

Comhairle Chontae Atha Cliath Theas

PR/0144/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0328 **Application Date:** 01-Dec-2021
Submission Type: New Application **Registration Date:** 01-Dec-2021
Correspondence Name and Address: John Spain Associates 39, Fitzwilliam Place, Dublin 2
Proposed Development: Change of use of Unit 3 from retail use at ground and first floor level to takeaway restaurant, including ancillary seating area and back of house areas at ground and first floor level and associated signage.
Location: Unit 3, Block C, Bancroft Centre, Greenhills Road Extension & Tallaght Bypass, Tallaght, Dublin 24
Applicant Name: Woodfire and Wings Ltd.
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.01265 hectares

Site Description:

The application site contains a ground and first floor corner retail unit, part of a recent apartment block, located within the New Bancroft Centre in Tallaght. The surrounding area is defined by local centre use and apartments.

Site visited:

10 January 2022

Proposal:

Permission is sought for the following:

- Change of use from existing vacant retail unit to takeaway restaurant with ancillary seating area and back of house areas including office, storage, staff room and toilets.
- Signage on north and west elevations and suspended sign from first floor of north elevation

Zoning:

The site is subject to zoning objective 'VC' - *'To protect, improve and provide for the future development of Village Centres'*.

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Consultations:

Surface Water Drainage – No comment

Irish Water – No objection, conditions recommended

Roads – No objection, conditions recommended

Environmental Health – No objection, conditions recommended

Parks – No comment

Submissions/Observations /Representations

Submission expiry date – 13/01/2021

No submissions or observations received

Relevant Planning History

The application site is a ground and first floor retail unit located within the New Bancroft Centre. Relevant applications are listed below.

SD14A/0176: Permission granted for revisions to previously approved and substantially constructed development (Reg. Ref. SD06A/0107 and An Bord Pleanála Reference PL06S.217573) to include the following:

- (1) Block A - change of use of previously approved and constructed office use (514sq.m.) at upper basement and (200.6sq.m.) at ground floor level to provide for crèche use (278sq.m.) at upper basement level (which is a relocation of the permitted crèche from Block B, provision of 5 residential units comprising 2 no. 1 bed live/work units at the upper basement level and 2 no. 1 bed and 1 no. 2 bed apartments at ground floor and 15 associated storage rooms at upper basement level along with revised elevation treatment including terraces and balconies and associated site works.
- (2) Block B - change of use from previously approved and constructed crèche use (278.2sq.m.) at ground floor level to provide for 4 residential units comprising 2 no. 1 bed and 2 no. 2 bed along with revised elevation treatment including terraces and associated site works.
- (3) Block C - change of use from previously approved and constructed retail use (128.0sq.m.) at ground floor level and the provision of 1 no. 3 bed unit within the existing building envelope; change of use from previously approved office use (478sq.m.)/retail use (165sq.m.) at first floor, second floor office use (731sq.m.) and third floor office use (643sq.m.) to provide for 20 residential units within the existing building envelope comprising 6 no. 1 bed, 11 no. 2 bed, 3 no. 2 bed duplex units and 5 storage rooms at each level along with revised elevation treatment including terraces and balconies, associated site works and provision of photovoltaic panels and roof lights at roof level.

SD06A/0107 (ABP Ref. PL06S.217.573): Permission granted for revisions to existing approved development S01A/0211. Revisions include: (1) omission of proposed Block A, Block

