

**Kavanagh Burke Consulting Engineers**  
Unit F3, Calmount Park  
Calmount Avenue  
Dublin 12  
D12 PX28

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

Final Grant Order No.:	<b>1345</b>	Date of Final Grant:	<b>25-Oct-2022</b>
Decision Order No.:	<b>1146</b>	Date of Decision:	<b>12-Sep-2022</b>
Register Reference:	<b>SD22A/0306</b>	Date:	<b>19-Jul-2022</b>

**Applicant:** Exeter Ireland Property IV C Limited

**Development:** Change of use of 4sq.m of warehouse floor area to Staff Facilities floor area at the ground floor plan and minor adjustments to the internal Staff Facilities layout to accommodate Part M requirements (no associated area alterations); elevational changes, addition of 2 level access doors to the building's northern elevation and 2 level access doors to the building's eastern elevation; addition of 1 fire escape door from the ancillary office block to the building's eastern elevation; associated site plan & drainage adjustments.

**Location:** Block R, Jordanstown Road, Aerodrome Buisness Park, 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 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. Parent Permission

All conditions attached to the permission granted under Reg. Ref. SD21A/0140, to which this application will have the effect of creating modifications to, shall apply, save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the previous permission.

3. Charging of Electric Vehicles

The applicant will ensure that no fewer than 19 of the car parking spaces make provision for the charging of electric vehicles.

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

**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 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.

- (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](http://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. Crowley*

25-Oct-2022

for Senior Planner