

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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NOTIFICATION TO GRANT PERMISSION
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER

Final Grant Order No.:	0759	Date of Final Grant:	15-Jun-2022
Decision Order No.:	0569	Date of Decision:	04-May-2022
Register Reference:	SD21A/0312	Date:	07-Apr-2022

Applicant: Aerodrome Propco Limited

Development: Subdivision of existing Block B, College Lane, Greenogue, Rathcoole, Co. Dublin (existing areas: 23,421sq.m single warehouse and 2,963sq.m ancillary office/staff facilities as granted under application Ref. SD19A/0265 into 2 warehousing units as follows: (1) Unit B1 to contain 13,719sq.m existing warehouse area, 2,905sq.m existing ancillary office/staff facilities area; (2) Unit B2 to contain 9,665sq.m existing warehouse area, 58sq.m existing ancillary staff facilities area, 37sq.m change of use of existing warehouse to ancillary office/staff facilities area at ground floor and 636sq.m additional 2-storey ancillary office/staff facilities on 1st & 2nd floor; the above proposal includes minor elevation adjustments to south & west elevation of Unit B2 to facilitate the additional ancillary office/staff facilities, subdivision of the rear HGV yard by internal fencing, provision of new HGV & car access gate to Unit B2 from the existing estate access road, provision of 36 carpark spaces including 2 disabled spaces and 24 bicycle spaces, pedestrian access & footpath from the new gate to the new ancillary office and associated drainage adjustments. (Note: this planning submission is one of two independent applications for subdivision options to Block B).

Location: College Lane, Greenogue, Rathcoole, Co. Dublin

Time extension(s) up to and including:

Additional Information Requested/Received: 21-Jan-2022 / 07-Apr-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 07/04/2022, 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. Multiple Permissions
It is noted that two applications for similar works have been submitted simultaneously. The applicant shall only implement one of these permissions, either the current application or SD21A/0313. Under no circumstances will it be acceptable or compliant with a permission for elements of either application to mixed. Any amendments must be agreed by way of a future planning application.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
3. Environmental Health
 - (a) No equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 08:00 hours on weekdays and 09:00 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 work outside of these hours shall only be permitted following a written request to the Planning Authority and 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 unwanted noise outside the hours stated above.
 - (b) Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood.
 - (c) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.
 - (d) The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise or noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining premises or public place in the vicinity.
 - (e) 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: In the interest of public health.
4. Irish Water
Prior to the commencement of development the applicant or developer shall enter into water and wastewater connection agreement(s) with Irish Water, where relevant.
REASON: In the interest of public health and to ensure adequate waste water facilities.

5. Roads Requirements

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

- (a) information with regards to their proposed bin/waste collection arrangement and bin storage and collection locations,
- (b) a Construction Traffic Management Plan
- (c) a Construction & Demolition Waste Management Plan
- (d) a Mobility Management Plan is to be completed within six months of opening of the proposed development.
- (e) a public lighting scheme. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of South Dublin County Council Lighting Department.
- (f) all roads, footpaths, cycle paths and hard standing areas are to be constructed to appendix 6 'Taking in charge standards'.
- (g) Under no circumstances shall HGVs from the proposed development use the route R120 North towards the Newcastle village. All HGVs shall be instructed to use the Rathcoole Interchange onto N7 at all times.
- (h) all external bicycle parking spaces shall be covered.

REASON: In the interests of traffic safety and to encourage sustainable modes of transport.

6. Tree Protection

- (a) Prior to the commencement of development, all trees, groups of trees, hedging and shrubs to be retained shall be enclosed within stout tree protection fencing in accordance with BS 5837: 2012 Trees in Relation to Design, Construction and Demolition. This protective fencing shall enclose an area covered by the crown spread of the branches, or at a minimum a radius of two meters on each side of the hedge for its full length, and shall be maintained until the development has been completed.
- (b) No construction equipment, machinery or material shall be brought onto the site for the purpose of the development until all the trees which are to be retained have been protected by this fencing.
- (c) No work shall be carried out within the area enclosed by this fencing, and in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree/hedge to be retained. Fencing to be in accordance with BS 5837: 2012 and as specified.

REASON: To protect trees and planting during the construction period in the interest of visual amenity.

7. Public Realm

The applicant is requested to provide a fully detailed landscape plan of not less than 1:500 to be agreed in writing with the Planning Authority prior to the commencement of development, and shall include:

- (a) full works specification, that accords with the specifications and requirements of the Council's Public Realm Section.
- (b) hard and soft landscape details including;
 - (i) levels, sections and elevations,
 - (ii) detailed design of SUDs features including swales, rain gardens clearly showing how they work to collect and attenuate surface water run-off and how they work as part of the overall

SuD's strategy/treatment train.

(c) fully detailed Planting Plan for the development. The planting plan shall clearly set out the following:

(i) Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate

(ii) Implementation timetables.

(iii) Detailed proposals for the future maintenance/management of all landscaped areas

REASON: In the interest of Amenity, compliance with Development Plan Policy, the provision, establishment and maintenance of a reasonable standard of landscape and proper planning and sustainable development of the area.

8. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €62,811.36 (sixty two thousand eight hundred and eleven euros and thirty 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 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.

NOTE: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

- (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 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 16-Jun-2022