord with the South Dublin County Council Development Plan 2016-2022 and would be in keeping with the sustainable planning and 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, and as amended by Further Information received on 12 October 2021 and Clarification of Further Information received on 2 December 2021, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission,

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and that effective control be maintained.

2. Surface Water.

Prior to commencement of development, a revised drawing and report shall be submitted for the written agreement of the Planning Authority clearly showing:

(i) The surface water attenuation system, which currently has a proposed capacity of 3.7m³, shall be increased by a minimum of 60%.

(ii) Surface water shall be attenuated by means of SuDS (Sustainable Drainage System) and/or an arched type attenuation system only. For clarity, a concrete tank shall not be used.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate surface water drainage provision.

3. Drainage.

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

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

4. Irish Water Connection Agreement.

(a) Prior to commencement of development, the applicant shall clarify response from Irish Water regarding pre-connection enquiry with Irish Water or submit a letter of confirmation of feasibility of proposed development from Irish Water.

(b) Prior to the commencement of development the applicant or developer shall enter into a water connection agreement with Irish Water.

REASON: In the interest of public health and to ensure adequate water facilities.

5. Roads.

(a) Prior to commencement of the development, a developed Construction & Demolition Waste Management Plan shall be submitted for the written agreement of the Planning Authority.

(b) Prior to commencement of development, a developed Construction Traffic Management Plan shall be submitted for the written agreement of the Planning Authority.

(c) Prior to commencement of the development a revised layout plan showing, provision of bicycle parking spaces in line with SDCC bicycle parking standards (refer to Table 11.22: Minimum Bicycle Parking Rates) shall be submitted for the written agreement of the Planning Authority.

(d) The provision for the charging of electric vehicles of 100% of car parking spaces shall be provided with electrical ducting and termination points.

(e) 10% of surface car parking spaces shall be provided with electric vehicle charging

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points initially. Details of how it is proposed to comply with these requirements including details of the design of, and signage for, the electric charging points (where they are not in areas to be taken in charge) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(f) Car parking spaces dedicated for electrical charging shall be demarcated with 'RRM 034' as per Chapter 7 Road Markings.

(g) All items and areas for taking in charge shall be undertaken to a taking in charge standard. Prior to the commencement of development, the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed. All Road items to be Taken in Charge are to be in accordance with Appendix 6 of the Taking in Charge Standards.

REASON: In the interest of sustainable transport.

6. Air Quality.

During the construction/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.

REASON: To contain dust arising from construction/demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

7. 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:

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- 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.

8. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €30,863.49 (thirty thousand eight hundred and sixty three euros and forty nine 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). 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.

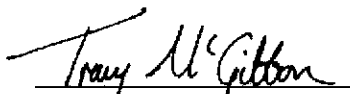
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REG. REF. SD21A/0158

LOCATION: Unit S1, Ballymount Drive, Ballymount Industrial Estate, Dublin 12

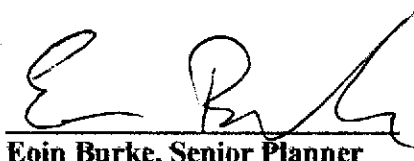


**Tracy McGibbon,
A/Senior Executive Planner**

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:

14/1/22



Eoin Burke, Senior Planner