

Comhairle Chontae Atha Cliath Theas

PR/1484/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0374 **Application Date:** 03-Oct-2022
Submission Type: New Application **Registration Date:** 03-Oct-2022
Correspondence Name and Address: DMOD Architects Ltd. Cathedral Court, New Street, Dublin 8
Proposed Development: A new storage lobby extension to the side/rear of the Eatto building, Unit 220.
Location: Eatto, Unit 220, John F Kennedy Road, John F Kennedy Industrial State, Dublin 12, D12 ED68
Applicant Name: Lochna Investments Limited
Application Type: Permission

Description of Site and Surroundings:

Site Area: stated as 0.186 hectares on application form.

Site Description:

The subject site is located within the John F. Kennedy Industrial Estate on the southern side of John F. Kennedy Road, east of Bluebell Road. The site currently contains a warehouse building (48m X 19.6m with setback element of warehouse 9.1m wide to west side of main building). The corrugated steel roof of the main building/warehouse has recently received permission for a 279 solar panel array. The site is surrounding by a 2.4m high palisade fence with a sliding entrance gate. The front of the building contains hardstanding and carparking.

Proposal:

The proposed development consists of the following:

- A new 15sqm storage lobby extension to the side/rear of the Eatto building, Unit 220.

Zoning:

The subject site is subject to zoning objective 'REGEN' - 'To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery' under the South Dublin County Council Development Plan 2022-2028.

Consultations:

Surface Water Drainage Section -	No objection subject to conditions.
Irish Water -	No objection subject to conditions.
Delivery/City Edge -	Potential future opportunity site/no objection
Parks -	No objection/comments.
Roads -	No objections

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Environment Health Officer - No objections subject to conditions.

SEA Sensitivity Screening - Indicates no overlap with the relevant environmental layers.
Site is close to pNHA, SEVESO site and Landfill site

Submissions/Observations /Representations:

Submission expiry date – 7/11/2022

No submissions or observations were received.

Relevant Planning History:

Subject Site:

SD06A/0831 - To construct a new 65.47sq. m. ground floor extension to the side of existing premises including internal alterations, to erect a new grey palisade fence 2.4 metres high with entrance gates to replace existing low level wall to the front boundary and new grey palisade fence 2.4 metres high to the side boundary.

Grant Permission.

SD22A/0106 - Installation of 279 solar PV panels on the roof of the Eatto building.

Grant Permission.

Adjacent sites:

SD22A/0366 - John F Kennedy Road, John F Kennedy Industrial Estate, Dublin 12, D12 CF34
Demolition of the existing warehouse and ancillary office space (c. 459sq.m) and 2 curtain sided storage racks (c. 46sq.m) and the provision of a new warehouse with ancillary office space (c. 746sq.m) and associated development; The proposed warehouse will have a maximum height of c. 11.15 metres; Minor repositioning of an internal gate; The rearrangement of the car parking spaces comprising a reduction from 10 to 7 car parking spaces (including the provision of an accessible parking space); Bicycle parking; The provision of a sectional door on the north-east elevation; External signage; Rooflights; Lighting; Boundary treatments and all associated site development works above and below ground.

Grant Permission.

SD20A/0030 - Unit 2E, John F Kennedy Avenue, John F Kennedy Industrial Estate, Dublin 12
Installation of roof mounted solar photovoltaic panels to include all ancillary works and services.

Grant Permission.

Relevant Enforcement History:

None identified for subject site on APAS.

Pre-Planning Consultation:

None identified on APAS for subject site.

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Relevant Policy in South Dublin County Council Development Plan 2022 - 2028

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GI1 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Section 4.2.1 Biodiversity

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

Section 4.2.2 Sustainable Water Management

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Section 5.2.2 Context

Policy QDP3: Neighbourhood Context

Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.

QDP3 Objective 1:

To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in Chapter 12: Implementation and Monitoring in relation to design statements.

SECTION 5.2.3 Healthy Placemaking

QDP4 Objective 2:

To promote a high standard of building and urban design, creating public spaces that are distinctive, safe, universally accessible and facilitate social and cultural diversity and interaction.

