

# Comhairle Chontae Atha Cliath Theas

**PR/0254/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD21A/0352      **Application Date:** 21-Dec-2021  
**Submission Type:** New Application      **Registration Date:** 21-Dec-2021  
**Correspondence Name and Address:** Niall Jones & Associates Somerton, 15, Butterfield Crescent, Rathfarnham, Dublin 14  
**Proposed Development:** Change of use from existing office accommodation (53.67sq.m) to new Sushi Take-Away shop consisting of new service counter with hatch to customer area at front, new internal kitchen, cold store, dry goods store & staff w.c., together with new shopfront signage to front elevation and all associated site works.  
**Location:** Unit 4a, St. John's House Retail Centre, Blessington Road, Tallaght, Dublin 24  
**Applicant Name:** Wei Kee Limited  
**Application Type:** Permission

(AOCM)

### **Description of Site and Surroundings:**

**Site Area:** stated as 0.00537 hectares/53.67sq.m

### **Site Description:**

The application site contains a vacant ground floor office unit, part of St John's House Retail Centre, a part 3-4 storey building located on Main Street, Tallaght. The surrounding area is defined by local centre use and apartments. There is an existing restaurant adjacent to the unit (no. 4 St John's House Retail Centre), with the 2 units previously separated under SD00A/0721. The site is adjacent to the Tallaght Architectural Conservation Area (ACA).

### **Site visited:**

31 January 2022

### **Proposal:**

Permission is sought for the following:

- Change of use from existing vacant office unit to take away outlet including new service counter with hatch to customer area at front, new internal kitchen, cold store, dry goods store & staff w.c
- New signage on northeast elevation, replacing existing signage at same location, and 4 wall mounted overhanging lights.

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- All associated site works.

### **Zoning:**

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

### **SEA Sensitivity Screening**

Indicates overlap with

- Areas of archaeological potential 2016
- Record of monuments and places 2016

Site is located adjacent to the Tallaght ACA

### **Consultations:**

Surface Water Drainage – No objection

Irish Water – No objection, conditions recommended

Roads – Refusal recommended

Environmental Health – No objection, conditions recommended

### **Submissions/Observations /Representations**

Submission expiry date – 02/02/2021

No submissions or observations received

### **Relevant Planning History**

**S00A/0721: Permission granted** for subdivision of Unit 4 into two units, one for use as a restaurant with kitchen/stores/staffroom facilities and the other for use as a commercial unit. Permission is also sought for new shopfronts and signage to facades.

### **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 UC2 Town Centres

*It is the policy of the Council to reinforce the role of Tallaght as the County Town and Clondalkin as a major Town Centre at the top of the County's urban hierarchy.*

UC2 Objective 4:

*To encourage and facilitate the re-use and regeneration of derelict land and buildings for*

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*retail and other appropriate centre uses and encourage the full use of buildings and in particular the use of upper floors and backlands with due cognisance to the retail sequential approach, quality of urban design, integration and linkages.*

### 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 R3 Tallaght Town Centre: It is the policy of the Council to maintain and enhance the primary retailing and major town centre function of Tallaght Town Centre as a Level 2 Retail Centre.*

### Section 6.4.4 Car Parking

#### 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

### 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

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*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

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 11.8.1 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*

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### **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**

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

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- 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 is located approximately 475m to the northeast as the crow flies, however, in terms of connectivity, the site is in excess of 600m from this vulnerable use. The closest park is the Sean Walsh Memorial Park located approximately 300 south of the site. The site is also located in close proximity to the TUD campus and The Priory institutional lands. The site is separated from this vulnerable use by the N81 road, and it is therefore **not considered** that the proposal would have a detrimental impact on these vulnerable uses.
- There are several existing takeaways within 500m of the subject site, including a Thai outlet, Chinese outlet and a fish and chip shop. The Square Shopping Centre is located within 500m of the subject site, with various takeaway options, as well as local takeaways within Tallaght village/town centre. 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 urban centre. A takeaway use is **not considered** harmful to the other existing uses and would add more variety.
- The applicant has not provided information regarding proposed opening hours for the unit. In the event of a grant, a **condition** should be attached requiring the applicant to agree the opening hours of the premises prior to operation of the unit. It is noted that the applicant controls a restaurant and take away adjacent to the subject unit. The opening hours for this premises are listed as:
  - 5pm – 12am (Monday – Thursday)
  - 4pm – 12am (Friday – Saturday)
  - 4pm – 11.30pm (Sunday)These hours would be considered acceptable if proposed for the subject take away unit.
- 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*