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B, Block C and Block E; (2) revised basement and site layout consisting of the following development: (3) Block A: A 5 storey part 8 storey with recessed penthouse residential building ranging in height from 17.75m to 28.3m over double basement comprising of 21 no. 1 bed and 38 no. 2 bed apartments ranging in area from 50sq.m. to 89sq.m. with projected balconies ranging in size from 5.3sq.m. to 12.5sq.m. (4) Block B: A 5 storey recessed penthouse residential building with a 312sq.m. creche at ground floor level, ranging in height from 17.75m to 19.975m over double basement comprising of 13 no. 1 bed, 32 no. 2 bed and 1 no. 3 bed apartments ranging in area from 50sq.m. to 110sq.m. with projected balconies ranging in size from 5.3sq.m. to 12.5sq.m. (5) Block C: A 3 storey part 4 storey with recessed penthouse mixed use building consisting of office, retail and residential ranging in height from 12.2m. to 17.2m over double basement with 2138sq.m. retail consisting of 5 no. units at ground floor comprising of: Retail no. 1 with floor to floor height of 3.5m with gross floor area of 1404sq.m. including storage with docking bay accessed off existing surface car parking off Village Green Road at ground floor and staff canteen at first floor; Retail No. 2 with floor to floor height of 6.65m with gross floor area of 217sq.m. including mezzanine of 90sq.m; Retail No. 3 with floor to floor height of 6.65m with gross floor area of 224sq.m. including mezzanine of 90sq.m; Retail No. 4 with floor to floor height of 6.65m with gross floor area of 90sq.m. including mezzanine of 31sq.m; Retail no. 5 with floor to floor height of 6.65m with gross floor area of 90sq.m. including mezzanine of 31sq.m., 2331sq.m. office over 3 levels over retail, 3 no. 2 bed duplex, 13 no. 1 bed, 26 no. 2 bed and 3 no. 3 bed apartments ranging in area from 50sq.m. to 110sq.m. with projected balconies ranging in size from 5.3sq.m. to 22.5sq.m; a roof garden above retail at first floor of 580sq.m; (6) revisions to part underground part over ground basement car park consisting of a reduction in area from 6664sq.m. to 6524sq.m. and an increase in number of car parking bays from 171 no. to 175 no. car parking bays providing 160 no. retail car parking bays and 15 no. creche car parking with the addition of 403sq.m. office space at the corner of Greenhills Road extension and Tallaght Bypass accessed off Greenhills Road Extension with vehicular and pedestrian access from the existing Village Green Road and Greenhills Road Extension; (7) Revisions to lower underground basement carpark with an increase in area from 3788sq.m. to 6914sq.m. and an increase in number of carparking bays from 125 no. car parking bays to 212 no. carparking bays providing for 62 no. office carparking bays and 150 no. residential carparking bays; (8) A 2m high wall screening existing car parking at northwestern boundary of site from proposed public square complete with associated landscape works. (9) Revised ramp accessed off Greenhills Road extension onto pedestrian walkway. **An extension of duration was granted under SD06A/0107/EP.**

S01A/0211 (PL06S.127.186): Permission granted for construction of a residential , retail and office mixed use development of a total of 19,729sqm plus a basement carpark of 13,540sqm comprising of 5 buildings; Block A; a part 4 storey part 6 storey office block totalling 3,574sqm; Block B: a part 3 storey, part 5 storey office block totalling 2,799sqm with enclosed atrium totalling 260sqm all over a 2 storey part underground part overground basement carpark totalling 7008sqm providing 225 number parking bays with vehicular and pedestrian access from the new

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proposed Green- hills road extension; Block C: a 2 storey retail and restaurant block totalling 3824sqm all over a part underground part overground basement carpark totalling 3487sqm providing 171 number parking bays with vehicular and pedestrian access from the existing Village Green Road; Block D: a 3 storey stepping to 5 storey residential building of 8170sqm total comprising 10 three bedroom penthouse units, 50 two bedroom and 25 one bedroom apartments, 3 retail units of 285sq.m in total with 85 car parking bays in a single level basement carpark of 3045sqm all located on the Main Road and Greenhills road extension; Block E: a 2 storey bar/retail building totalling 1102sqm with 65 surface car parking bays complete with associated landscape works, and demolition of existing structures containing retail units on 1.817 Ha site.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

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

Chapter 5 Urban Centres & Retailing

Policy UC1 Urban Centres Overarching

Policy UC3 Village Centres

It is the policy of the Council to strengthen the traditional villages of the County by improving the public realm, sustainable transport linkages, commercial viability and promoting tourism and heritage value.

Section 5.2.2. Retail Hierarchy

Table 5.1 South Dublin County Retail Hierarchy

Section 5.5.0 Core Retail Areas

Policy R10 Fast Food Outlets/Takeaways

R10 Objective 1: To prevent an excessive concentration of fast food outlets/takeaways and ensure that the intensity of any proposed use is in keeping with both the scale of the relevant building and the pattern of development in the area.