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5.2.6 High Quality and Inclusive Development

QDP7 Objective 6:

To ensure that development provides an integrated and balanced approach to movement, healthy placemaking and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTAS and DEHLG (2019).

QDP7 Objective 7:

To ensure that all proposals for development contribute positively to providing a coherent enclosure of streets and public spaces, taking into consideration the proportions and activities of buildings on both sides of a street or surrounding a public space, providing for good standards of daylight and sunlight, and micro climatic conditions and having regard to the guidance and principles set out in the South Dublin County's Building Height and Density Guide and the Design Manual for Urban Streets and Roads (DMURS) (2019).

5.2.9 Materials, Colours and Textures

Policy QDP11: Materials, Colours and Textures

Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

QDP11 Objective 1:

To require the use of high quality and durable materials and finishes that make a positive contribution to placemaking.

QDP11 Objective 2:

To promote the use of structural materials that have low to zero embodied energy and CO2 emissions and ensure a wood-first policy on public buildings funded or part-funded by the Council.

QDP11 Objective 3:

To promote the reuse and recycling of materials to promote the circular economy and reduce construction and demolition waste.

Chapter 9 Economic Development and Employment

Policy EDE1: Overarching

Support sustainable enterprise and employment growth in South Dublin County recognising the County's role in the Dublin region as a driver of economic growth.

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EDE1 Objective 6:

To ensure that economic and enterprise related development is provided in a manner which facilitates a reduction in greenhouse gas emissions by supporting and promoting the following measures:

- *An increase in employment densities within walkable distances of communities and on public transport routes;*
- *Promotion of walking and cycling and use of public transport through increased permeability and mobility management measures within and outside employment areas;*
- *The sourcing of power from district heating and renewables including wind, hydro and solar;*
- *Additional native tree planting and landscaping on existing and proposed enterprise zones and development sites to aid with carbon sequestration, contribute to the green infrastructure network of the County and promote quality placemaking.*

9.2.2 Urban Growth, Regeneration and Placemaking

Policy EDE4:

Urban Growth, Regeneration and Placemaking Support urban growth and regeneration through the promotion of good placemaking to attract employees and employers and to provide a competitive advantage to the County and diverse investment opportunity.

EDE4 Objective 1:

To ensure that economic and employment development is located to optimise existing infrastructure and to support development and investment in the County's urban centres supporting orderly growth and placemaking.

Section 9.2.3 Building on Clusters

Policy EDE5: Building on Clusters

Support clustering, by creating, maintaining, or upgrading economic strongholds in a favourable business ecosystem.

Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Policy IE3: Surface Water and Groundwater

Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Section 11.8.2 Casement Aerodrome

11.8.6 Airport and Aerodrome – Noise

11.8.7 Public Safety Zones

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Chapter 12 Implementation and Monitoring

12.4.2 Green Infrastructure and Development Management

Policy GI1: Overarching

Policy GI2: Biodiversity

Policy GI3: Sustainable Water Management

Policy GI4: Sustainable Drainage Systems

Policy GI5: Climate Resilience

Policy QDP7: High Quality Design – Development General

Policy QDP11: Materials, Colours and Textures

Policy EDE1: Overarching

Policy EDE4: Urban Growth, Regeneration and Placemaking

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE4: Flood Risk

Policy IE7: Waste Management

IE7 Objective 3:

To provide for, promote and facilitate high quality sustainable waste recovery and disposal infrastructure / technology in keeping with the EU waste hierarchy and to adequately cater for a growing residential population and business sector.

Policy IE8: Environmental Quality

Policy IE13: Noise

12.3.1 Appropriate Assessment

12.3.3 Environmental Impact Assessment

12.4.2 Green Infrastructure and Development Management

12.5.1 Universal Design

12.5.2 Design Considerations and Statements

12.7.1 Bicycle Parking / Storage Standards

12.7.4 Car Parking Standards

12.9.2 Enterprise and Employment Areas

Table 12.27: Key Principles for Development within Enterprise and Employment Zones

12.10.1 Energy Performance in New Buildings

12.11.1 Water Management

12.11.4 Environmental Hazard Management

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Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

The Eastern-Midlands Region (EMR) Waste Management Plan 2015-2021 (2015).

