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

Final Grant Order No.:	1302	Date of Final Grant:	17-Oct-2022
Decision Order No.:	1133	Date of Decision:	06-Sep-2022
Register Reference:	SD22A/0302	Date:	13-Jul-2022

Applicant: JMC Van Trans Ltd.

Development: Alterations to existing granted planning Reg. SD18A/0314, SD19A/0408, SD20A/0187 and SD21A/0239; elevation alterations including change of cladding colour of the security hut from Gull Grey to Anthracite; site plan alterations including omission of the business park existing sliding gate, sliding in to the proposed development carpark area; provision of a new boundary fence Type A to the southern and eastern site boundary; provision of a new security hut disabled car parking space to the west of the hut at HGV access/egress to the development; all other details such as site access, landscaping, external surface finishes, water supply, drainage, attenuation systems etc will remain as per the aforementioned granted planning applications.

Location: Kingswood Business Park, Baldonnel, Dublin 22.

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.
 - (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, save as may be required by the other conditions attached hereto.
 - (b) Permission is NOT granted for the proposed fence, with stone pillars and metal fencing. Fencing permitted at this site is as per SD18A/0314.
 - (c) No works are to be undertaken to the security gate at the entrance.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. Previous Permissions.

The conditions of permission of Reg. Refs. SD18A/0314 (ABP PL06S.304148), SD19A/0408, SD20A/0187 and SD21A/0239 shall continue to apply except where superseded by this permission or the conditions attached to this permission.

REASON: To clarify which conditions shall apply to this development.

3. Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-

(a) a layout plan indicating retention of the security gate (item 2a, drawing ref: D2, PL8) and omitting changes to boundary treatment (item 2b, drawing ref: D2, PL8);

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

4. Drainage - Irish Water.

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

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

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

(d) The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

- Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.

- Permeable Paving

- Grasscrete 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.

5. 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.

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 is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

NOTE: The requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

- (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

_____17-Oct-2022
for Senior Planner