R10 Objective 2: To restrict the opening of new fast food/takeaway outlets in close proximity to schools so as to protect the health and wellbeing of school-going children.

Section 5.6.0 Retail Centres

Policy R7 Village Centres: *It is the policy of the Council to strengthen the retail, retail services and niche retailing function of traditional villages*

Section 6.4.4 Car Parking

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Policy TM7 Car Parking

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

Section 10.0 Energy
Policy E3 Energy Performance in Existing Buildings
Policy E4 Energy Performance in New Buildings

Section 11.2.3 Town and Village Centres

Section 11.2.9 Shopfront Design

Section 11.3.6 Retail Development

(ii) Restrictions on Uses

- *An over-concentration of certain uses will be discouraged in urban centres, due to an overriding need to maintain the integrity, quality and vibrancy of centres.*

(ii) Fast Food/Takeaway Outlets

Fast food outlets have the potential to cause disturbance, nuisance and detract from the amenities of an area and as such, proposals for new or extended outlets will be carefully considered. Development proposals for fast food/takeaway outlets will be strictly controlled and all such proposals are required to address the following:

- *The potential effect and the proximity of fast food outlets or take away outlets to vulnerable uses, such as schools or parks.*
- *The cumulative effect of fast food outlets on the amenities of an area. The effect of the proposed development on the existing mix of land uses and activities in an area.*
- *Opening/operational hours of the facility.*
- *The location of vents and other external services and their impact on adjoining amenities in terms of noise/smell/visual impact.*

Section 11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

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Table 11.23: Maximum Parking Rates (Non-Residential)

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 11.7.2 Energy Performance In New Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

Schedule 5: Definition of Use Classes & Zoning Matrix Table

Schedule 6: Outdoor Advertising Strategy

Tallaght Local Area Plan 2020

Section 3.4 The Village

VL1: *Consolidate mixed use residential uses*

Relevant Government Guidelines and Policy

Retail Planning Guidelines for Planning Authorities, Department of the Environment, Community and Local Government (April 2012)

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

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Roads
- Services, Drainage and the Environment
- Environmental Health
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

'VC' - *'To protect, improve and provide for the future development of Village Centres'*. Schedule 5 of the County Development Plan defines Takeaways as *'a premises used for the sale of hot food for consumption off the premises'*. Takeaways are not set out within the land use zoning matrix. Restaurant/Café, Shop-Neighbourhood and Shop-Local are permitted under this zoning objective. Uses that are not listed under the land use zoning tables in the Development

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Plan will be considered on a case-by-case basis in relation to conformity with the relevant policies, objectives and standards contained within the Plan, particularly in relation to the zoning objective of the subject site and its impact on the development of the County at a strategic and local level.

In terms of Council policy, policy R10 Fast Food Outlets/Takeaways of the CDP states that it is the policy of the Council to manage the provision of fast-food outlets and takeaways with Objective 1 seeking to prevent an excessive concentration of takeaways and Objective 2 seeking to restrict the opening of takeaways in close proximity to schools.

Section 11.3.6 (iii) of the CDP states that proposals for takeaways are required to address the following:

- The potential effect and the proximity of fast-food outlets or take away outlets to vulnerable uses, such as schools or parks.
- The cumulative effect of fast-food outlets on the amenities of an area.
- The effect of the proposed development on the existing mix of land uses and activities in an area.
- Opening/operational hours of the facility.
- The location of vents and other external services and their impact on adjoining amenities in terms of noise/smell/visual impact.

The proposed development has been assessed against these provisions as follows:

- The closest school to the site are located approximately 200m to the south. The closest park is the Sean Walsh Memorial Park located approximately 225m to the west of the site. The site is separated from these vulnerable uses by the N81 road, and it is therefore not considered that the proposal would have a detrimental impact on these vulnerable uses.
- There are 8 existing takeaways within 500m of the subject site, including a Thai outlet, Chinese outlet and a fish and chip shop. Having regard to the urban centre location and the quantum of commercial premises, it is not considered that the addition of the outlet proposed as part of this application would result in an over proliferation of outlets in the area.
- There are a variety of land uses and activities in the area, including takeaway units, a pub, off licences, retail and other professional services, all of which are typical of a Local Centre. A takeaway use is not considered harmful to the other existing uses and would add more variety.
- The applicant has stated that opening hours for the unit would be:
 - 3pm – 10 pm (Sunday – Wednesday)
 - 3pm – 11pm (Thursday – Saturday)

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These hours are considered appropriate, and a **condition** should be attached in the event of a grant.