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*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 a number of existing takeaways within 500m of the subject site, including a Thai outlet, Chinese outlet and a fish and chip shop as well as outlets within The Square shopping centre. 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 the front (northeast) elevation only, replacing an existing sign for the previous use. The signage would be located above the main entrance and fenestration on the front elevation. the signage is considered appropriate given the use and would be in keeping with signage for similar nearby units. The proposal is therefore considered acceptable in this regard.
- *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.* – The signage would be at ground floor level, above the entrance and the front façade of the takeaway outlet. 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 sign is simple, stating only the name of the proposed takeaway outlet and necessary contact information. The sign would replace and upgrade existing signage for the unit and would be in keeping with the existing building. It is considered that the sign is appropriate.
- *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 in relation to signage associated with the take away unit.
- *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).* – Materials for

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the sign have not been stated. The signage will replace an existing sign for the unit with the addition of 4 no. wall mounted overhanging lights for illumination. The adjacent unit, no. 4, has similar lighting. The illumination of the signs is considered to be in accordance with Schedule 6, Section 4 of the Development Plan.

- *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. It is not considered that the sign would create an impediment to pedestrian movement and would not directly impact road users.

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 the development should be refused for the following reason:

- *No provision has been made for customer car parking/set-down area or bicycle parking.*

The proposed takeaway unit is located within an urban centre. Notwithstanding this fact, some short term car parking demand is expected from a takeaway. The existing office use was granted as part of the Tallaght Retail Centre mixed use development. Parking for this development is located around the corner from the site, in parallel public parking spaces on High Street. These spaces are not specified for any particular unit on that street.

It would not be proportionate or reasonable to require changes of use to provide additional parking facilities. The lack of cycle parking in the area is noted, but again it is not considered proportionate to impose a requirement for such in relation to a change of use where no works are proposed. Parking is also provided to the rear of the building. This is satisfactory to the Planning Authority.



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### Services, Drainage and the Environment

Water Services has reviewed the application and has stated no objection. 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.*

The proposed conditions are noted.

### 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.*

*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.*

*Reason: In the interests of public health and in the interest of protecting the established residential amenity of the surrounding area.*

*2. 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.*

*Reason: In the interests of public health.*

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### 3. Construction Phase - Noise

*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.*

*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.*

### 4. Construction Phase – 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.*

### 5. Notes to the Developer:

*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

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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**

#### ***Bonds & Contributions***

Proposed development relates to change of use of commercial premises from office to take-away. Total Assessable area is 53.67sq.m.

### **SEA Monitoring**

Development Type: Commercial

Floor Area (sq.m.): 53.67sq.m (No Net Increase)

Site Type: Brownfield/Urban Consolidation

Site Area (Ha.): 0.005367 Ha. (as per floor area)

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the existing road environment in the vicinity of the site, it is considered that, the proposed development would accord with the land-use zoning objective and 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.

## **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

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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. Hours of Operation.

The premises shall not be open to the public outside of the following hours, unless otherwise agreed with the Planning Authority in writing (applicant should quote this planning permission in any such correspondence)

o 7am – 12 midnight (Monday to Saturday)

o 7am – 12 midnight (Sundays and Bank Holidays)

REASON: In the interest of residential amenity and the proper planning and sustainable of the area.

3. Signage.

No advertising sign(s) or structure(s) (including any signs installed to be visible through windows), banners, canopies, flags, or other projecting elements shall be erected except those which form part of this permission, or which are exempted development, without prior approval by way of a new planning permission.

REASON: In the interest of visual amenity, compliance with development plan policies and the proper planning and sustainable development of the area.

4. Irish Water Connection Agreement.

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

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

5. 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.

REASON: In the interests of public health and in the interest of protecting the established residential amenity of the surrounding area.

6. Grease Traps.

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

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commencement of any development.

REASON: In the interests of public health.

### **7. Minimise Air Blown Dust.**

During the construction and or 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. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

### **8. 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:

- 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

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Dublin County Council Development Plan.

9. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €5,300.45 (five thousand three hundred euros and forty five 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).

The contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. 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.

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.

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**REG. REF. SD21A/0352**

**LOCATION: Unit 4a, St. John's House Retail Centre, Blessington Road, Tallaght, Dublin**

**24**

*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 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:**

23/2/22

*Eoin Burke*

**Eoin Burke, Senior Planner**