

Comhairle Chontae Atha Cliath Theas

PR/0013/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0413 **Application Date:** 03-Nov-2022
Submission Type: New Application **Registration Date:** 03-Nov-2022
Correspondence Name and Address: Murphy Design & Build Solutions Ltd The Square,
Kilcullen, Co. Kildare
Proposed Development: Installation of new railing to front of building
including pedestrian gate; installation of new access
control system to car park; 2 new standalone
illuminated identity signs; revisions to landscaping
and associated site development and facilitating
works.
Location: Airton Road, Tallaght, Dublin 24
Applicant Name: Trulife Limited
Application Type: Permission

(NM)

Description of Site and Surroundings:

Site Area: stated as 0.22ha

Site Description:

The site is located on the Airton Road between the Belgard Road and Greenhills Road and within close proximity to the Tallaght Village (Architectural Conservation Area) off the N81.

The subject property is a detached industrial building which appears to be two storey office to the front and eastern elevation with a red brick frontage and industrial/warehouse to the rear with a flat roof and roller shutters.

Proposal:

The proposed development consists of:

- Installation of new railing to front of building including pedestrian gate;
- Installation of new access control system to car park;
- 2 new standalone illuminated identity signs;
- Revisions to landscaping and associated site development and facilitating works.

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Zoning:

The subject 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.' under the South Dublin County Council Development Plan 2022-2028.

SEA Screening:

No overlaps with relevant layers.

Consultations:

Roads – No objections subject to conditions.

Surface Water Drainage – Request additional information.

Irish Water – Request additional information.

Parks – No objections subject to conditions.

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject site:

SD14A/0264 – **Permission Granted** for external free standing sign with base at entrance; sign to be double sided and internally illuminated.

SD07A/0008 – **Permission Granted** for a new waste area and an afterburner to the rear of the premises. The waste area will consist of a 2m high wall with a fence mounted on top of the wall to an overall height of 3.3m; the afterburner will be enclosed by a chain link fence surrounding the machine: the highest point of the afterburner is 10.5m.

Adjacent sites:

SD22A/0411 - Airton Road, Tallaght, Dublin 24 – **Permission Granted** for 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.

Relevant Enforcement History

None.

Pre-Planning Consultation

None.

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

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GI1 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Section 4.2.1 Biodiversity

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

Section 4.2.2 Sustainable Water Management

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Chapter 5 Quality Design and Healthy Placemaking

Section 5.2.1 The Delivery of Sustainable Neighbourhoods 'The Plan Approach'

QDP2 Objective 1:

To ensure that applications for new development are accompanied by a statement from a suitably qualified person detailing how 'The Plan Approach' has been taken into consideration and incorporated into the design of the development including the materials and finishes proposed and demonstrating how the overarching principles for the achievement of successful and sustainable neighbourhoods have been integrated as part of the design proposal.

Section 5.2.2 Context

Policy QDP3: Neighbourhood Context

Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.

QDP3 Objective 1:

To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in Chapter 12: Implementation and Monitoring in relation to design statements.

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SECTION 5.2.3 Healthy Placemaking

QDP4 Objective 2:

To promote a high standard of building and urban design, creating public spaces that are distinctive, safe, universally accessible and facilitate social and cultural diversity and interaction.

5.2.6 High Quality and Inclusive Development

QDP7 Objective 6:

To ensure that development provides an integrated and balanced approach to movement, healthy placemaking and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTAS and DEHLG (2019).

QDP7 Objective 7:

To ensure that all proposals for development contribute positively to providing a coherent enclosure of streets and public spaces, taking into consideration the proportions and activities of buildings on both sides of a street or surrounding a public space, providing for good standards of daylight and sunlight, and micro climatic conditions and having regard to the guidance and principles set out in the South Dublin County's Building Height and Density Guide and the Design Manual for Urban Streets and Roads (DMURS) (2019).

QDP7 Objective 8:

To promote and support a Universal Design Approach to residential and non-residential development – having regard in particular to the universal design principles and guidance in relation to Buildings for Everyone, Housing and Shared Space as promoted by the Centre for Excellence in Universal Design at the National Disability Authority – ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES. (See also Chapter 8: Community Infrastructure and Open Space).

5.2.9 Materials, Colours and Textures

Policy QDP11: Materials, Colours and Textures

Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

QDP11 Objective 1:

To require the use of high quality and durable materials and finishes that make a positive contribution to placemaking.

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QDP11 Objective 2:

To promote the use of structural materials that have low to zero embodied energy and CO2 emissions and ensure a wood-first policy on public buildings funded or part-funded by the Council.

QDP11 Objective 3:

To promote the reuse and recycling of materials to promote the circular economy and reduce construction and demolition waste.

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.*

Section 9.2.1 Green and Innovative Economy

EDE3 Objective 5:

To promote, through good placemaking, the delivery of places and communities which encourage employers and workers alike to live in the County, closer to their workplaces, promoting more sustainable travel and a good quality of life.

