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

Final Grant Order No.:	1111	Date of Final Grant:	30-Aug-2022
Decision Order No.:	0921	Date of Decision:	19-Jul-2022
Register Reference:	SD22A/0060	Date:	22-Jun-2022

Applicant: Circet Networks (Ireland) Ltd.

Development: Change of use of 464sq.m of warehouse mezzanine storage, approved under planning reference SD18A/0031, to office use, as well as associated and ancillary internal works, elevational changes and external ground works to facilitate this new use.

Location: Cloverhill Industrial Estate, Cloverhill Road, Dublin 22

Time extension(s) up to and including:

Additional Information Requested/Received: 14-Apr-2022 / 22-Jun-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.
 - (i) 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 22 June 2022, save as may be required by the other conditions attached hereto.
 - (ii) In accordance with the submitted further information response, this permission shall only be implemented if the SD20A/0034 permission is not carried out.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. Mobility Management Plan.
Prior to the commencement of development, the applicant shall submit the Mobility Management Plan, prepared in February 2020 by Stephen Reid Consulting to the Planning Authority. The applicant shall implement all measures outlined in Mobility Management Plan.
REASON: In the interests of sustainable transport.
3. Parking.
The applicant shall provide 5% of vehicular parking spaces for mobility impaired users, and

10% vehicular parking spaces shall be equipped with electrical charging points. REASON: In the interest of sustainable transport.

4. Drainage - Irish Water.

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

(b) The Developer shall ensure that there is complete separation of the foul and surface water drainage systems within the site, 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 which can be viewed/downloaded from the South Dublin County Council website at the following link

<http://www.sdcc.ie/sites/default/files/publications/greater-dublin-regional-code-ofpractice-for-drainage-works.pdf>

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.

NOTES :

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 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: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

NOTE: The applicant/developer is advised that the most up to date South Dublin County Council Taking in Charge Policy and associated documents can be found at the following location <https://www.sdcc.ie/en/services/planning/commencement-and-completion/completion/taking-in-charge-policy-standards>.

- (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.

Z. McAuley 31-Aug-2022
for Senior Planner