

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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**NOTIFICATION TO GRANT PERMISSION & GRANT RETENTION
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Final Grant Order No.:	0536	Date of Final Grant:	25-Apr-2022
Decision Order No.:	0337	Date of Decision:	14-Mar-2022
Register Reference:	SD21A/0165	Date:	14-Feb-2022

Applicant: St. Patrick's GAA Club
Development: Erect a new ball wall to rear including internal alterations to provide new first floor storage with new external escape door and window on south gable;
Retention for refreshment kiosk to front and north side elevation.
Location: Glenaulin Park, Palmerstown, Dublin 20

Time extension(s) up to and including:

Additional Information Requested/Received: 17-Aug-2021/30-Aug-2021, 27-Sep-2021/14-Feb-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 kiosk shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, within 6 months of the grant of permission, save as may be required by other conditions attached hereto.
The new development proposed 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 30 August 2022 and Clarification of Further Information received on 14 February 2022, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. Hours of Operation.
The kiosk hereby permitted for retention shall operate the following hours only, unless otherwise agreed in writing by the Planning Authority:

- September to February inclusive: Tuesday and Thursday 6-9PM and Saturday and Sunday 9.30AM-1.30PM.
 - March to August inclusive: Tuesday, Wednesday and Thursday 6-9PM Saturday and Sunday 9.30AM-1.30PM
 - Or at other times during football matches within the adjoining Glenaulin Park GAA pitch
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.
3. Drainage.
- (a) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works..
- (b) 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. Tree Protection
- (i) The trees closest to the construction zone shall be protected during the course of construction by fencing as per BS 5837- 2005, Trees in relation to Construction - Recommendations, installed under the drip line of the trees. No materials shall be stored within the protective fencing zone and there shall be no incursions of machinery into the tree protection zone. Notices shall be placed on the protective fence stating that the trees within the fence are protected.
- (ii) No further trees on the site are to be removed without prior agreement from SDCC.
REASON: To protect trees and planting during the construction period in the interest of visual amenity and biodiversity.
5. Construction Traffic Management Plan
Prior to commencement of development a Construction Traffic Management Plan shall be agreed in writing by the applicant with the Planning Authority. The agreed plan, along with the written agreement of the Planning Authority shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.
REASON: In the interests of residential amenity, public safety, compliance with Development Plan policy and the proper planning and sustainable development of the area
6. Minimise Air Blown Dust.
During the construction and or 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. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.
REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.
7. Construction Noise and Hours.
To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before

7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays. Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

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.

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 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.


for Senior Planner

26-Apr-2022