- The HSE Environmental Health Officer has reviewed the proposal and stated no objection to the development. This is discussed further in the following section. Proposed bin storage has not been indicated and can be sought by way of **condition**.

Section 9.3 of the Tallaght Town Centre Local Area Plan 2020 states that *'The Planning Authority will seek to ensure that the quantum of amusement and gaming arcades, bookmakers, public houses, off-licences and fast food outlets is not disproportionate to the overall size and character of the area.'*

There are 8 existing takeaways within 500m of the subject site, including a Thai outlet, Chinese outlet and a fish and chip shop. Having regard to the urban centre location and the quantum of commercial premises, it is not considered that the addition of the outlet proposed as part of this application would result in an over proliferation of outlets in the area.

Following Variation 5 of the County Development Plan, the criteria in section 11.2.8 should be applied to signs on the outside of a building. In terms of the requirements of this section, the relevant criteria are listed below with an assessment of each:

- *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).* – Signage is proposed on both the north and west elevations of the unit, above the main entrance on the west elevation and above windows on the north elevation. In addition, a suspended sign is proposed on the north of the unit, suspended from the overhang of the first floor. These proposals are considered acceptable.
- *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.* – All proposed signage is on the ground floor. This is considered acceptable.
- *Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features.* – The signs are simple, modern looking and coordinate with each other, giving a unified appearance. It is considered that the signs are appropriate for their location.
- *Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment.* – The proposed signage is considered to be appropriately sized and would not be visually obtrusive.
- *Any sign, advertising structure or associated structure should not create an obstruction to pedestrian or cyclist movement or create a traffic hazard.* – The Roads Department has not stated a concern in terms of pedestrian or cyclist movement or the creation of a traffic hazard.

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- *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).* – The two signs directly on the façade of the unit would have aluminium face panels with cut outs for the word ‘Woodfire’ to reveal neon lighting. White neon letters saying ‘& Wings’ would be mounted directly onto the aluminium panel. The suspended sign would be a circular box made of aluminium and acrylic and would be internally lit by LED lights. It is considered that the materials and design of the signs would be acceptable in this instance. The illumination of the signs is considered to be in accordance with Schedule 6, Section 4 of the Development Plan, and will assist in providing light and activity after dark.
- *Applications for advertising structures will be considered having regard to the South Dublin County Council Outdoor Advertising Strategy (2019).* – The application has been considered against the criteria of the Advertising Strategy. The site is located in Zone 2 where advertising signs are considered acceptable in principle.
- *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.* – It is considered that the simple design of the signs is inoffensive. The site does not directly bound a public road and therefore it is not considered that the signs would impact road users, nor would they impede pedestrian movement.

Under the South Dublin County Council Outdoor Advertising Strategy (2019), the site is located within Zone 2 of the Zones of Advertisement Control, which consists of urban centres and locations comprising retail, amenity, and commercial uses.

Based on the above, the change of use to takeaway and proposed signage are considered acceptable.

Roads

The Roads Department has reviewed the application and has stated no objection subject to **conditions**. An extract of the report states:

1. *Prior to commencement the applicant shall submit revised layout showing details on location and number of car parking spaces to be provided at the development. Please refer to Table 11.23: Maximum Parking Rates (Non-Residential) – from the SDCC County Development Plan 2016-2022.*
2. *Prior to commencement the applicant shall also provide ownership evidence of the allocated car parking. If the applicant does not own/manage allocated car parking space, they shall provide a written agreement between the owner/management company of the*

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- car parking space/s, agreeing the proposal.*
3. *Prior to commencement the applicant shall submit revised layout showing details on location and number of covered bicycle parking spaces to be provided at the development. Please refer to Table 11.22: bicycle Parking Rates (Non-Residential) – from the SDCC County Development Plan 2016-2022.*
 4. *The proposed signage shall meet the criteria for signage as outlined in SDCC CDP section 11.2.8. and table 11.9.*

The red line boundary of the site does not incorporate any lands that could be used for parking. The applicant is the tenant of the unit and therefore does not control lands outside of the red line boundary. It is therefore not considered that the recommended conditions can be applied in this instance. The use of existing parking in the centre is considered adequate. It is agreed that standard **conditions** in relation to signage should be attached in the event of a grant of permission.

