

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Dublin 2

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

Final Grant Order No.:	0418	Date of Final Grant:	04-Apr-2022
Decision Order No.:	0251	Date of Decision:	25-Feb-2022
Register Reference:	SD21A/0363	Date:	23-Dec-2021

Applicant: MLEU Dublin 2 Limited

Development: Plant and associated development for the permitted and under construction Unit D (Reg. Ref. SD19A/0370, Reg. SD20A/0215 and Reg. SD20A/0319; works to include 4 air handling units, 2 climate control condensers, 1 transformer, 1 container pump house, 1 sprinkler tank and all associated works including the reduction in car parking by 3 spaces on a site located between the Casement Aerodrome and the N7 national route.

Location: Site at the townland of Collegeland, Baldonnell Business Park, Dublin 22

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.
 - (i) 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.
 - (ii) In all other regards, the development shall be carried out in compliance with the relevant conditions of the grant of planning permission on this site under SD19A/0370, SD20A/0215 and SD20A/0319, save as may be required by other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:
Revised plans that incorporate all of the following amendments-

plans and elevations for the transformer, sprinkler tank and pump house;

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

3. Roads.

The previous car-park space totals approved under SD19A/0370 (as amended by SD20A/0215 and SD20A/0319) for mobility impaired and EV parking shall be maintained as such.

REASON: In the interests of sustainable transport.

4. Environmental Health.

(1) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

(2) Prior to commencement of the development the applicant is required to submit an Acoustic Verification report to the Environmental Health Department of South Dublin County Council. The report must confirm whether the development is capable of complying with Council's standard operational noise criteria, set out below:

Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time.

(a) This Acoustic Verification report should comprise of noise monitoring data at any noise sensitive locations. It should also include the cumulative noise level whereby the existing noise levels are included in the assessment of the developments overall impact.

(b) The Acoustic Verification report should include performance specifications and any changes/modifications which have been incorporated in order to reduce operational noise levels during the night time period.

The report must include a statement certifying whether the development or proposed use is fully capable of complying with the requirements of the noise control conditions and criteria as set out within the planning consent.

(3) 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.

(4) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 on Saturdays nor after 19:00 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any work outside of these hours shall only be permitted following a written request to the Planning Authority and 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 unwanted noise outside the hours stated above.

(5) A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.

(6) The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site so as would give reasonable cause for annoyance to any person in any adjoining unit or public place in the

vicinity.

REASON: In the interests of protecting the amenities of the area.

5. Drainage.

(a) All development shall be carried out in compliance with Irish Water Standards codes and practices.

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

(c) All works for this development shall comply with the requirements of 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.

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

04-Apr-2022