

Comhairle Chontae Atha Cliath Theas

PR/1576/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0411 **Application Date:** 01-Nov-2022
Submission Type: New Application **Registration Date:** 01-Nov-2022

Correspondence Name and Address: Dermot Mac Dermott 107, Ludford Road, Dublin 16

Proposed Development: Display and sale of commercial vehicles, the erection of single storey prefabricated temporary building for display of commercial vehicles, 6 Flag poles, with the building and display areas to remain on site for a period of 36 months.

Location: Airton Road, Tallaght, Dublin 24

Applicant Name: Fort Motors LTD

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area : Stated as 0.509 Hectares.

Site Description :

The site of the proposed development is located on the northern side of Airton Road, approximately 110 metres from a junction with Greenhills Road. The site is bounded by Airton Road to the south, by a Retail Park (Harvey Norman) to the north, an unoccupied office block to the east and by Tallaght Ford and Kia Motor Dealership to the west. There is an existing entrance gate onto Airton Road. The majority of subject site consists of an existing hard surface display parking area. Boundary Treatment for the subject site consists of a c.2.4m high weld-mesh (palatine) fence on top of a low concrete plinth.

The established pattern of development in the surrounding area consists of, warehousing/distribution, office development and industrial. A number of motor car dealerships are located to west of the application site along Airton Road. A large 'Ford' motor dealership is located on a site immediately to the west of the application site. The subject site is currently under the ownership of Ford Motors.

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Proposal:

The proposal comprises of the following:

- Construction of single storey prefabricated temporary building for display of commercial motor vehicles.
- Provision of c.101 spaces for the display and sale of commercial vehicles (outdoor).
- 6 no. flag poles and associated flags.
- Temporary permission is sought for a period of 36 months.
- Proposed works measure 295sq.m.

Zoning:

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.'*

Consultations:

Irish Water – no report received

Surface Water Drainage – no report received

Environmental Health Officer – no report received

Parks Department – Grant with **conditions**.

Roads Department – no objection subject to **conditions**.

SEA Sensitivity Screening

No overlap with relevant environmental layers.

Submissions/Observations /Representations

None received.

Recent Relevant Planning History

SD18A/0171: Airton Road, Tallaght, Dublin 24.

Amendment to previously permitted development for erection of single storey prefabricated temporary building for display of commercial vehicles for a period of 36 months (Reg Ref SD17A/0119). The amendment shall include for provision of 2 6m high illuminated pylon signs along front boundary.

Decision: **REFUSE PERMISSION.**

Reasons for Refusal:

1. Having regard to the existing and appropriate quantum of signage within the applicant's landholding - including 1 existing 6 metre high pylon sign and 6 previously permitted 6 metre high flag poles - the proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, result in a proliferation of signage, harmful to the visual amenities of the area. Thus, the proposed development would seriously

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injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

2. The proposed free standing signage is not consistent with Section 11.2.8 or Table 11.19 'Signage' of the South Dublin County Development Plan 2016 - 2022. Table 11.19 explicitly details that free standing advertisement displays are 'Generally not appropriate. May be considered at the entrances to shopping centres/major commercial premises and service stations'. The landholding of the applicant already has an adequate and appropriate quantum of existing and permitted signage, inclusive of 1 6 metre high pylon signage and 6 previously permitted flag poles, and, therefore, the proposed signage contravenes the provisions of Table 11.19 and Section 11.2.8 of the County Development Plan. The proposed signage would also be visually obtrusive and would be contrary to the proper planning and sustainable development of the area.

SD17A/0119: Airton Road, Tallaght, Dublin 24.

Display and sale of commercial vehicles, the erection of single storey prefabricated temporary building for display of commercial vehicles, 1 illuminated pylon sign, 6 flag poles, with the building and display areas to remain on site **for a period of 36 months**.

Decision: **GRANT PERMISSION.**

Relevant conditions:

'(i) 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 20/09/2017, save as may be required by the other conditions attached hereto.

(ii) This permission shall expire on the 17th October 2020. The uses permitted in this permission shall cease and the site reinstated unless, prior to the end of the period, planning permission has been granted for their retention for a further period by the Planning Authority or by An Bord Pleanála on appeal.

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

'The proposed 6 metres high pylon signage located within the south-eastern section of the site shall be omitted from the proposed development.