Services, Drainage and the Environment

Irish Water has reviewed the application and has stated no objection. Standard **conditions** have been recommended as follows:

1 Water

Prior to commencement of development submit a drawing showing the watermain layout of proposed development.

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

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

2 Foul

Prior to commencement of development submit a drawing showing the foul water layout of proposed development.

- *Prior to the commencement of development the applicant or developer shall enter into waste water connection agreement(s) with Irish Water.*

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

Environmental Health

Environmental Health has reviewed the application and has stated the proposed development is acceptable and have recommended the following **conditions**:

1. Kitchen: Fumes and Noise

- a. *The ventilation system shall be adequately filtered and externally vented so as not to cause a nuisance to neighbouring properties.*
- b. *Any fumes emitted from the premises shall be minimised and if necessary treated using the Best Available Technology and emitted to the outer air.*

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- a. *The requirements of the HSE Environmental Health Officer in relation to food premises should be ascertained prior to the commencement of development.*

It is considered the above **conditions** are appropriate to ensure the protection of public health and they should be included in the event of a grant of permission.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

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 real 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.

Other considerations

Development Contributions

The application is for a change of use of an existing vacant retail unit to a takeaway outlet. There is no net increase to the floor area which remains 248.5sq.m.

SEA Monitoring Information

There is no additional floor area proposed.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 it is considered that, subject to conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with 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.

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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 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.
2. Restrictions on Signage.
Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no further advertisement signs (including any signs installed to be visible through windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the development or within the curtilage of the site, unless authorised by a grant of planning permission.
REASON: To protect the visual amenities of the area and in the interest of the proper planning and sustainable development of the area.
3. Hours of Operation.
The proposed development shall be operated only between the hours of:
 - 3pm and 10 pm Sunday to Wednesday, and
 - 3pm and 11pm Thursday to Saturday.REASON: In the interest of residential amenity, and the proper planning and sustainable development of the area.
4. Bin Storage
The applicant shall submit details on the proposed location for bin storage associated with the development.
REASON: In the interests of the proper storage and disposal of waste arising.
5. Irish Water Connection Agreements
Prior to commencement of development the applicant shall enter into water connection and wastewater connection agreements with Irish Water.
REASON: In the interest of public health and to ensure adequate water and wastewater

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facilities.

6. Watermain and Foul Water Layouts

Prior to commencement of development submit a drawing showing the watermain layout and the foul water layout of the proposed development.

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

7. Environmental Health.

A. Kitchen: Fumes and Noise

(a) The ventilation system shall be adequately filtered and externally vented so as not to cause a nuisance to neighbouring properties.

(b) Any fumes emitted from the premises shall be minimised and if necessary treated using the Best Available Technology and emitted to the outer air.

(c) The noise from the operation of the ventilation system shall be attenuated so as not to cause a noise nuisance to nearby residential properties.

(d) Details to demonstrate compliance with above shall be submitted for the written agreement of the Planning Authority prior to the commencement of any development.

B. Grease traps

(a) All wastewater from kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Full details of this system shall be submitted for the written approval of the Planning Authority prior to the commencement of any development.

C. Noise

(a) No Equipment or Machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to 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 work outside these hours shall only be permitted following receipt of the written consent of the Planning Authority, having regard to the reasonable justification and No Equipment or Machinery (to include pneumatic drills, construction circumstances and a commitment to minimise as far as practicable any unwanted noise outside the hours stated above.

(b) Plant equipment with low inherent potential for generation of noise shall be selected and used. Generators and high duty compressors shall be provided with localised barriers or acoustic barriers as appropriate.

D. Air Quality

(a) 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 protect residential amenity and in the interest of public health.

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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.

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: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

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REG. REF. SD21A/0328

LOCATION: Unit 3, Block C, Bancroft Centre, Greenhills Road Extension & Tallaght Bypass, Tallaght, Dublin 24

J. Johnston

Jim Johnston,
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: 3/2/22

E. Burke

Eoin Burke, Senior Planner