Waste Management Plan for the Dublin Region 2005-2022

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Circular PL 2/2014 Flooding Guidelines.

NTA Greater Dublin Area Transport Strategy 2020.

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Assessment

The main issues for assessment relate to:

- Zoning and Council policy
- Design and Visual Amenity
- City Edge
- Access and Roads
- Surface Water Drainage
- Green Infrastructure
- Parks
- Environmental Health Officer
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

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Zoning and Council Policy

The site is subject to zoning objective REGEN – ‘*To facilitate enterprise and/or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery*’. Warehousing development is open for consideration under this zoning objective, subject to assessment against the relevant policies, objectives and standards set out under the current Plan.

This application is seeking to construct a new storage lobby/warehouse structure to the side of existing warehouse. It is considered that the proposal, subject to its proposed warehouse use is within the zoning matrix of the County Development Plan. The principle of the proposed development is, therefore, acceptable.

City Edge

The site is located within the City Edge Strategic Framework area which is a large-scale regeneration project between SDCC and DCC. The area will be subject to significant change in the medium to long-term. It is noted that the site is outside the areas identified for early development in Chapter 12 ‘Delivery’ of the Framework and in the context that proposal is very minor in nature.

The area has potential future opportunity for Residential Led Mixed use zone under the non-statutory City Edge Framework.

Design and Visual Amenity

The proposed development would involve the construction of a new storage lobby to the side of existing building. The storage lobby/warehouse will provide a store for packaging materials being supplied from the existing facility and is proposed to be 15sqm in size and measure 5.5m in length by 3.0m in width. The extension would have a pitched corrugated steel roof. The eaves height of the extension is proposed at 2.6m which is slightly higher than the 2.4m high palisade boundary fencing located 0.7m from the proposed extension. The roof ridge height where it joins the existing building would be at a height of 3.4m. The eaves height of the main building to which the proposed extension joins on one side is 4.07m with ridge height of 6.12m. The new building would be approx. 0.6m lower at ridge height than the existing building and therefore not have an overbearing presence on the primary building or impact negatively on the visual appearance of the existing building.

The storage extension proposes two new access points from the existing building, one internal to serve the storage lobby (1.5m in width) and a 1.0m wide access point (Fire door) to the rear of extension. The construction/installation the two access doors will be the only demolition required as part of the proposed development. A 2.2m high roller shutter door is proposed to the rear of the extension and is deemed acceptable. The proposed storage lobby/warehouse use remains ancillary to main building and the larger core warehouse space which is acceptable to the zoning of the site.

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The main visual changes to the existing visual amenity of the building would be evident from the side and rear of the building. The design of the original building includes elements that protrude from the main body of the building in a somewhat 'S' shape. This would result in the proposed extension being hidden from view on the front elevation. From the rear and side elevation it is not envisaged that the scale and design of the extension would have a negative impact in terms of visual amenity. The proposed additional floor space/extension reduces the existing site space on the eastern (side) boundary wall of the building from 3.8m to 0.785m for the length of the proposed extension. This is deemed acceptable in terms of visual amenity and provides access around the extension also. The proposal would be a blockwork structure with corrugated steel roof. Materials and finishes include painted brickwork and corrugated roof to match existing, this is deemed acceptable to the planning authority.

Having regard to the visual impact of the development on the adjoining industrial areas amenity to the east and south, it is considered that the design size / form and context of the proposal is in compliance with policies and objectives of the South Dublin County Council Development Plan 2022 – 2028.

Residential Amenity

The nearest existing residential development to the subject site is to the north-east, over circa 360m from the site. Therefore, based on the separation distance, it is considered that the proposal would not materially harm the amenity of existing residents.

