

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**SLR Consulting**  
**7, Dundrum Business Park**  
**Windy Arbour**  
**Dublin 14**

**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**PLANNING AND DEVELOPMENT ACT 2000 (as amended) & PLANNING**  
**REGULATIONS THEREUNDER**

<b>Decision Order Number:</b> 0216	<b>Date of Decision:</b> 17-Feb-2022
<b>Register Reference:</b> SD21A/0343	<b>Date:</b> 15-Dec-2021

**Applicant:** Roadstone Limited

**Development:** 2 prefabricated units for use as an office (31.5sq.m) and a canteen (23.3sq.m) located adjacent to the existing permitted Retail Shop (Ref. SD16A/0239) within a 0.0125 hectare application area at the existing quarry.

**Location:** Belgard Townland, Fortunestown, Tallaght, Dublin 24

**Floor Area:**

**Time extension(s) up to and including:**

**Additional Information Requested/Received:** /

**Clarification of Additional Information Requested/Received:** /

**DECISION TO:** Pursuant to the Planning & Development Act 2000 (as amended), it is hereby decided, 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 conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions

being as set out in the said Second Schedule and the said decision is subject to the said conditions.

### **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 condition(s) set out hereunder is thereby 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. Restriction on Use.  
The permitted structures shall be jointly used as ancillary staff accommodation relating to the retail unit granted under SD16A/0249 and shall not be used for any other purpose, nor separately leased, transferred or otherwise conveyed.  
REASON: To prevent unauthorised development.
3. Duration of permission.  
The prefabricated accommodation hereby granted permission is on a temporary basis for a period of 5 years from the date of the final grant of permission, after which time the temporary structure shall be removed from the site within six months, unless prior to that date, permission for its retention for a further period has been granted by the Planning Authority, or An Bord Pleanála on appeal.  
REASON: In the interest of the proper planning and sustainable development of the area.

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.

The Developer is advised that under the provisions of the Construction Products Regulation 2013 (No.305/2011-CPR) All products sourced for use in building process must conform with the statutory requirements of the CPR. For more information on these responsibilities see <http://ec.europa.eu/enterprise/sectors/construction/legislation>.

From March 1, 2014 the Building Control (Amendment) Regulations 2013 (SI 80 of 2013) come into effect. All Commencement Notices for works greater than 40sq.m are obliged to be accompanied by a number of certified undertakings as described by these Regulations.

Please note that upon receipt of this document you are obliged to remove the planning site notice in compliance with Article 20 of the Planning and Development Regulations 2001, as amended.

Please note that any valid submissions or observations received in accordance with the provisions of the Planning and Development Regulations 2001, as amended, have been considered in the determination of this application.

Signed on behalf of the South Dublin County Council.

  
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*for* **Senior Planner**

**22-Feb-2022**