

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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SLR Consulting
7, Dundrum Business Park
Windy Arbour
Dublin 14

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

Final Grant Order No.:	0383	Date of Final Grant:	28-Mar-2022
Decision Order No.:	0216	Date of Decision:	17-Feb-2022
Register Reference:	SD21A/0343	Date:	15-Dec-2021

Applicant: Roadstone Limited
Development: 2 prefabricated units for use as an office (31.5sq.m) and a canteen (23.3sq.m) located adjacent to the existing permitted Retail Shop (Ref. SD16A/0239) within a 0.0125 hectare application area at the existing quarry.
Location: Belgard Townland, Fortunestown, 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. Restriction on Use.
The permitted structures shall be jointly used as ancillary staff accommodation relating to the retail unit granted under SD16A/0249 and shall not be used for any other purpose, nor separately leased, transferred or otherwise conveyed.
REASON: To prevent unauthorised development.
3. Duration of permission.
The prefabricated accommodation hereby granted permission is on a temporary basis for a period of 5 years from the date of the final grant of permission, after which time the temporary

structure shall be removed from the site within six months, unless prior to that date, permission for its retention for a further period has been granted by the Planning Authority, or An Bord Pleanála on appeal.

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

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

01-Apr-2022