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.

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EDE4 Objective 1:

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.

Section 9.2.3 Building on Clusters

Policy EDE5: Building on Clusters

Support clustering, by creating, maintaining, or upgrading economic strongholds in a favourable business ecosystem.

EDE5 SLO3: To ensure development on lands within Greenogue Business Park will be subject to site specific flood alleviation measures forming part of any future planning application for these lands.

Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Policy IE3: Surface Water and Groundwater

Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Section 11.8.2 Casement Aerodrome

11.8.6 Airport and Aerodrome – Noise

11.8.7 Public Safety Zones

Chapter 12 Implementation and Monitoring

12.4.2 Green Infrastructure and Development Management

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.

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- *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.*

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- *EDE4 Objective 1:
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Policy G11: Overarching

Policy G12: Biodiversity

Policy G13: Sustainable Water Management

Policy G14: Sustainable Drainage Systems

Policy G15: Climate Resilience

Policy QDP7: High Quality Design – Development General

Policy QDP11: Materials, Colours and Textures

Policy SM2: Walking and Cycling

Policy SM7: Car Parking and EV Charging

Policy EDE1: Overarching

Policy EDE4: Urban Growth, Regeneration and Placemaking

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE4: Flood Risk

Policy IE7: Waste Management

IE7 Objective 3:

To provide for, promote and facilitate high quality sustainable waste recovery and disposal infrastructure / technology in keeping with the EU waste hierarchy and to adequately cater for a growing residential population and business sector.

Policy IE8: Environmental Quality

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Policy IE13: Noise

12.3.1 Appropriate Assessment

12.3.3 Environmental Impact Assessment

12.4.2 Green Infrastructure and Development Management

12.5.1 Universal Design

12.5.2 Design Considerations and Statements

12.5.7 Signage – Advertising, Corporate and Public Information

12.7.1 Bicycle Parking / Storage Standards

12.7.4 Car Parking Standards

12.9.2 Enterprise and Employment Areas

Table 12.27: Key Principles for Development within Enterprise and Employment Zones

12.10.1 Energy Performance in New Buildings

12.11.1 Water Management

12.11.3 Waste Management

(iii) Waste Recovery and Waste Disposal Facilities

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 Land use 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.

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:

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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).

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning

Authorities, Department of the Environment, Heritage and Local Government, (2009).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy
- Design and Visual Amenity
- Drainage
- Parks
- Roads
- Green Infrastructure
- Infrastructure and Environmental Services
- Environmental Impact Assessment

Zoning and Council Policy

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'. A development consisting of new illuminated identity signs is permitted in principle under this zoning objective, subject to assessment against the relevant policies, objectives and standards set out under the current Plan. Warehousing is listed as Open For Consideration under this zoning objective but new railings, a new gate access and revised landscaping at an existing warehouse/office development, would be considered consistent with this zoning objective.

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Design and Visual Amenity

Railings and Gate Access

The proposed railings are to the front of the existing property predominantly along the northern boundary with the existing public pathway. The railings will consist of powder coated rails and balustrades and would not be visually obtrusive with a maximum height of 1.45m which is considered appropriate. It should be noted that there are other units in the immediate vicinity of the subject property that have similar railings in place. The unit already appears to have a controlled access gate along the northern elevation to the west and the new barrier will provide controlled access to the carparking to the front of the property and is considered acceptable.

Overall, the proposed railings and gate access would not be injurious to the amenities of the area.

Illuminated Signage

The two proposed standalone signage flank either side of the existing vehicular entrance off the Airton Road. It is proposed that they are a maximum in 1.706m in height from the ground with a proposed width of 2.769m with a depth of 400m. The proposed signs will be internally lit. Freestanding Advertisement Displays are considered generally not appropriate but may be considered at the entrance to major commercial premises and may not exceed 7m in height as per Table 3.19 Signage in the South Dublin County Development Plan 2022 – 2028. Given the nature of the business identification signage the size and scale of the proposed signs, they would not be visually obtrusive and would be consistent with the surrounding area and are therefore **acceptable subject to conditions.**

Drainage

Surface Water Drainage request **Additional Information**, but it is considered that this requirement can be sought prior to development by **condition** and the following report was received:

1.1 Submit a drawing showing the setback distance between foundation of proposed railing and any surface water sewer adjacent to same.

Irish Water

The report received from Irish Water requires **Additional Information** but again, it is considered appropriate that this is sought prior to development by **condition**. The following report was received:

1 Water

1.1 Submit a drawing showing the setback distance from the foundation of proposed railing to adjacent watermain.

1.2 Alternatively submit a confirmation of feasibility letter from Irish Water for the proposed development to the planning authority.

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

2 Foul

2.1 Submit a drawing showing the setback distance from the foundation of proposed railing to adjacent foul sewer.

1.2 Alternatively submit a confirmation of feasibility letter from Irish Water for the proposed development to the planning authority.

