

**Paul Keogh Architects**  
Cathedral Court  
New Street  
Dublin 8

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

Final Grant Order No.:	<b>1533</b>	Date of Final Grant:	<b>07-Dec-2022</b>
Decision Order No.:	<b>1333</b>	Date of Decision:	<b>26-Oct-2022</b>
Register Reference:	<b>SD22A/0307</b>	Date:	<b>29-Sep-2022</b>

**Applicant:** Walkinstown Association for People with an Intellectual Disability Ltd (WALK)  
**Development:** Change of use of 2 existing ground floor retail units to a Day Service Centre; new internal partitions to accommodate meeting rooms; open plan learning spaces and toilet and staff facilities; external works comprise replacement of the existing shopfront at ground floor level incorporating new windows, doors, fascia and signage.  
**Location:** Coric House, Courthouse Square, Tallaght, Co. Dublin

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

**Additional Information Requested/Received:** 12-Sep-2022 / 29-Sep-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 29 September 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. Cycle Parking.  
The applicant shall provide 3 cycle parking spaces for the proposed development.  
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.  
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. Drainage - Irish Water.  
(a) All development shall be carried out in compliance with Irish Water Standards codes and

practices.

(b) Foul - Where relevant, prior to commencement of development, the applicant shall obtain a letter of confirmation of feasibility for proposed development from Irish Water.

(c) Foul - Where relevant, prior to the commencement of development the applicant or developer shall enter into a water connection agreement(s) with Irish Water.

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. Conservation.

Prior to the commencement of development, the applicant shall provide a Schedule of Materials should be provided detailing the final materials and finishes for approval and agreement with the Planning Authority.

REASON: in the interests of visual amenity.

6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €15,149.78 (fifteen thousand one hundred and forty nine euro and seventy eight 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 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.

- (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*

07-Dec-2022  
for Senior Planner