

South Dublin County Council  
 An Rannóg Talamhúsáide, Pleanála agus Iompair  
 Land Use, Planning & Transportation Department  
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 Dublin 2

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

Final Grant Order No.:	<b>0607</b>	Date of Final Grant:	<b>17-May-2022</b>
Decision Order No.:	<b>0396</b>	Date of Decision:	<b>29-Mar-2022</b>
Register Reference:	<b>SD21A/0184</b>	Date:	<b>02-Mar-2022</b>

**Applicant:** Tom Staunton

**Development:** Extension to the existing motor sales outlet with servicing area and associated development consisting of the construction of a single storey (double height) extension (c.568sq.m) to the existing motor sales outlet with servicing area which will comprise of a car body shop and valet area; single storey remote sales office (c.20sq.m); a covered bike shelter; ancillary petrol fill area; alterations to vehicle storage area; alterations and relocation of the exiting vehicle display provision (resulting in total of 79 defined display spaces (59 additional) together with indicative display areas with capacity for c.72 vehicles); a reduction in service spaces (resulting in total of 23 service spaces (3 less)) and relocation and additions to the existing staff car parking provision (resulting in total of 25 staff spaces (5 additional)); provision of a new pedestrian site entrance; signage (3 signs (4.45sq.m; 2.71sq.m; 0.58sq.m)); alterations and additions to the soft and hard landscaping, including the removal of existing fence; new boundary treatment and internal vehicle access gate; pedestrian paths and access; paving; tarmac and planting; relocation of vehicle sliding gate; an additional vehicle display podium; additional electric charging bays; new lighting; elevational changes to the existing building to facilitate the extension; an additional attenuation tank; all piped infrastructure and ducting; plant; all associated site development and excavation works above and below ground.

**Location:** Toyota Liffey Valley, Liffey Valley Motor Mall, Dublin 22

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

**Additional Information Requested/Received:** 30-Aug-2021 / 02-Mar-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 02/03/2022, 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. Taking In Charge  
All items and areas for taking in charge including areas currently in SDCC's charge shall be undertaken to a taking in charge standard. Prior to development the applicant shall submit to the Planning Authority for written agreement construction details of all items to be taken in charge. No development shall take place until these items have been agreed.  
REASON: In the interest of the proper planning and sustainable development of the area and to provide clarity on the nature and extent of areas intended to be offered for Taking-in-Charge to the Planning Authority.
3. Public Lighting.  
Prior to commencement of development a Public Lighting Design for the development shall be submitted to the Planning Authority for written agreement.  
REASON: In the interests of public safety and amenity, to prevent light pollution and in the interests of the proper planning and sustainable development of the area.
4. Irish Water Connection Agreement.  
Prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.  
REASON: In the interest of public health and to ensure adequate water/wastewater facilities.
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, 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. Parking

The applicant shall provide 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points

REASON: In the interest of sustainable transport.

#### 7. Petrol Pump

The use of the petrol pump shall be for private use only and shall not be available to the public.

REASON: In the interests of the proper planning and sustainability of the area.

#### 8. Landscaping and SuDS

Prior to the commencement of the development, the applicant shall submit the following to the Planning Authority for written agreement:

(i) Permeable paving that extends to the staff parking area.

(ii) Trees adjacent to hardstanding shall have SuDS bioretention tree pits or linear trenches that attenuate water.

(iii) SuDS strategy to show direction of flow (including clarification of pervious pipes within the permeable paving base course discharging to the swale as part of the treatment train rather than to the existing piped network).

REASON: To ensure adequate provision of SuDS.

#### 9. Protection of Existing Trees

Prior to the commencement of development the following shall be submitted to the Planning Authority for written agreement:

(i) A tree and hedgerow survey of trees/hedgerow along the western site boundary

(ii) Tree and hedgerow protection measures to be proposed, in accordance with BS 5837:

2012: Trees in Relation to Design, Demolition and Construction, to ensure trees/hedgerows are not disturbed during construction.

(iii) The report shall be carried out by an independent, qualified Arborist.

(iv) A bond payment will be required to ensure existing trees are protected, based on the results of the tree and hedgerow survey.

REASON: To ensure the protection of existing trees.

#### 10. 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.

11. Signage Not Internally Lit.

The proposed signage shall not be internally illuminated.

REASON: In the interest of residential amenity, and the proper planning and sustainable development of the area.

12. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €58,475.96 (fifty eight thousand four hundred and seventy five euros and ninety six 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.

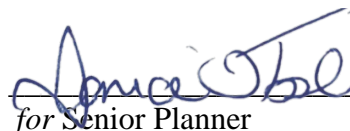
NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

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

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.

- (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.

  
for Senior Planner 27-May-2022

