

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

Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

**Maurice O'Neill,
Module Architecture
1st Floor
2 Chapel Hill
Lucan
Co. Dublin
K78 A6P7**

**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.:	0050	Date of Decision:	14-Jan-2022
Register Reference:	SD21A/0158	Date:	02-Dec-2021

Applicant: Alan & Monica Holmes

Development: Erection of 2 two storey industrial units adjacent to existing S1 unit comprising of warehouse, office and toilet at ground floor level and proposed storage to mezzanine floor level; alterations to external area/existing car park and all associated site works.

Location: Unit S1, Ballymount Drive, Ballymount Industrial Estate, Dublin 12

Time extension(s) up to and including:

Additional Information Requested/Received: 09-Aug-2021/12-Oct-2021, 09-Nov-2021/02-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, and as amended by Further Information received on 12 October 2021 and Clarification of Further Information received on 2 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. Surface Water.
Prior to commencement of development, a revised drawing and report shall be submitted for the written agreement of the Planning Authority clearly showing:
 - (i) The surface water attenuation system, which currently has a proposed capacity of 3.7m³,

shall be increased by a minimum of 60%.

(ii) Surface water shall be attenuated by means of SuDS (Sustainable Drainage System) and/or an arched type attenuation system only. For clarity, a concrete tank shall not be used.

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

3. Drainage.

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

(b) 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.

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.

4. Irish Water Connection Agreement.

(a) Prior to commencement of development, the applicant shall clarify response from Irish Water regarding pre-connection enquiry with Irish Water or submit a letter of confirmation of feasibility of proposed development from Irish Water.

(b) Prior to the commencement of development the applicant or developer shall enter into a water connection agreement with Irish Water.

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

5. Roads.

(a) Prior to commencement of the development, a developed Construction & Demolition Waste Management Plan shall be submitted for the written agreement of the Planning Authority.

(b) Prior to commencement of development, a developed Construction Traffic Management Plan shall be submitted for the written agreement of the Planning Authority.

(c) Prior to commencement of the development a revised layout plan showing, provision of bicycle parking spaces in line with SDCC bicycle parking standards (refer to Table 11.22: Minimum Bicycle Parking Rates) shall be submitted for the written agreement of the Planning Authority.

(d) The provision for the charging of electric vehicles of 100% of car parking spaces shall be provided with electrical ducting and termination points.

(e) 10% of surface car parking spaces shall be provided with electric vehicle charging points initially. Details of how it is proposed to comply with these requirements including details of the design of, and signage for, the electric charging points (where they are not in areas to be taken in charge) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(f) Car parking spaces dedicated for electrical charging shall be demarcated with 'RRM 034' as per Chapter 7 Road Markings.

(g) All items and areas for taking in charge shall be undertaken to a taking in charge standard. Prior to the commencement of development, the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed. All Road items to be Taken in Charge are to be in accordance with Appendix 6 of the Taking in Charge Standards.

REASON: In the interest of sustainable transport.

6. 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.

7. 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.

8. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €30,863.49 (thirty thousand eight hundred and sixty three euros and forty nine 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). 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.

- (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