

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.:	0233	Date of Final Grant:	23-Feb-2022
Decision Order No.:	0054	Date of Decision:	14-Jan-2022
Register Reference:	SD21A/0104	Date:	09-Dec-2021

Applicant: Technological University Dublin Tallaght
Development: Footbridge from car park of university campus to Airton Close.
Location: TU Dublin, Tallaght & Airton Close, Tallaght, Dublin 24

Time extension(s) up to and including:
Additional Information Requested/Received: 28-Jun-2021 / 09-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 carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by Further Information received on 9th December 2021, 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. Landscape and Planting Plan.
Prior to the commencement of development, the applicant shall submit a Landscape Plan together with a detailed Planting Plan all prepared by a qualified Landscape Architect (or qualified Landscape Designer), for the approval of the SDCC Public Realm Section. Such proposals shall include the following:-
(A) Details of soft landscape design to include detailed planting plan(s) and planting schedule(s), stating species/varieties, quantities, sizes, rootball presentation and spacings.
(B) A timescale for implementation of all proposals, including the specified landscape

maintenance operations. The landscape contract shall include a post- Practical Completion (certified by the landscape consultant) Defects Liability Clause of 18 months.

REASON: To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022.

3. Landscape and Planting Plan - Implementation.

Within 6 months of the commencement of development or during the first planting season after the commencement of development the agreed landscape plan and planting proposals shall be completed. Written confirmation (with supporting photographic evidence) confirming that the agreed landscape plan and planting proposals has been implemented in full shall be submitted to the Planning Authority. A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are completed to the satisfaction of the Public Realm Section; and in accordance with the permitted landscape proposals.

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022.

4. Hours of Operation.

(a) The bridge shall be closed and gates at either side shall be locked at times when the TUD campus is closed.

(b) Lighting on the bridge shall be turned off when the TUD campus is closed.

REASON: In the interests of public safety and nocturnal fauna.

5. Roads.

Prior to commencement of development, the design and construction details of footpath improvements between the proposed bridge and Airton Road, along Airton Close, to be constructed by the applicant/developer and at their own expense, shall be agreed with the Planning Authority in writing. The agreed plan, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.

REASON: in the interest of pedestrian and traffic safety.

6. Irish Water.

(a) Any proposals by the applicant to divert or build over existing water or wastewater services shall be submitted to Irish Water for written approval prior to works commencing.

(b) Separation distances between the existing Irish Water assets and proposed structures, other services, trees, etc. shall be in accordance with the Irish Water Codes of Practice and Standard Details.

REASON: To protect public water assets.

7. Construction Environmental Management Plan

The applicant shall submit a revised Construction Environmental Management Plan prior to commencement of works (noting that a preliminary plan has already been submitted). This CEMP shall be updated as necessary and any updates notified to South Dublin County Council. The Plan shall be accessible at all times on site during the works.

The final plan shall:

- identify potential impacts and mitigating measures;

provide a mechanism for ensuring compliance with environmental legislation and statutory consents;

- detail and ensure Best Construction Practices including measures to prevent and control the

introduction of pollutants and deleterious matter and measures to minimise the generation of sediment and silt;

- In the event that any invasive plant species are located on site, address their containment and appropriate treatment

In the preparation of a Construction Management Plan, particular account must be taken in relation to bio security. To prevent the spread of hazardous invasive species and pathogens, high pressure steam cleaning of all items of plant and equipment to be used at and adjacent to waters must be undertaken prior to use. All PPE must be disinfected prior to use. All enabling works including topsoil stripping, access road installation, and temporary site office construction must be detailed in the Construction Management Plan.

REASON: To ensure the works do not cause damage to the watercourse.

8. 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.

9. 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 Dublin County Council

Development Plan.

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 applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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.

NOTE: The applicant/developer is advised that the most up to date South Dublin County Council Taking in Charge Policy and associated documents can be found at the following location <https://www.sdcc.ie/en/services/planning/commencement-and-completion/completion/taking-in-charge-policy-standards>.

NOTE: The applicant shall notify the Irish Aviation Authority and the Department of Defence regarding any cranes likely to penetrate ICAO surfaces.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; please apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

- (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

28-Feb-2022