

Thornton O'Connor Town Planning  
1 Kilmacud Road Upper  
Dundrum  
Dublin 14

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

Final Grant Order No.:	<b>0031</b>	Date of Final Grant:	<b>11-Jan-2023</b>
Decision Order No.:	<b>1439</b>	Date of Decision:	<b>16-Nov-2022</b>
Register Reference:	<b>SD22A/0366</b>	Date:	<b>22-Sep-2022</b>

**Applicant:** JFK Environmental Limited

**Development:** Demolition of the existing warehouse and ancillary office space (c. 459sq.m) and 2 curtain sided storage racks (c. 46sq.m) and the provision of a new warehouse with ancillary office space (c. 746sq.m) and associated development; The proposed warehouse will have a maximum height of c. 11.15 metres; Minor repositioning of an internal gate; The rearrangement of the car parking spaces comprising a reduction from 10 to 7 car parking spaces (including the provision of an accessible parking space); Bicycle parking; The provision of a sectional door on the north-east elevation; External signage; Rooflights; Lighting; Boundary treatments and all associated site development works above and below ground.

**Location:** John F Kennedy Road, John F Kennedy Industrial Estate, Dublin 12, D12 CF34

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

**Additional Information Requested/Received:**

A Permission has been granted for the development described above, subject to the following conditions.

**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. Noise
  1. To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that:  
The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- Before 07.00 hours on weekdays, Monday to Friday
- Before 09.00 hours on Saturdays.
- After 19.00 hours on weekdays, Monday to Friday.
- After 13.00 hours on Saturdays.
- Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

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.

#### Air Quality

During the construction / 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.

REASON: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

1. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
2. The vehicular access point shall not exceed the current widths.
3. Any gates shall open inwards and not outwards over the public domain.
4. All vehicles must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.

REASON: In the interest of 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.

#### 4. Green Infrastructure and Landscaping

Prior to the commencement of development the applicant/developer is requested to submit, for the written agreement of the Planning Authority, a revised landscape plan and details that incorporates green infrastructure elements. This shall include, where possible, surface water attenuation through the implementation of SuDS (Sustainable Drainage Systems) features (i.e. permeable paving etc.). The applicant/developer should address compliance with G15 Objective 4 of the South Dublin County Development Plan 2022-2028.

REASON: To provide for green infrastructure and ensure compliance in this regard with the South Dublin County Development Plan 2022-2028.

5. (i) Prior to commencement of development, the applicant shall submit a drawing showing the implementation of Sustainable Urban Drainage Systems features on site, where practical. SuDS features could include but are not limited to: Permeable paving / Water Butts / Other such SuDS.  
(ii) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works  
REASON: In the interest of public health and to ensure adequate water facilities.

#### 6. Drainage - Surface Water.

The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section.

- (i) Prior to commencement of development, the applicant shall submit a drawing showing the implementation of Sustainable Urban Drainage Systems features on site, where practical.

SuDS features could include but are not limited to: Permeable paving / Water Butts / Other such SuDS.

(ii) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works

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.

7. 1 Water

1.1 The applicant or developer shall enter into water connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate water facilities.

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2.1 The applicant or developer shall enter into waste water connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate waste water facilities.

8. 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.

9. 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.

10. Prior to the commencement of development, the applicant/owner shall submit the following for the written agreement of the Planning Authority;

(i) A plan showing full details and specifications of all site boundary treatment that accords with the Development Plan policy and the City Edge Framework Plan shall be submitted for the written agreement of the Planning Authority. The submission of details shall include party boundaries with adjoining uses and ensure that boundary treatments are high quality and sympathetic to future opportunities for the residential-led mixed-use development provided for under the current regeneration zoning and having regard to the transformation envisaged as set out in the present non-statutory City Edge Framework.

REASON: In the interest of visual amenity and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

11. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €73, 674.96 (seventy three thousand, six hundred and seventy four euro and ninty six 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.

**NOTES :**

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.

*M. Crowley*

\_\_\_\_\_11-Jan-2023  
for Senior Planner