REASON: In the interests of the visual amenity of the area.'

SD07A/1020: self-contained motor dealership comprising of a car showroom, workshop and parts storage, staff facilities, open plan offices, detached valet structure, open car display, car parking above and below ground level, vehicular entry into main carparking area and vehicular entry to staff car parking/workshop area, external paving and landscaping and associated signage.

Decision: **GRANT PERMISSION.**

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SD06A/0295: self-contained Motor Dealership comprising of a car showroom, workshop and parts storage, staff facilities, ancillary offices, detached valet structure, open car display, car parking above and below ground level, vehicle entry to main car parking area and vehicular entry to staff car parking/workshop area, external paving and landscaping also associated signage.

Decision: **GRANT PERMISSION.**

SD02A/0381: 1. demolition, relocation and construction of ESB substation, and Bord Gais district regulator; 2. Relocation of surface car park (circa 2,820sq.m); 3. Construction of additional dock leveller adjacent to existing; 4. Erection of covered storage area, open to two sides, to rear (North) of premises (circa 756sq.m); 5. Erection of covered storage area, open to three sides, adjacent to existing sprinkler pump house (circa 49sq.m); 6. New boundary palisade fence to north and west sides of premises - total length circa 350m.

Decision: **GRANT PERMISSION.**

SD02A/0653: relocation of previously approved ESB Sub-station (Reg. Ref. SD02A/0381).

Decision: **GRANT PERMISSION.**

Recent Relevant Enforcement History

None traced.

Recent Relevant Pre-Planning Consultation

None.

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

Section 12.9 Economic Development & Employment

Section 12.9.1 Regeneration Zone.

12.5.7 Signage – Advertising, Corporate and Public Information

Development proposals that include signage should take account of the following:

- *In general, signs on a building should only advertise goods or services that are associated with the premises and no more than two advertising signs should be erected on any elevation;*
- *Signs should generally be limited to the ground floor of a building unless located directly over the entrance to a major commercial or retail building;*
- *Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features;*
- *Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment;*

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- *Signs attached to Protected Structures and in Architectural Conservation Areas should be in keeping with the character of the building and adhere to best practice conservation principles (see Section 12.3.8 Architectural Conservation Areas);*
- *Any sign or associated structure should not create an obstruction to pedestrian or cyclist movement or create a traffic hazard;*
- *Careful consideration should be given to the materials used in the construction of a sign and the methods used to light it.*

Table 3.19: Signage

12.11.4 Environmental Hazard Management (iii) Lighting External lighting schemes and illuminated signage on commercial and industrial premises, sports grounds, and other community facilities, should be designed, installed and operated so as to prevent nuisance to adjoining occupiers and road users, in the interests of amenity and public safety.

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.

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:*

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- *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.*

Tallaght Town Centre Local Area Plan

The elected members of South Dublin County Council resolved to make the Tallaght Town Centre Local Area Plan on 8th June 2020 and the Plan has effect from 20th July 2020.

Section 2.4 Landuse and Urban Function of the Tallaght Town Centre Local Area Plan 2020 identifies different character areas/uses and requirements for development across the Plan lands. Airton Road is included in the plan as an area of transitional regeneration area. The LAP promotes more intensive land-uses in these transitional and transformational areas to accommodate higher density residential and employment uses. Additional employment can be facilitated in the area through more intensive use of land, in accordance with the LAP, while also accommodating a sustainable residential population.

The subject site is located within the Broomhill Urban Neighbourhood as defined in the LAP.

Broomhill: An attractive consolidated, diversified and intensified place for business and employment that is better connected to surrounding places. Emerging residential uses along primary frontages.

One objective for the Broomhill Urban Neighbourhood is set out below:

BH5: Maintain existing building line set back along Airton Road and seek delivery of a linear park along southern side of Airton Road in tandem with development.

The Broomhill Urban Neighbourhood seeks to achieve the following in terms of land use mix/urban function:

Predominantly business, enterprise and employment area with more mixed use residential development fronting along the southern side of Airton Road, subject to integrating effectively with existing surrounding uses.

Relevant Government Guidelines

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

Traffic and Transport Assessment Guidelines, National Roads Authority, (2007).

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Waste Management Plan for the Dublin Region 2005-2010, Dublin City Council, Dun Laoghaire-Rathdown County Council, Fingal County Council and South Dublin County Council, (2005).

