

Thornton O'Connor Town Planning
c/o Patrick Kavanagh
1Kilmacud Road Upper
Dundrum
Dublin 14

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

Final Grant Order No.:	1381	Date of Final Grant:	03-Nov-2022
Decision Order No.:	1184	Date of Decision:	19-Sep-2022
Register Reference:	SD22A/0313	Date:	26-Jul-2022

Applicant: Exeter Ireland IV B Limited

Development: Alterations to an existing planning permission Reg. Ref. SD21A/0162 for a warehouse development of 2 units (Unit 1 & Unit 2) at the 4.04ha site comprising of reduction of 237sq.m of warehouse floor area on the ground floor due to, change of use of 63sq.m of warehouse floor area to office floor area, change of use of 91sq.m of warehouse floor to staff facilities floor area on the ground floor plan, and the remainder due to the addition of a 2.4m high perimeter blockwork wall in the warehouse area; Change of use of 14sq.m of staff facilities floor area to office floor area at the ancillary office ground floor plan; Change of use of 14sq.m of office floor area to staff facilities floor area over 1st & 2nd floor plan; Reduction of 28sq.m of office over 1st and 2nd floor plan to facilitate structural alignment; Minor internal alterations to the ancillary staff facilities/office layouts with no area alterations; Elevational changes, omission of 5 dock levellers & associated canopy and addition of 1 fire escape door to the building's southern elevation; Addition of 2 fire escape doors to the building's northern elevation; Alterations to Unit 2 are as follows, omission of warehouse office/staff facilities block at the south-east & north-west corner of the warehouse resulting in, change of use of 40sq.m of office floor area to warehouse floor area and change of use of 76sq.m of staff facilities floor area to warehouse floor area on the ground floor; Addition of a 2.4m high perimeter blockwork wall internally within the warehouse area, resulting in a warehouse floor area reduction of 63sq.m; Alteration to the ancillary office/staff facilities block resulting in, a reduction of 101sq.m of office floor area and addition of 11m² of staff Facilities floor area on ground floor plan; Reduction of 104sq.m of office floor area & 52sq.m of staff facilities floor area over 1st & 2nd floor plan; Elevational changes, a reduction of 2 level doors and addition of 6 dock leveller doors & associated canopy to the building's north-eastern elevation; Associated site plan and drainage adjustments.

Location: Brownsbarn, Citywest 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. Previous Permissions
The applicant shall comply with all conditions of previous permission Reg. Ref. SD21A/0162 unless otherwise stated.
REASON: In the interest of clarity and the proper planning and sustainable development of the area.
3. Development Permitted
Permission is hereby granted solely for the development which is set out in Statutory Public Notices and description of development under Section 9 of the planning application form submitted.
REASON: In the interest of clarity, consistency and the proper planning and sustainable development of the area.
4. Roads.
 - a. Prior to the commencement of development, the applicant shall submit a revised layout plan indicating:
 - i. 1. HGV swept path analysis showing access/egress movements at all dock levellers.
 - ii. proposed locations of EV points (20% of spaces must have EV charging capacity).
 - b. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.
 - c. Prior to the commencement of development, the applicant shall submit a Public Lighting Design for the development for the written agreement of the Planning Authority.REASON: In the interests of sustainable transport and highway safety.
5. Drainage - Irish Water.
 - (a) All development shall be carried out in compliance with Irish Water Standards codes and practices.
 - (b) Prior to the commencement of development, the applicant shall obtain a letter of confirmation of feasibility for proposed development.
 - (c) Prior to the commencement of development, the applicant shall submit a Pre connection enquiry with Irish Water for proposed development.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.
6. Irish Water Connection Agreement.
Prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.
REASON: In the interest of public health and to ensure adequate water/wastewater facilities.
7. Financial Contribution.
The developer shall pay to the Planning Authority a financial contribution of €1,340,518.86

(One million three hundred and forty thousand five hundred and eighteen euro and eighty six cent), 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 Acts 2000-2011 (as amended). The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

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.

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 shall notify the Irish Aviation Authority and the Department of Defence regarding any cranes likely to penetrate ICAO surfaces.

- (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

03-Nov-2022

for Senior Planner