

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.:	0422	Date of Final Grant:	13-Apr-2022
Decision Order No.:	0268	Date of Decision:	28-Feb-2022
Register Reference:	SD21A/0272	Date:	01-Feb-2022

Applicant: Irish Water

Development: Demolition of existing workshop and (defunct) Activated Carbon Building adjacent the old/northern Treatment Plant Building; construction of a Sulphuric Acid Storage and Dosing Facility Building (single storey up to approximately 8.7 metres in height) adjacent the new/southern Treatment Plant Building; construction of a Lime Storage & Dosing Facility Building (single storey up to approximately 11 metres in height) adjoining the old/northern Treatment Plant Building, associated external storage silos (2) with external staircase (up to approximately 12.3 metres in height) partially enveloped with a perforated metal architectural screen, and ancillary plant and equipment; reconfiguration and repurposing for use as a De-Alkalisation Plant of existing (disused) High-Lift Pump Hall within the old/northern Treatment Plant Building; construction of a new ancillary Workshop Building (single storey up to approximately 4.5 metres in height) to the rear/south of the 'old/northern Treatment Plant Building; temporary and enabling works to facilitate construction and continued / uninterrupted operation of the Treatment Plant site; associated network of underground pipelines/connections, and redirection of existing where necessary, throughout the site; provision of additional car parking (to the rear/south of the old/northern Treatment Plant Building), modification and extension of existing drainage, utility and services infrastructure and connections to serve and facilitate new and reconfigured buildings, and all other associated and ancillary development and works above and below ground level.

Location: Leixlip Water Treatment Plant Site, Cooldrinagh & Backwestonpark lands, Leixlip, Co. Dublin

Time extension(s) up to and including:

Additional Information Requested/Received: 29-Nov-2021 / 01-Feb-2022

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 1 February 2022, 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. Amendments
Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:
Further detail of the design of the Lime dosing building/silos. This shall include the design and size of the perforations on the associated perforated architectural screening. Images of the final design elements shall be provided and samples if relevant.
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.
3. Further Development.
No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennae or equipment, unless authorised by a further grant of planning permission.
REASON: To protect the visual amenities of the area.
4. Ecology/Retention of Ecologist
Prior to the commencement of development, the applicant shall submit full details of the Ecological Walkover Survey and Bat Survey undertaken on 14 December 2021. The developer shall retain the services of a qualified ecologist for the duration of the development. The consultant / Irish Water biodiversity officer shall ensure that any measures recommended in the Ecological and Bat Survey are implemented in full.
REASON: In the interest of the protection and enhancement of biodiversity and green infrastructure.
5. Archaeology
Prior to the commencement of development, the applicant shall advise the Planning Authority, in writing, of the National Monuments Service (NMS) response to the request made under Section 12 (3) of the National Monuments (Amendment) Act 1994. Should the response from NMS request monitoring and / or advance works, the submission to the Planning Authority should advise of these requirements, as well as providing detail to satisfy the requirements set out.
REASON: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.
6. Environmental Health.
(1) No equipment or 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 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 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.

(2) Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood.

(3) 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.

(4) Prior to commencement of the development the applicant is required to submit an Acoustic Verification report to South Dublin County Council. The report must confirm whether the development complies with Councils noise criteria relevant to this proposal:

South Dublin County Council noise criteria

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 must include details of the overall noise output from the newly constructed development.

The report is to be prepared to the satisfaction of the Environmental Health Department and is to incorporate a clear statement certifying that the development or proposed use is fully capable of, complying with all the design criteria and operating within the requirements of the applicable acoustic and noise control conditions and criteria as set out within the planning consent.

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

(6) 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 the amenities of the area.

7. Flood Risk.

(1) All floor levels shall be a minimum of 500mm above the highest know flood level for the site.

(2) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(3) All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

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

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

8. Roads

(1) The proposed development shall make provision for the charging of electric vehicles. 100% of surface car parking spaces must be provided with electrical ducting and termination points to allow for the provision of future charging points, and 10% of surface car parking spaces for the proposed and existing development must 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.

(2) Prior to commencement of development a developed Construction Traffic Management Plan shall be agreed with the Planning Authority.

(3) A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be agreed with the Planning Authority.

(4) Prior to commencement of development, the applicant shall submit a developed Construction and Demolition Waste Management Plan shall be agreed with the Planning Authority.

(5) Prior to the commencement of development, the applicant shall agree in writing a public lighting scheme with South Dublin County Council Lighting Department. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of South Dublin County Council Lighting Department.

REASON: In the interests of sustainable transport and protection of the amenities of the area.

9. Inland Fisheries.

(a) The facility shall be monitored using an online pH probe with automatic shut down when the pH deviates from an acceptable range. Details of this shall be submitted to the Planning Authority prior to the commencement of development.

(b) Prior to the commencement of development, the applicant shall submit a detailed site specific Construction Environmental Management Plan (CEMP).

REASON: In the interests of protecting the environment.

10. Signage.

No advertising sign(s) or structure(s) (including any signs installed to be visible through windows), banners, canopies, flags, or other projecting elements shall be erected except those, which are exempted development, without the prior approval of the Planning Authority or An Bord Pleanála on appeal.


REASON: In the interest of visual amenity, compliance with development plan policies and 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 14-Apr-2022