City Edge

The subject site is located within the City Edge Project boundary therefore it is deemed relevant that the non-statutory framework is noted, and views of the project team consulted. The project team in delivery planning had the following comments when referred the subject application:

- *Notwithstanding the residential-led mixed use designation of the site within the non-statutory City Edge Strategic Framework, the proposal is considered acceptable in principle in the context that it is a very minor proposal, and the site is not within an identified early development area within the Strategic Framework.*
- *The Development Management planning report should make reference to the potential future opportunity for residential-led mixed use on the site.*

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Access and Roads

The proposal does not include any changes to the access or parking within the subject site, notwithstanding this the application was referred to the roads department of the council. The report from roads department states the following:

The proposed extension will have no impact on parking or vehicular access.

The report of the Roads Department is noted and deemed acceptable.

Surface Water Drainage

Water Services

Surface Water Drainage and flood report have no objections and state the following:

- *The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development*
- *Include SuDS (Sustainable Drainage Systems) such as a green roof, planter boxes or other such SuDS in proposed development.*
- *All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works*

Irish Water

The Irish water report states no objections to the subject proposal and state the following:

Water

1.1 Where applicable prior to the commencement of development the applicant or developer shall enter into a water connection agreement(s) with Irish Water.

Reason: *In the interest of public health and to ensure adequate water facilities.*

2. Foul

2.1 Where applicable prior to the commencement of development the applicant or developer shall enter into a wastewater connection agreement(s) with Irish Water.

Reason: *In the interest of public health and to ensure adequate water facilities.*

Surface water drainage and Irish water recommendations are noted and can be obtained by **condition** in the event of a grant of permission.

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Green Infrastructure

The subject application provides for a relatively small increase in the footprint of the subject warehouse on an established industrial site. It is noted that the site is located within a Primary GI Corridor; Corridor No.3 Grand Canal as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028).

Given the size, scale and nature of the proposed development, a full GI assessment for the proposed development is not required.

Parks

The public realm/parks department of the council have reviewed the subject application and state no objections to the subject proposal.

EHO

The EHO department have submitted a report and consider the proposal is acceptable to the Environmental Health Department subject to the following **conditions** relevant during the demolition and construction 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.*

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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.*

The above report is noted and deemed acceptable and can be achieved through **condition** in the event of grant in permission. deemed appropriate

Screening for Appropriate Assessment (AA)

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established industrial area and comprises of the construction of new storage lobby extension to the side of existing warehouse.

Having regard to:

- the small scale and nature of the development,
- the location of the development in a serviced urban industrial area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

Screening for Environmental Impact Assessment (EIAR)

Having regard to the modest nature of the development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

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Development Contributions

Proposed works/extension 15sqm

Development Contributions	
Planning Reference Number	SD22A/0374
Summary of permission granted:	15sqm Side extension for storage to existing building.
Are any exemptions applicable?	No
If yes, please specify:	
Is development commercial or residential?	Commercial
Standard rate applicable to development:	98.76
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	98.76
Area of Development (m2)	15
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	15
Vehicle display areas/ Open storage spaces	0
Rate applicable	€9.88
Contribution	€0.00
Total development contribution due	€1,481.40

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Commercial – Storage lobby extension	15sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.186

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2022 – 2028,
- the overall design and scale of the proposed development,

it is considered that, subject to the **conditions** set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.

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.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. 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.

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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.

3. 1. The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
2. Include SuDS (Sustainable Drainage Systems) such as a green roof, planter boxes or other such SuDS in proposed development.
3. All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interest of public health and to ensure adequate water facilities.

4. Water

1.1 Where applicable prior to the commencement of development the applicant or developer shall enter into a water connection agreement(s) with Irish Water.

Reason: In the interest of public health and to ensure adequate water facilities.

2. Foul

2.1 Where applicable prior to the commencement of development the applicant or developer shall enter into a wastewater connection agreement(s) with Irish Water.

Reason: In the interest of public health and to ensure adequate water facilities.

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1, 481.40 (One thousand, four hundred and eighty one euro and forty cent), 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

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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.

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: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

NOTE: The applicant/developer of these lands is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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REG. REF. SD22A/0374

LOCATION: Eatto, Unit 220, John F Kennedy Road, John F Kennedy Industrial State,
Dublin 12, D12 ED68



**Deirdre Kirwan,
Senior Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 25/11/22


**Gormla O'Corrain,
Senior Planner**