

Simon Clear & Associates
3 Terenure Road West
Terenure
Dublin 6W

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

Final Grant Order No.:	0047	Date of Final Grant:	17-Jan-2023
Decision Order No.:	1472	Date of Decision:	24-Nov-2022
Register Reference:	SD22A/0335	Date:	03-Nov-2022

Applicant: Valley Healthcare Fund
Development: Modifications to the Primary Healthcare Centre as permitted under Reg. SD11A/0135 (An Bord Pleanála Ref. PL06S.239890) and SD20A/0054 comprising of relocation of existing bus shelter on Boot Road (Bus Stop No. 3465) by c.75m northwards and construction of a new stainless steel and glass bus shelter including a double-sized internally illuminated advertising panel; Construction of an external stair core from the basement car park to surface level with associated changes to car parking layout.
Location: Site at Boot Road / Convent Road, Fonthill Road and St. John's Road, Clondalkin, Dublin 22

Time extension(s) up to and including:

Additional Information Requested/Received: 11-Oct-2022 / 03-Nov-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 03/11/2022, 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. Pedestrian Crossing
Prior to the commencement of development the following details shall be submitted to the Planning Authority for written agreement:
a) Drawings showing a painted crossing point to the building entrance shall be provided to indicate to cars that pedestrians may cross at this location and such agreed details shall be implemented on site by the applicant within one month of agreement by the Planning Authority.
This is required because the stair core opens out onto the surface level car park and there is a

lack of dedicated pedestrian infrastructure here and the door would be hidden from view from cars driving into the car park.

REASON: To ensure pedestrian safety.

3. Street Bin

A street bin shall be provided alongside the bus shelter, with details to be agreed with the Planning Authority.

REASON: In accordance with Policy SM3 Objective 18 of the South Dublin County Development Plan 2022 - 2028

4. Sustainable Urban Drainage Systems

The applicant is required to incorporate SuDS where appropriate within the development. The roof of the stair core shall be implemented as a green roof.

REASON: To ensure the provision of SuDS

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.

NOTE: The applicant/developer is advised that the most up to date South Dublin County Council Taking in Charge Policy and associated documents can be found at the following location <https://www.sdcc.ie/en/services/planning/commencement-and-completion/completion/taking-in-charge-policy-standards>.

- (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.

M. Crowley

_____ 18-Jan-2023
for Senior Planner