

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.:	0367	Date of Final Grant:	24-Mar-2022
Decision Order No.:	0144	Date of Decision:	03-Feb-2022
Register Reference:	SD21A/0328	Date:	01-Dec-2021

Applicant: Woodfire and Wings Ltd.

Development: Change of use of Unit 3 from retail use at ground and first floor level to takeaway restaurant, including ancillary seating area and back of house areas at ground and first floor level and associated signage.

Location: Unit 3, Block C, Bancroft Centre, Greenhills Road Extension & Tallaght Bypass, 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. Restrictions on Signage.
Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no further advertisement signs (including any signs installed to be visible through windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the development or within the curtilage of the site, unless authorised by a grant of planning permission.
REASON: To protect the visual amenities of the area and in the interest of the proper planning and sustainable development of the area.

3. Hours of Operation.

The proposed development shall be operated only between the hours of:

- 3pm and 10 pm Sunday to Wednesday, and
- 3pm and 11pm Thursday to Saturday.

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

4. Bin Storage

The applicant shall submit details on the proposed location for bin storage associated with the development.

REASON: In the interests of the proper storage and disposal of waste arising.

5. Irish Water Connection Agreements

Prior to commencement of development the applicant shall enter into water connection and wastewater connection agreements with Irish Water.

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

6. Watermain and Foul Water Layouts

Prior to commencement of development submit a drawing showing the watermain layout and the foul water layout of the proposed development.

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

7. Environmental Health.

A. 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.

B. 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.

C. Noise

(a) No Equipment or Machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to 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 work outside these hours shall only be permitted following receipt of the written consent of the Planning Authority, having regard to the reasonable justification and No Equipment or Machinery (to include pneumatic drills, construction circumstances and a commitment to minimise as far as practicable any unwanted noise outside the hours stated above.

(b) Plant equipment with low inherent potential for generation of noise shall be selected and used. Generators and high duty compressors shall be provided with localised barriers or acoustic barriers as appropriate.

D. Air Quality

(a) 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 protect residential amenity and in the interest of public health.

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: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

- (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

24-Mar-2022