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

Regional Planning Guidelines for the Greater Dublin Area 2010-2022, Dublin Regional Authority & Mid-East Regional Authority (2010).

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

Assessment

The main issues for assessment are zoning and Council policy,

- Zoning and Council policy
- Duration of permission,
- Visual impact,
- Access and Parking,
- Parks & Landscaping,
- Services & Drainage,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR),

Zoning and Council Policy

The site is located in an area zoned 'REGEN' – *'To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery.'*

The following uses relevant to the current application are '*permitted in principle*' under the 'REGEN' zoning objective of the 2022 - 2028 County Development Plan.

- Advertisements and Advertising Structures,
- Motor Sales Outlet.

A '*Motor Sales Outlet*' is defined in Appendix 6 Definition of Use Classes of the Development Plan 2022-2028 as the following:

'A building or part thereof or land used for the display and sale of motor vehicles, agricultural machinery and related equipment'

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The use of the subject site as a car park is also '*open for consideration*' under the '*REGEN*' zoning objective of the 2022-2028 County Development Plan.

The uses of the proposed development are deemed acceptable in principle and in compliance with the zoning objective for the area, subject to compliance with the relevant objectives and policies of the County Development Plan 2022-2028.

It is noted that the previously refused application SD18A/0171 included for provision of a two-sided illuminated totem sign with a width of approx. 2.1m and an overall height of 6 metres. The previously proposed free standing signage was not consistent with the 2016-2022 County Development Plan (previous Development Plan). For this current application SD22A/0411 the applicant seeks permission for 6 no. flagpoles with flags. It is not clear from the drawings submitted if these flags will provide for advertising or not. Table .19 Signage of the SDCC Development Plan 2022-2028 does not permit the use of advertising flags.

Under SD17A/011, a temporary permission for 36 months was granted on the site for display and sale of commercial vehicles, the erection of single storey prefabricated temporary building for display of commercial vehicles, 1 illuminated pylon sign, 6 flag poles, with the building and display areas to remain on site for a period of 36 months.

Duration of Permission

The proposed development is described within the public notices and all other documentation submitted as a temporary 36 month permission. In the event of a grant, it is considered reasonable to attach a **condition** that the temporary permission shall expire after 36 months from final grant date and that the uses permitted in this permission shall cease and the site reinstated unless, prior to the end of the period, planning permission has been granted for their retention for a further period by the Planning Authority or by An Bord Pleanála on appeal.

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

Visual Impact

Background

To offer some context, it was previously considered that the provision of a prefabricated structure detailed as a '*vehicle showroom*' would not have any significant impact on the visual amenities of the area, within the Planner's report under Reg. Ref. SD17A/0119. In addition, the provision of 6 no. 6m high flag poles were considered acceptable given the existing character and land-uses within the area.

It is noted that SD17A/0119 was granted whereby a condition was attached to omit an illuminated pylon sign. It is also noted that SD18A/0171 (which was refused) sought an

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amendment to SD17A/0119 for provision of 2 no. 6m high illuminated signs. SD18A/0171 was refused as the provision of 2 6m high pylon signs would have a negative impact on the visual amenity and streetscape of the area and would create visual clutter at this location. Permission for the provision of 2 no. 6m high illuminated signs is no longer being sought for the current application (SD22A/0411).

Current Application SD22A/0411

The provision of a prefabricated structure (296sq.m.) for use for display and sales of commercial vehicles would not have any significant impact on the visual amenities of the area. The prefabricated structure will have a flat parapet roof with a height of c.3.465m. It will have a width of c.12.21m and a length of c.24.84m and will be set back from Airton Road by approx. 28.8m

Part of this proposal is for 6no. 6 metre high flagpoles with flags, however it is not clear from the drawings submitted if the flags will be used for advertising for the proposed car sales room. Table 3.19 Signage of the SDCC Development Plan 2022-2028 does not permit flags. However, given the existing character and land-uses within the area the provision of 6 no. 6m high flag poles are considered acceptable given the existing character and land-uses within the area. However, in the event of a grant a **condition** shall be attached restriction any future signage.

Access and Parking

The Roads Department has issued a report recommending no objections subject to **conditions**. An extract taken from the Roads report states the following:

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description:

This application is for a temporary permission for the display and sale of commercial vehicles. Plans indicate car parking provision for 4 customer spaces. This is acceptable.

