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

Final Grant Order No.:	0971	Date of Final Grant:	04-Aug-2022
Decision Order No.:	0772	Date of Decision:	20-Jun-2022
Register Reference:	SD22A/0123	Date:	26-Apr-2022

Applicant: Rathcoole Boys Football Club

Development: Retention of use of existing portacabin building for childcare use granted under SD16A/0175 and portacabin building for childcare use granted under SD19A/0288. Retention sought to continue to use both premises for childcare use and retain permission for minor changes to the layout of buildings and all associated works.

Location: Forest Hills, Rathcoole, Co. Dublin

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 to be in accordance with submitted plans and details.
The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. Temporary Permission.
The duration of this planning permission is for a period of 5 years from the date of the final grant of planning permission. Upon expiry of this permission, the prefabricated structures shall be removed and the site re-instated, unless an extension of planning permission has been granted by the Planning Authority or An Bord Pleanála on appeal.
REASON: In the interest of ensuring the provision of an appropriate permanent structure more suited to the location of the site.
3. Prior the commencement of development, the Applicant shall submit an amended Site Layout

Plan clearly demonstrating the location and extent of the open space areas associated with the childcare facility. The drawing shall be agreed in writing with the Planning Authority.

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

4. (i) The developer shall include SuDS measures in the proposed development, such as permeable paving, grasscrete, rain gardens, planter boxes with overflow connection to the public surface water sewer, water butts and channel rills.
- (ii) The developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- (iii) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
- (iv) All works shall be carried out in compliance with Irish Water's Standards, Codes and Practices in relation to water and wastewater.

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

5. Financial Contributions.

The developer shall pay to the Planning Authority a financial contribution of €13,174.58 (thirteen thousand one hundred and seventy four euros and fifty eight cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Act 2000 (as amended). This contribution is to be paid on receipt of Final Grant of Permission.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION

Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie

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 is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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: 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 is advised to ascertain and comply with the requirements of Tusla, the Child and Family Agency, in relation to matters such as floorspace, playspace and staff/child ratios, etc.

- (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.

M. Dodrill

_____05-Aug-2022
for Senior Planner