

Comhairle Chontae Atha Cliath Theas

PR/0105/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0322 **Application Date:** 19-Nov-2021
Submission Type: New Application **Registration Date:** 19-Nov-2021

Correspondence Name and Address: Doyle Morris Group Unit 7, Block B, Leopardstown Office Park, Burton Hall Avenue, Sandyford Business Park, D18E6TC

Proposed Development: Retention of alterations to development permitted under Ref. SD12A/0190 including single storey rear extension; air conditioning units and associated flues to the west and east of the building; elevational alterations of the building including the installation of 2 fire escape external stairways and relocated openings; covered bicycle store and smoking area; car parking and circulation; all associated site works; permission is sought for the covering of the fire escape stairs with awnings; all development over an application site area of 0.57 hectares.

Location: Unit 4, Second Avenue, Cookstown Extension, Cookstown Industrial Estate, Tallaght, D24RCH2

Applicant Name: Prodieco Unlimited Company

Application Type: Permission and Retention

(CS)

Description of Site and Surroundings:

Site Area: 0.575 Hectares.

Site Description:

The subject unit is situated on the east side of the Luas Line in the Cookstown Industrial Estate. The site fronts onto the main access road into the Cookstown Industrial Estate. The site is currently in use by a company named 'Prodieco' which is an advanced engineering solutions company. The unit has a double height space, with a glazed and architectural steel clad exterior. The building is surrounded by a level area of tarmac, comprising car parking and circulation space.

Proposal:

The proposed development consists of the following:

- **Retention** of alterations to development permitted under Ref. **SD12A/0190** including single storey rear extension; air conditioning units and associated flues to the west and

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east of the building; elevational alterations of the building including the installation of 2 fire escape external stairways and relocated openings; covered bicycle store and smoking area; car parking and circulation; all associated site works. Retention for 71.64sq.m as stated.

- **Permission** is sought for the covering of the fire escape stairs with awnings; all development over an application site area of 0.57 hectares. Permission for 25.5sq.m (awnings over fire stairs).

Zoning:

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

Consultations:

Roads Department – **Additional Information** recommended however should permission be granted **conditions** are recommended to be attached.

Irish Water – No objections subject to **conditions**

Surface Water Drainage – No objections subject to **conditions**

Environmental Health Officer – No objections subject to **conditions**

Parks Department – No comments following review.

SEA Sensitivity Screening

No overlap indicated with SEA layers.

Submissions/Observations /Representations

None received

Relevant Planning History

SD13A/0019: Erection of single storey ESB MV substation building of floor area 14sq.m. to the front of the main factory building.

Decision: **REFUSE PERMISSION.**

SD12A/0190: Material alterations and material change of use of car sales showroom and workshop to a manufacturing facility for tool components and the erection of a 23.8sq.m shed for plant at the rear. The material alterations include a new mezzanine floor of 1155sq.m.

Decision: **GRANT PERMISSION.**

SD04A/0021: Convert an existing structure into a vehicle showroom and workshop facility. Work to include partial removal of the existing western external envelope replacing with glazing and cladding. There are also minor alterations to the rest of the existing fabric to allow for the new intended use.

Decision: **GRANT PERMISSION.**

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Completed

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None.

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

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.*

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

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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

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)

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

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

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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)

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)

Tallaght Town Centre Local Area Plan 2020 -2026.

3.3 Cookstown

4.2 Economic Development & Regeneration

CK8

ED5

Relevant Government Guidelines

Traffic and Transport Assessment Guidelines, National Roads Authority, (2007)

Waste Management Plan for the Dublin Region 2005-2010, Dublin City Council, Dun Laoghaire-Rathdown County Council, Fingal County Council and South Dublin County Council, (2005)

Regional Planning Guidelines for the Greater Dublin Area 2010-2022, Dublin Regional Authority & Mid-East Regional Authority (2010)

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 as follows:

- Zoning & Council Policy,

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- Tallaght LAP 2020-2026,
- Visual Impact,
- Access & Parking,
- Environmental Health (EHO),
- Services & Drainage,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR).