No Roads objections subject to the following condition:

- a) All vehicle deliveries to and from the site must be accommodated within the site.*
- b) Vehicle transporters shall not be permitted to park on the public road at any time.*
- c) Vehicle transporters shall not be permitted to reverse into or out of the site at any time.*

It is considered that these **conditions** should be attached except (c) which is unenforceable.

Parks & Landscaping

A report was received from the Parks Department recommending a grant with **conditions** relating to SUDs. An extract taken from the Parks report states the following:

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The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2016-2022 and with best practice guidelines and recommends the following:

1. Sustainable Drainage Systems

(A) The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.

(B) In relation to SUDS, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates and showing what SuDS (Sustainable Drainage Systems) are proposed.

(C) SUDS Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.

(D) Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development. Note: If tree pits are proposed, SuDS bioretention Tree pits to be installed in trees within /draining areas of hard standing. Tree Pits to incorporate SuDS bioretention features and sufficient growing medium. SuDS details need to show how the water drains from the road/pavement hard surface into the SUDS tree pit, clearly outlining how SuDS features within the tree pits will function. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.

(E) The applicant is requested to submit a report to show surface water attenuation calculations for proposed development. Show on a report and drawing what surface water attenuation capacity each SuDS (Sustainable Drainage System) system has in m³ . Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m² are proposed such as, green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit a drawing showing the treatment train of SuDS and proposed natural flow controls for each SuDS system.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies with the South Dublin County Development Plan CDP 2022-20282.

While the foregoing report of Parks is noted, the site is currently finished in hardstanding and the proposals are for a period of 3-years only and as such the imposition of the recommended condition would be considered disproportionate.

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Services & Drainage

No reports have been received to date from Irish Water or Surface Water Drainage. Notwithstanding this in the event of a grant standard drainage **conditions** shall be attached,

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 residential area and comprises of a house extension. Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban 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 proposed 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.

Other Considerations

Development Contributions

- Development contributions are not applicable on the following temporary elements: permission of 296sq.m vehicle showroom, the provision of 101 spaces for the display and sale of commercial vehicles and 4 no. customer car parking spaces.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Motor Sales	296sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.509 ha

Conclusion

Having regard to the above it is considered that the proposal, given that it is temporary for 3 years, would accord with the zoning and should be granted planning permission.

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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. Duration of permission.
This permission is temporary and shall expire 36 months (3 years) from the date of final grant of permission and the uses permitted in this permission shall cease and the site reinstated unless, prior to the end of the period, planning permission has been granted for their retention for a further period by the Planning Authority or by An Bord Pleanála on appeal.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
3. 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

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the South Dublin County Council Development Plan.

4. 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.

5. Drainage - Surface Water.

The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section. In this regard, prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:

- (a) Fully detailed foul and surface water drainage plans for the proposed development as approved showing location of all manholes, AJs etc located within the site boundary up to and including point of connection to the public sewer that fully accords with the requirements Council's Water Services Section and or Irish Water,
- (b) There shall be complete separation of the foul and surface water drainage systems,

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both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

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

(d) The soakaway design to be submitted shall be certified to BRE Digest 365 standard by a suitably qualified person carrying professional indemnity insurance and shall include documented evidence of infiltration test results to demonstrate that the soakaway complies with the requirements of BRE Digest 365.

The revised plans shall provide for a soakaway to be located within the curtilage of the property and this shall be:

(i) at least 5m from any buildings, public sewers or structures and not in such a position that the ground below foundations is likely to be adversely affected.

(ii) at least 5m from the nearest road boundary and not within 3m of the boundary of the adjoining site.

(iii) a minimum of 10m from any sewage treatment percolation area.

(iv) at least 10m from any stream / river / flood plain.

In addition only rainwater shall be discharged to soakaways.

REASON: In the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

6. Restrictions on Signage.

Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no further advertisement signs (including any signs installed to be visible through windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the development or within the curtilage of the site, unless authorised by a grant of planning permission.

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

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

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.

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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.


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REG. REF. SD22A/0411

LOCATION: Airton Road, Tallaght, Dublin 24



Jim Johnston,
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: 12/12/22_____



Gormla O'Corrain,
Senior Planner