

Henry J. Lyons Architects
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**NOTIFICATION TO GRANT PERMISSION FOR RETENTION
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.:	1078	Date of Decision:	22-Aug-2022
Register Reference:	SD22A/0009	Date:	25-Jul-2022

Applicant: EdgeConneX Ireland Limited

Development: Retention and completion of amendments to the permitted internal road layout, internal fencing and other ancillary internal layout amendments that were permitted under SDCC Planning Ref. SD18A/0298.

Location: Ballymakailly to the east of the Newcastle Road, Lucan, Dublin.

Time extension(s) up to and including:

Additional Information Requested/Received: 09-Mar-2022, 14-Jun-2022 / 18-May-2022, 25-Jul-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 retained and completed fully in accordance with plans, particulars and specifications lodged with the application, and as amended by Further Information received on 18th May 2022, Clarification of Further Information received on 25th July 2022, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. Roads.
 1. Prior to the commencement of the development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:
 - a. An RSA (Road Safety Audit) of the internal road network in the vicinity of the primary access will be required and shall be submitted for the written agreement of the Planning Authority.
If any issues arise from the audit's findings, then the applicant shall submit a revised roads layout that meets the requirements of the RSA.
 2. A Mobility Management Plan shall be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority.
REASON: In the interest of sustainable transport.

3. Surface Water.

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

- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works

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.

4. Irish Water.

(i) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

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

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.

- (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

04-Oct-2022

for Senior Planner