Zoning and Council Policy

The site is located in an area zoned, REGEN – Industry – Light is permitted in principle, Industry – General and Warehousing are open for consideration. It is considered that the manufacturing facility for tool components and precision engineering instruments for the pharmaceutical industry would comprise General Industry.

As such, subject to compliance with the relevant policies, standards and requirements of the current South Dublin County Council Development Plan, the principle of the proposed industrial development is acceptable at this location.

It should be noted that the subject lands associated with the application (SD12A/0190) which this proposal seeks to amend was zoned 'EP1' - *To facilitate opportunities for intensive employment uses complemented by mixed-use development based on a principle of street networks and in accordance with approved plans* when permission was granted. The proposal is assessed under the amendment made to the current plan i.e. SDCC Development Plan 2016-2022.

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”.

The proposal would be generally consistent with the policies and objectives of the South Dublin County Council Development Plan 2010-2016.

Tallaght LAP 2020-2026,

The application is located in Cookstown and is contained within the Tallaght LAP 2020-2026. *Section 3.3 Cookstown* of the LAP sets out the key objectives for Cookstown (CK). One of the key objectives for Cookstown (CK8) is to encourage and facilitate higher intensity employment uses and economic development. *Section 4.2 Economic Development and Regeneration* sets out a series of economic development objectives for Tallaght LAP. One of the key economic development objectives is to support and facilitate the expansion and growth of existing

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enterprise and employment uses in business parks and industrial areas. It is considered that the application generally accords with the Tallaght LAP.

Visual Impact

The applicant indicates in their cover letter submitted that some deviations from the extant permission were identified for which **retention permission is being sought.**

Single storey rear extension (51.65sq.m)

Permission was granted under reg. ref. SD12A/0190 to erect a 23.8sq.m shed for plant at the rear. However, the rear extension erected performing the same function doubled to 51.65sq.m. This rear extension seeking retention is not visible from the public domain and would not have a significant adverse visual impact.

Air conditioning system with flues to east & west elevations

An air conditioning system has been installed for the permitted mezzanine office floor. Flues and apparatus associated with the system are located on the side (eastern & western) elevations of the building. Both are adjacent to and are attached to the building and were not part of SD12A/0190. It is considered the above would not have a significant adverse visual impact in the context of the subject site.

Fire escape stairs

Fire escape stairs with door openings have been installed externally on both the eastern and western elevations. These were required under fire safety regulations but did not form part of the original permission (SD12A/0190). The emergency stairs are comprised of stainless steel construction and are not visually intrusive.

Miscellaneous elevation alterations

3 ground floor door openings for emergency and employee access have been added to the western (side) elevation at its centre (single glass door) front (south – double glass door) and in the northern (rear) elevation (single door) on the western side. This would visually accord with the context of the subject site.

The air conditioning system necessitates venting and louvered vent panels of the same grey finish and the existing elevations have been installed on the first floor of the northern (rear) elevation and on the eastern (side elevation) (3 vents). This would visually accord with the context of the subject site.

Two no. single storey shelters (covered bicycle store & smoking area)

A single storey bicycle shelter (16.6sq.m) has been erected in the north western quadrant of the site. This is supplied with bicycle standards capable of holding 36 bicycles. A smoking shelter

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(3.48sq.m) is adjacent to the bicycle store also in the north western quadrant of the building. This would visually accord with the context of the subject site.

The applicant is seeking **permission** for the following:

Canopy over fire escape stairs (25.5sq.m)

The proposal seeks permission for the covering of the fire escape stairs with a metal (Kingspan or similar) awning. These awnings will be on simple grey stainless steel upstands and will themselves be grey in colour. This would visually accord with the context of the subject site.

Therefore, no adverse visual impact is anticipated.

Access and Parking

The Roads Department has issued a report recommending **Additional Information** be requested or **conditions** be attached in the event of a grant.

