

J. Taylor Architect Ltd.
39, North Avenue
Mount Merrion
Co. Dublin

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

Final Grant Order No.:	1111	Date of Final Grant:	30-Aug-2022
Decision Order No.:	0896	Date of Decision:	18-Jul-2022
Register Reference:	SD21A/0329	Date:	21-Jun-2022

Applicant: P & S Machinery

Development: Development comprising 189sq.m of warehouse space and 89sq.m of ancillary office space.

Location: Site at Bluebell Avenue, Bluebell Industrial Estate, Dublin 12

Time extension(s) up to and including:

Additional Information Requested/Received: 03-Feb-2022, 12-May-2022 / 19-Apr-2022, 21-Jun-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 as amended by Further Information received on 19/04/2022 and Clarification of Further Information received on 21/06/2022, 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. Roads Requirements.
 - (a). The new vehicular access shall not exceed a width of 4.0 meters.
 - (b). The new entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.
 - (c). Any gates shall open inwards and not outwards over the public domain.
 - (d). Installation of automated gates must be in accordance with the 'HSA Guidelines on the Safety of Powered Gates'.
 - (e). Prior to commencement of development, the applicant shall submit the Construction Traffic Management Plan.
 - (f). Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP).
 - (g). The proposed development shall make provision for one mobility impaired parking space.

REASON: In the interest of proper planning and sustainable development.

3. Drainage - Irish Water.
 - (i). Prior to the commencement of development the applicant or developer shall enter into water connection agreement(s) with Irish Water.
 - (ii). Prior to the commencement of development the applicant or developer shall enter into waste water connection agreement(s) with Irish Water.
 - (iii). Prior to commencement of development submit a drawing in plan and crosssectional view showing design details of proposed soakaway as per BRE Digest 365 Standards. Proposed soakaway shall have an overflow connection to existing 300mm surface water sewer West of Site which shall also be shown on revised drawing.
 - (iv). Prior to commencement of development submit a drawing showing what SuDS (Sustainable Drainage Systems) are proposed in the development. Examples of SuDS include green roofs, permeable paving, tree pits, tree pits planter boxes, green area detention basins, swales and other such SuDS. The drawing shall show the extent and size and type of SuDS proposed for the development.
 - (v). The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
 - (vi). All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
 - (vii). The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
 - (viii). 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.

4. Requirments for Bats.
 - (i). All proposed mitigation and enhancement measures as described in the bat report shall be implemented in full.
 - (ii). The installation of the bat boxes shall be overseen by an experienced bat expert. Within a year of completion of construction, a follow-on bat survey shall be undertaken by a bat expert to assess any potential impact of lighting and to assess any uptake of the bat boxes by local bat populations. This monitoring report shall be forwarded to the Planning Authority.

REASON: to protect any bats on site.

5. Landscape Plan
Prior to the commencement of Development, a fully detailed landscape plan shall be submitted and agreed with the Public Realm Section, with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscaping including levels, sections and elevations in addition the applicant is requested to submit a fully detailed Planting Plan for boundary planting/hedgerows for the development. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development, whichever is the sooner. Details shall include:
 - (i). a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;
 - (ii). location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) tree pit design

- c) underground modular systems
- d) Sustainable urban drainage integration
- (iii). a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- (iv). specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
- (v). types and dimensions of all boundary treatments

All soft landscaping shall have a written five-year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced.

REASON: To ensure that the development achieves a high standard of design, layout and amenity and makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm in accordance with relevant policies in the CPD 2016-2022.

6. Environmental Health issues.

(i). Construction Phase

Noise

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.

(ii). 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. 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.

7. Ecological Protection and Enhancement

- (i). Prior to the commencement of any permitted development, the developer shall engage the services an independent, qualified ecologist, for the entire period of construction activity.
- (ii). The applicant shall inform the planning authority in writing of the appointment and name of the consultant, prior to commencement of development. The consultant shall visit the site at a minimum on a monthly basis, to ensure the implementation of all of the recommendations in the OPENFIELD Ecological Services Ecological Impact Assessment Report dated June 2022 and Wildlife Surveys Ireland Bat Report dated 7th June 2022.

REASON: In the interests of visual amenity and integrating the development into the landscape and in accordance with relevant policies and objectives contained within the CDP

2016-2022.

8. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €27,455.28 (twenty seven thousand four hundred and fifty five euros and twenty eight 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.

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 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: 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

_____ 31-Aug-2022
for Senior Planner