

Brock McClure Planning & Development Consultants
63 York Road
Dun Laoghaire
Co. Dublin

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

Final Grant Order No.:	1232	Date of Final Grant:	03-Oct-2022
Decision Order No.:	1088	Date of Decision:	24-Aug-2022
Register Reference:	SD22A/0296	Date:	30-Jun-2022

Applicant: Henley Bartra Emerald Ltd

Development: Permission is sought for development comprising a) the provision of a single storey canopy with metal fascia and column to the carpark elevation of Block 2 at the south office entrance; b) extension of existing paved area (57 sqm) at the south office entrance; c) the proposed canopy will accommodate an area of 2 sqm for signage to the front and side elevation of the canopy and; d) relocation of 3 no. car parking spaces

Location: Lands at 14, Riverwalk Block 2, Citywest Business Campus, Dublin 24

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. Modification of Development.
The proposed 3 no. new car parking spaces shall be omitted from the development, and no works shall take place in these areas as part of this development.
REASON: To retain permeable services and green space in support of the council's strategy on green infrastructure.
3. Planting.
Prior to the commencement of development, the applicant shall submit to the Planning Authority for agreement proposals for compensatory planting to mitigate the loss of the tree by

the new entrance canopy.

REASON: in the interest of visual amenity and green infrastructure.

4. Secure Cycle Storage and Parking Facilities.

Prior to the commencement of development, the applicant/owner shall submit the following for the written agreement of the Planning Authority, a proposal for the provision of cycle parking facilities in the subject site to serve Block 2, in accordance with the minimum requirements for bicycle parking contained in Table 12.23 of the South Dublin County Development Plan 2022 - 2028.

All cycle storage facilities shall provide for:

- Cycle security and frame locking in accordance with Garda advice or requirements and shelter or weather protection in accordance with Council requirements, and
- Construction with durable materials, suitably finished, ventilated and
- Maintenance of all cycle storage facilities in good condition in perpetuity.

REASON: In order to ensure that the site is adequately provided with secure cycle storage facilities to encourage and facilitate the most sustainable travel patterns and to ensure that adequate facilities are provided for cyclists and those who wish to use sustainable means of transport in accordance with proper planning and sustainable development as set out in the South Dublin County Development Plan.

5. Signage Not Internally Lit.

The proposed signage shall not be internally illuminated.

REASON: In the interest of residential amenity, and the proper planning and sustainable development of the area.

6. Minimise Air Blown Dust.

During the construction and or 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. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

7. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 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 construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the 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 unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to

construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

- (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. Crowley

for Senior Planner

04-Oct-2022