An extract taken from the Roads Department report states the following:

Roads Assessment: The site is situated on the east side of the Luas Line in the Cookstown Industrial Estate. The site fronts onto the main access road into the Cookstown Estate. The proposed site is surrounded by a level area of tarmac, comprising 79 car parking and circulation space with two existing vehicular access off Cookstown Road.

The applicant has submitted swept path analysis to demonstrate that an HGV can access and egress from the proposed development in a forward gear.

*There is existing 79 car parking spaces within the proposed site. The amount of car parking on the site **exceeds the maximum car parking standards** of the SDCC County Development Plan 2016-2022 (Table 11.23). Roads Department is not satisfied with the proposed car parking spaces.*

The applicant is requested to submit the following information in relation to roads/parking issues:

a. A robust justification for the quantum of car parking on site having regard to the close proximity of the site to public transport links. The applicant should note that the County Development Plan parking standards are maximum standards. The applicant has proposed 36 no. bicycle parking spaces at the proposed development. The amount of bicycle parking on the site does exceed the maximum bicycle parking standards of the SDCC County Development Plan 2016-2022 (Table 11.22). Roads department is satisfied with the proposed bicycle parking spaces.

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The applicant has not submitted a layout showing pedestrian and cycle path adequate connectivity around and within the development and footpaths on the main road.

*Roads recommends that **additional information** be requested from the applicant:*

1. The applicant is requested to submit a revised layout showing the bicycle and pedestrian routes within the development.

a. The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.

b. All external bicycle parking spaces shall be covered.

c. Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.

2. The applicant shall provide a 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points, REASON: In the interest of sustainable transport.

3. A robust justification for the quantum of car parking proposed on site having regard to the close proximity of the site to public transport links. The applicant should note that the Development Plan parking standards are maximum standards.

4. The applicant/developer is requested to clarify the following:

i. Proposed hours and days of operation

ii. Number of staff

iii. Timing and number of HGV trucks expected to and from the site.

5. A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be agreed with the roads department and the agreed plan, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.

*Should the permission be granted, the following **conditions** are suggested:*

1. The applicant is requested to submit a revised layout showing the bicycle and pedestrian routes within the development.

a. The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.

b. All external bicycle parking spaces shall be covered.

c. Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.

2. The applicant shall provide a 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points, REASON: In the interest of sustainable transport.

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3. *A robust justification for the quantum of car parking proposed on site having regard to the close proximity of the site to public transport links. The applicant should note that the Development Plan parking standards are maximum standards.*

4. *The applicant/developer is requested to clarify the following:*

i. Proposed hours and days of operation

ii. Number of staff

iii. Timing and number of HGV trucks expected to and from the site.

5. *A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be agreed with the roads department and the agreed plan, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.*

Having regard to the above comments from the Roads Department, it is considered that the **conditions** would satisfactorily resolve the issues raised.

Environmental Health (EHO)

Environmental Health have issued a report recommending **conditions** to be attached in the event of a grant. An extract taken from the EHO report is seen below.

Development Summary

The above proposal is acceptable to the Environmental Health Department – subject to the following condition(s):

Construction Phase

Noise

1. To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that :

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

-Before 07.00 hours on weekdays, Monday to Friday

-Before 09.00 hours on Saturdays.

-After 19.00 hours on weekdays, Monday to Friday.

-After 13.00 hours on Saturdays.

-Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

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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.

Noise Operational Phase:

Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any residence, adjoining premises or public place in the vicinity.

Reason: In the interest of public health.

All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as LAeq over 15 minutes at 1 meter from the façade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and night time.

Reason: In the interest of public health.

It is considered appropriate to attach the above **conditions** in the event of a grant.

Services and Drainage

Both Irish Water and Surface Water Drainage have recommended no objections subject to **conditions**. An extract taken from the Irish Water report states the following:

1 Water

1.1 All development shall be carried out in compliance with Irish Water Standards codes and practices.

2 Foul

2.1 All development shall be carried out in compliance with Irish Water Standards codes and practices.

It is considered appropriate to attach the above **conditions** in the event of a grant.

