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

Final Grant Order No.:	1198	Date of Final Grant:	26-Sep-2022
Decision Order No.:	1034	Date of Decision:	15-Aug-2022
Register Reference:	SD22A/0281	Date:	21-Jun-2022

Applicant: Grafton Group PLC

Development: Retention permission at site 514, Greenogue Industrial Park Rathcoole, Co Dublin for the First Floor Ancillary Offices measuring 216m². All other development details remain as per granted planning permission Reg. Ref SD05A/0281

Location: Site 514, Greenogue Industrial Estate, 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, within 6 months of the grant of permission, 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. Use.
The use of the development for office purposes shall be restricted to ancillary use directly associated with the use of the existing warehouse on the site for such purposes, and the structure shall not be sub-divided from the existing warehouse, either by way of sale or letting (including short-term) or otherwise.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

3. Financial Contributions.

The developer shall pay to the Planning Authority a financial contribution of €21,332.16 (twenty one thousand three hundred and thirty two euros and sixteen 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.

- (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

27-Sep-2022
for Senior Planner