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

Parks

The Parks/Public Realm section suggest a **Grant of Permission subject to conditions**. It is noted that the report does not refer to the fact that a street tree on the grass verge of the subject site is highlighted to be removed which would not be acceptable and the applicant should provide a new tree to replace this by **condition**. The following report was received:

COMMENTS:

In relation to the above proposed development, this section has reviewed the application and has the following comments. The Public Realm Section has no objections in principle to the installation on new railings to the front of the building and provision of pedestrian access gate provided that the railings but especially their footings/foundations do not impact on the tree roots of the adjacent tree trees.

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. Tree Protection Measures

*No development shall take place until a scheme for the protection during construction of the adjacent street trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations, has been submitted by the applicant. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these. The protective measures contained with the scheme shall be implemented prior to the commencement of any construction works. Within the root protection areas, the existing ground level shall be neither raised nor lowered and no materials, plant, machinery or surplus soil shall be placed or stored thereon. If any foundations for the proposed fencing are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered. 3 **Reason: To ensure the safety and well-being of the trees, in accordance with relevant policies of the CDP 2022-2028.***

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2. Root Protection

No development shall be carried out until a method statement identifying the root protection areas of all trees on and around the site and giving details of any works to be carried out within the root protection areas of the trees and the method to avoid damage to the trees during these works has been submitted to the Local Planning Authority.

Reason: To ensure the safety and well-being of the trees, in accordance with relevant policies of the CDP 2022-2028.

Roads

The Roads Department have no objections to the proposed development subject to the following conditions:

No Roads objections subject to the following conditions:

- 1. The proposed signage shall meet the criteria for signage as outlined in SDCC County Development Plan.*
- 2. The level of illumination of the lighting for the signs shall be reviewable at any time by the Roads Department in the interests of traffic safety, and adjustments shall be made by the applicant at their own expense if required to do so by South Dublin County Council.*
- 3. Any gates shall open inwards and not out over the public domain.*

Green Infrastructure

The site does not appear to be located along a Primary or Secondary Green Infrastructure Link as identified in Figure 4.4: Green Infrastructure Strategy Map under the CDP.

Given the nature, size and scale of the proposed development, a full Green Infrastructure assessment is not required.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established industrial area and is for the construction railings, access gates and 2 freestanding signs.

Having regard to:

- the scale and 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.

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Environmental Impact Assessment

Having regard to the modest nature of the 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.

Development Contributions

Given that the proposed development is for railings, gates and signage, no development contributions are applicable.

SEA monitoring

Building Use Type Proposed: Warehouse

Floor Area: 0sqm

Land Type: Brownfield.

Site Area: 0.22ha

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028,
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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.

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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. 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 the South Dublin County Council Development Plan.
3. 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

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- 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.

4. 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.

5. Water

Prior to development, the applicant shall provide drawings showing the setback distance from the foundation of proposed railing to adjacent watermain, surface water sewer and foul sewers. Alternatively submit a confirmation of feasibility letter from Irish Water for the proposed development to the planning authority.

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

6. Tree

Prior to development, the applicant shall provide a revised drawing indicating a new indigenous, native tree species to replace the tree highlighted for removal.

REASON: In the interest of proper planning and sustainable development.

7. Tree Protection Measures

No development shall take place until a scheme for the protection during construction of the adjacent street trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations, has been submitted by the applicant. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these. The protective measures contained with the scheme shall be implemented prior to the commencement of any construction works. Within the root protection areas, the existing ground level shall be neither raised nor lowered and no materials, plant, machinery or surplus soil shall be placed or stored thereon. If any foundations for the proposed fencing are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

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REASON: To ensure the safety and well-being of the trees, in accordance with relevant policies of the CDP 2022-2028.

Root Protection

No development shall be carried out until a method statement identifying the root protection areas of all trees on and around the site and giving details of any works to be carried out within the root protection areas of the trees and the method to avoid damage to the trees during these works has been submitted to the Local Planning Authority.

REASON: To ensure the safety and well-being of the trees, in accordance with relevant policies of the CDP 2022-2028.

8. Roads

1. The proposed signage shall meet the criteria for signage as outlined in SDCC County Development Plan.

2. The level of illumination of the lighting for the signs shall be reviewable at any time by the Roads Department in the interests of traffic safety, and adjustments shall be made by the applicant at their own expense if required to do so by South Dublin County Council.

3. Any gates shall open inwards and not out over the public domain.

REASON: In the interest of proper planning and sustainable development.

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.

NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; please apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to

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carry out those works.

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Record of Executive Business and Chief Executive's Order

REG. REF. SD22A/0413

LOCATION: Airton Road, Tallaght, Dublin 24


Colm Harte,
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: 09/01/23


Gormla O'Corrain,
Senior Planner