

**South Dublin County Council**  
**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**Dublin 12**

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

Final Grant Order No.:	<b>0728</b>	Date of Final Grant:	<b>09-Jun-2022</b>
Decision Order No.:	<b>0289</b>	Date of Decision:	<b>28-Feb-2022</b>
Register Reference:	<b>SD21A/0239</b>	Date:	<b>01-Feb-2022</b>

**Applicant:** JMC Van Trans Ltd.

**Development:** Alterations to an existing granted planning application (previously granted permissions Reg. Ref. SD18A/0314 [ABP-304148-19], SD19A/0408, SD20A/0187); reconfiguration of the ground floor area consisting of a new ancillary storage area to the proposed building's eastern elevation measuring 75sq.m, at mezzanine level; change of use of 57sq.m of warehouse floor area to staff facilities due to the following, addition of single storey fire protected corridor from Office A to in the south-west corner of the warehouse, overall 45sq.m floor area addition; addition of stairs from warehouse to mezzanine level, overall 12sq.m floor area addition; elevation alterations, introduction of covered glazed structure at the main Office entrance to the front (southern) elevation, overall height 6.18m; introduction of Integrated Modular Louvre System to Charging Area to the front (southern) and side (eastern) elevation; change of colour of southern elevation warehouse canopy to Anthracite; introduction of fire escape doors to the side (eastern) elevation; site plan alterations, omission of an existing roundabout and provision of revised road junction with an access/egress to the proposed development and to the existing Business Park; provision of a new boundary fence Type A to the southern and eastern site boundary; introduction of additional 26 HGV parking spaces to the western concrete yard (overall area 1547sq.m) and the omission of car parking at the same location; introduction of 8 van parking spaces (overall area 240sq.m) and rearrangement of the car parking spaces due to introduction of the above changes, plus addition of gas tank and generator; associated drainage layout adjustments due to the inclusion of the above alterations; all other details such as landscaping, external surface finishes etc. will remain as per the aforementioned granted planning applications.

**Location:** Kingswood Business Park, Baldonnell, Dublin 22.

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

**Additional Information Requested/Received:** 21-Oct-2021 / 01-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 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 1 February 2022, save as may be required by the other conditions attached hereto. The applicant should note the following:
  - (a) The covered entrance shall not exceed 3.93m
  - (b) Permission is NOT granted for the proposed fence, with stone pillars and metal fencing. Fencing permitted at this site is as per SD18A/0314.
  - (c) No works are to be undertaken to the security gate at the entrance
  - (d) The entrance to the site shall remain as per previous permissions SD18A/0314, SD19A/0408 and SD20A/0187REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. Previous Permissions.  
The conditions of permission of Reg. Refs. SD18A/0314 (ABP PL06S.304148), SD19A/0408 and SD20A/0187 shall continue to apply except where superseded by this permission or the conditions attached to this permission.  
REASON: To clarify which conditions shall apply to this development.
3. Revised Layout
  - (a) Prior to commencement, the applicant is required to submit a revised layout showing the removal of 3 HGV parking spaces in the bank of 25 to open space for turning movements in the area adjacent to the northwest corner of the proposed warehouse.
  - (b) Prior to commencement, the applicant is required to submit a revised layout showing a concrete 2.0m wide footpath surrounding the proposed building connecting the fire escape doors to the safe assembly zones.REASON: To ensure traffic and pedestrian safety.
4. Bicycle Parking  
All bicycle parking spaces shall be designed in accordance with the requirements of the National Cycle Manual, NTA (2011).  
REASON: To ensure adequate bicycle parking is provided
5. Construction & Demolition Waste Management Plan  
Prior to commencement of development, the applicant shall submit the Construction & Demolition Waste Management Plan for the written agreement of the Planning Authority.  
REASON: To ensure suitable removal of waste during construction
6. Taking in Charge Standards  
All roads, footpaths and hard standing areas are to be constructed to appendix 6 "Taking in charge standards".  
REASON: To ensure works are completed to SDCC standards

7. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €23,382.96 (twenty three thousand three hundred and eighty two 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 contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2021 - 2025.

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 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 10-Jun-2022