

**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department**

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**NOTIFICATION TO GRANT PERMISSION FOR RETENTION
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Final Grant Order No.:	0158	Date of Final Grant:	09-Feb-2022
Decision Order No.:	1654	Date of Decision:	20-Dec-2021
Register Reference:	SD21A/0245	Date:	01-Dec-2021

Applicant: The Select Vestry, Leixlip Union of Parishes

Development: Retention of 2 prefabs as childcare facilities within the curtilage of a Protected Structure 025 - James MacCarten slab 1807 within a National Heritage Area adjoining Liffey Valley.

Location: Canon Despard Centre, Chapel Hill, Lucan Road, Lucan, Co. Dublin

Time extension(s) up to and including:

Additional Information Requested/Received: 28-Oct-2021 / 01-Dec-2021

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

Conditions and Reasons:

1. Development to be in accordance with submitted plans and details.
The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, as amended by the additional information received on 1 December 2021, save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. Temporary Permission for Prefabricated Buildings..
Prefab No.1 and Prefab No. 2 are permitted for a maximum temporary period of 3 years only. The structures and hard surfacing on which they stand shall be removed from the site within 3 years of the final grant date of this permission and the land shall be planted with grass seed within the first planting season following the removal of the structures.
REASON: In the interests of protecting and enhancing the sensitive environment within which the development is set, in the interests of visual amenity and the proper planning and sustainable development of the site.

3. Public Health.

The following requirements of the HSE Environmental Health Officer shall be adhered to in full:

(1) A suitable location for the storage of refuse shall be provided so as to prevent a public health nuisance. Waste shall be disposed of in a proper manner.

(2) Noise levels arising from the development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting any noise sensitive location.

REASON: In the interest of public health.

4. Drainage.

(a) 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.

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

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

5. (a) Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant shall sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

(b) Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant shall sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

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

6. Financial Contributions.

The developer shall pay to the Planning Authority a financial contribution of €7,015.47 (seven thousand and fifteen euros and forty seven 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 Act 2000 (as amended). This contribution is to be paid on receipt of Final Grant of Permission.

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.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. Please log onto www.localgov.ie and click on BCMS link.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1: Structural use of reinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.


_____ 16-Feb-2022
for Senior Planner