

**Old Bawn Gymnastics CLG
MRA Chartered Accountants
The Kennedy Building
Main Street
Dublin 24**

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

Final Grant Order No.:	1184	Date of Final Grant:	21-Sep-2022
Decision Order No.:	1006	Date of Decision:	10-Aug-2022
Register Reference:	SD22A/0101	Date:	14-Jul-2022

Applicant: Old Bawn Gymnastics

Development: Temporary change of use of part of unit 70 from light industrial to indoor gymnastics sports facility and associated site works.

Location: Unit 70, Cookstown Estate Road, Cookstown Industrial Estate, Tallaght, Dublin 24

Time extension(s) up to and including:

Additional Information Requested/Received: 01-Jun-2022 / 14-Jul-2022

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.
 - (a). The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, as amended by further information submitted on 14/07/22 save as may be required by the other conditions attached hereto.
 - (b). This permission is temporary and shall expire 5 years from the date of final grant of permission.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Drainage - Irish Water.
 - (i). All development shall be carried out in compliance with Irish Water Standards codes and practices.
 - (ii). The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
 - (iii). All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
 - (iv). The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(v). There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

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.

3. Roads Requirements.

Prior to commencement the applicant shall submit the following information to the Planning Authority for written approval:

(a). All proposed road markings including logos ('visitor', 'staff', mobility impaired/pedestrian logo).

(b). Dimensions of the carpark spaces, mobility space, pedestrian walkway width (Min dims for carpark spaces are 4.8m x 2.4m).

(c). AutoTRAK drawing and analysis for the following spaces: Mobility parking space & staff parking spaces x 2.

(d). Description of how the entrance gate will open and operate so that it does not conflict with the carparking arrangement and the solitary bike stand near the front fence line.

(e). Provide a pedestrian entrance and a drawing that demonstrates how pedestrians will safely access and egress the gymnasium through the pedestrian entrance.

(f). A Mobility Management Plan to be completed within six months of opening of the proposed development.

(g). A revised layout showing proposed car parking spaces for the proposed development to include 10% vehicular parking provision equipped with electrical charging points (1no. space).

REASON: In the interest of sustainable transport and 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.

NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

- (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

21-Sep-2022

for Senior Planner