

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

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D18E6TC**

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

Final Grant Order No.:	<b>0309</b>	Date of Final Grant:	<b>11-Mar-2022</b>
Decision Order No.:	<b>0105</b>	Date of Decision:	<b>24-Jan-2022</b>
Register Reference:	<b>SD21A/0322</b>	Date:	<b>19-Nov-2021</b>

**Applicant:** Prodieco Unlimited Company

**Development:** Retention of alterations to development permitted under Ref. SD12A/0190 including single storey rear extension; air conditioning units and associated flues to the west and east of the building; elevational alterations of the building including the installation of 2 fire escape external stairways and relocated openings; covered bicycle store and smoking area; car parking and circulation; all associated site works; permission is sought for the covering of the fire escape stairs with awnings; all development over an application site area of 0.57 hectares.

**Location:** Unit 4, Second Avenue, Cookstown Extension, Cookstown Industrial Estate, Tallaght, D24RCH2

**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 retained, 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. Drainage - Irish Water.  
(a) All development shall be carried out in compliance with Irish Water Standards codes and practices.

- (b) All development shall be carried out in compliance with Irish Water Standards codes and practices.
  - (c) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal
  - (d) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
  - (e) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
  - (f) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
  - (g) 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.
  - (h) 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.

### 3. Roads Issues.

Prior to commencement of development the applicant shall submit revised drawings including the following information to the Planning Authority for written approval.

- (1) The applicant shall submit a revised layout showing the bicycle and pedestrian routes within the development.
  - (a) The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.
  - (b) All external bicycle parking spaces shall be covered.
  - (c) Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.
- (2) The applicant shall provide a 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points.
- (3) A robust justification for the quantum of car parking proposed on site having regard to the close proximity of the site to public transport links. The applicant should note that the Development Plan parking standards are maximum standards.
- (4) The applicant/developer shall clarify the following:
  - (i) Proposed hours and days of operation
  - (ii) Number of staff
  - (iii) Timing and number of HGV trucks expected to and from the site.
- (5) A Mobility Management Plan shall be completed within six months of opening of the proposed development. The Mobility Management Plan shall be agreed with the roads department and 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 proper planning and sustainable development and transport.

### 4. Environmental Health.

#### Construction Phase Noise

(a) 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.

(b) Noise Operational Phase:

Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any residence, adjoining premises or public place in the vicinity.

(c) All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as LAeq over 15 minutes at 1 meter from the façade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and night time.

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 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.

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](http://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.

  
\_\_\_\_\_ 15-Mar-2022  
*for Senior Planner*