An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No Objection Subject to:

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All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal

The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

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

It is considered appropriate to attach the above **conditions** in the event of a grant.

Screening for Appropriate Assessment (AA),

Having regard to the distance of the proposed development from any Natura 2000 sites, the nature and scale of the proposed development in the context of the surrounding developments, it is not considered that the proposed development is likely to have a negative effect on a Natura 2000 site and therefore a Stage 2 Appropriate Assessment is not required.

It is noted that the applicant has submitted a cover letter concluding that no impact to the qualifying interests of designated sites will occur as a result of the proposed development.

Environmental Impact Assessment (EIA),

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.

It is noted that the applicant has submitted a cover letter concluding that on the basis of preliminary examination there is no real likelihood of significant effects on the environment and there is no requirement for EIAR screening.

Other Considerations

Development Contributions

- Retention for single storey rear extension for plant (51.65sq.m), retention of bicycle storage (16.6sq.m), retention for smoking shelter (3.48sq.m).
- Permission for awnings over fire stairs (25.5sq.m).
- Assessable area is nil.

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SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m.)
Industry: retention & permission for extensions etc.	51.65
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.57

Conclusion

Having regard to the 'REGEN' zoning objective of the site and existing and proposed development in the vicinity, it is considered that subject to compliance with the conditions set out below, the application for retention and permission would not significantly detract from the character of the surrounding area, would be in accordance with the current South Dublin County Council Development. As such, the proposed development would be in accordance with the proper planning and sustainable development of the area. It is, therefore, recommended that permission be granted subject to conditions set out below:

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 & Grant Retention 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 in accordance with submitted plans and details.
The development shall be retained, carried out and completed in its entirety fully 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.

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2. Drainage - Irish Water.

- (a) All development shall be carried out in compliance with Irish Water Standards codes and practices.
- (b) All development shall be carried out in compliance with Irish Water Standards codes and practices.
- (c) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal
- (d) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- (e) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
- (f) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
- (g) 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.
- (h) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

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.

3. Roads Issues.

Prior to commencement of development the applicant shall submit revised drawings including the following information to the Planning Authority for written approval.

- (1) The applicant shall submit a revised layout showing the bicycle and pedestrian routes within the development.
 - (a) The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.
 - (b) All external bicycle parking spaces shall be covered.
 - (c) Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.
- (2) The applicant shall provide a 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points,
- (3) A robust justification for the quantum of car parking proposed on site having regard to the close proximity of the site to public transport links. The applicant should note that the Development Plan parking standards are maximum standards.
- (4) The applicant/developer shall clarify the following:
 - (i) Proposed hours and days of operation
 - (ii) Number of staff
 - (iii) Timing and number of HGV trucks expected to and from the site.
- (5) A Mobility Management Plan shall be completed within six months of opening of the proposed development. The Mobility Management Plan shall be agreed with the roads

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department and the agreed plan, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.

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

4. Environmental Health.

Construction Phase Noise

(a) To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that :

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

-Before 07.00 hours on weekdays, Monday to Friday

-Before 09.00 hours on Saturdays.

-After 19.00 hours on weekdays, Monday to Friday.

-After 13.00 hours on Saturdays.

-Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

(b) Noise Operational Phase:

Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any residence, adjoining premises or public place in the vicinity.

(c) All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as LAeq over 15 minutes at 1 meter from the façade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and night time.

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.

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 requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

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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: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

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REG. REF. SD21A/0322

**LOCATION: Unit 4, Second Avenue, Cookstown Extension, Cookstown Industrial Estate,
Tallaght, D24RCH2**

jjohnston

**Jim Johnston,
Senior Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission & Grant Retention 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: _____

26/1/22

Eoin Burke

Eoin Burke, Senior Planner