

**Gilna Architecture  
Fumbally Exchange  
Argos House  
Malpas Street  
Dublin 8**

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

Final Grant Order No.:	<b>1184</b>	Date of Final Grant:	<b>21-Sep-2022</b>
Decision Order No.:	<b>1015</b>	Date of Decision:	<b>10-Aug-2022</b>
Register Reference:	<b>SD22A/0110</b>	Date:	<b>14-Jul-2022</b>

**Applicant:** Pineview

**Development:** Demolition of single storey unit, concrete walls and gates; removal of containers and portacabin; 3 new single storey light industrial units to southeast corner of the existing business park between units 4 & 6 and associated site works.

**Location:** Pineview Business Park, Firhouse Road, Knocklyon, Dublin 16

**Time extension(s) up to and including:**

**Additional Information Requested/Received:** 13-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 to be in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 14 July 2022, 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. Nature of Uses.  
Prior to the occupation of each unit, the applicant is requested to agree, in writing with the Planning Authority, the exact nature of the use of the proposed units.  
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.
3. Conversion Phase  
Noise
  1. To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that :

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- Before 07.00 hours on weekdays, Monday to Friday
- Before 09.00 hours on Saturdays.
- After 19.00 hours on weekdays, Monday to Friday.
- After 13.00 hours on Saturdays.
- Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

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

#### 4. Air Quality

During the construction / 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.

Reason: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

#### 5. Roads.

Bicycle parking should be designed and constructed in accordance to the National Cycle Manual standards.

REASON: In the interests of sustainable transport.

#### 6. Drainage.

(a) Prior to the commencement of development, the applicant shall submit a report and drawing showing what surface water attenuation is provided and what is required in m<sup>3</sup>. This report shall show how surface water discharge will be limited to green field run off rate in litres/second (Q<sub>bar</sub>). Show in a report and drawing what Q<sub>bar</sub> is for proposed site.

(b) All development shall be carried out in compliance with Irish Water Standards codes and practices. .

(c) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

(d) 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.

#### 7. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €20,838.36 (twenty thousand eight hundred and thirty eight euros and thirty six 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 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.

**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](http://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*