

South Dublin County Council

An Rannóg Talamhúsáide, Pleanála agus Iompair

Land Use, Planning & Transportation Department

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

Final Grant Order No.:	0645	Date of Final Grant:	25-May-2022
Decision Order No.:	0516	Date of Decision:	13-Apr-2022
Register Reference:	SD22A/0058	Date:	17-Feb-2022

Applicant: Gas Network Ireland

Development: The installation of a 1.62m high, 0.87 m wide, 0.5m deep above ground natural gas pressure reduction cabinet and an accompanying 3.25m vent stack with all ancillary services and associated site works.

Location: Glenview Lawns, Tallaght, Dublin 24

Time extension(s) up to and including:

Additional Information Requested/Received: /

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

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. (a) Drainage - Irish Water.
 - (i). All development shall be carried out in compliance with Irish Water Standards codes and practices.
 - (ii). All development shall be carried out in compliance with Irish Water Standards codes and practices.
 - (iii). The Developer shall ensure that there is complete separation of the foul and surface water

drainage for the proposed development.

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

(v). The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(vi). 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.

(vii). 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.

(b) 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.

(c) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, 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 only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place 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 Dublin County Council Development Plan.

3. Roads Requirements.

1. Prior to commencement the applicant shall submit a construction traffic management plan for the written agreement of the Planning Authority.

a. The construction traffic management plan shall include details on the maintenance routine during the initial and operational phase of the infrastructure, in essence, the roads department would like to see proposed parking/set down location for maintenance crews.

b. No vehicle shall be allowed to park, intrude and or obstruct public footpaths during the construction and operational stage unless agreed through the construction and traffic management plan.

2. The developer shall ensure that the "Operator's cabinets" door/inspection panels does not intrude on the public footpath and road, therefore the developer/contractor shall make any necessary amendments to the exact location and the orientation of the proposed operator's cabinets.

3. The location shall take into consideration any undergrounds services, no underground services shall be impacted by the installation of the proposed vent stack.

Reason: In the interest of proper planning and sustainable development.

4. Colour.

Both the vent stack and cabinet shall be finished in a dark green colour tone finish which harmonises with the residential context and character of the area.

REASON: In the interest of the visual amenity of the area.

5. Environmental Health.

The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity.

REASON: To protect residential amenity.

6. Decommissioning of underground district regulating unit.

The existing underground gas installation shall be decommissioned as part of this planning permission, within six weeks of commissioning of the new Unit.

REASON: In the interests of orderly development.

7. Maintenance.

The operator shall make satisfactory arrangements for the maintenance, repair and upkeep of the gas Installation in perpetuity, and shall accept responsibility for the removal of the gas Installation at its own expense, when no longer required.

REASON: In the interest of amenity and orderly development.

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: 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.

- (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.


for Senior Planner

25-May-2022