

Gerry Ryan  
2, Clancy Road  
East Finglas  
Dublin 11

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

Final Grant Order No.:	<b>0839</b>	Date of Final Grant:	<b>05-Jul-2022</b>
Decision Order No.:	<b>0650</b>	Date of Decision:	<b>25-May-2022</b>
Register Reference:	<b>SD22A/0091</b>	Date:	<b>31-Mar-2022</b>

**Applicant:** Church of Scientology & Community Centre Dublin

**Development:** New SDCC maintenance-vehicle access gate in the existing fence between the Church of Scientology and Dodder Park, with landscaping & play items in the area of the park between the Dodder River and the existing fence; retention of the existing 2.5 metres high perimeter fence around the Church of Scientology occupied property, to include the omission of a pedestrian gate and fence plinth.

**Location:** Firhouse Road, Dublin 24

**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 completely and retained in its entirety 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. Drainage - Irish Water.  
(a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.  
(b) There shall be complete separation of the foul and surface water drainage systems.  
REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.
3. Drainage - Surface Water.  
(a) The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section.

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(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(c) All drainage works for this development shall comply fully with 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.

4. Permission is hereby granted solely for the development which is set out in Statutory Public Notices and description of development under Section 9 of the planning application form submitted.

REASON: In the interest of clarity, consistency and the proper planning and sustainable development of the area.

5. Roads Department.

1. The proposed gate shall only be used for the purpose of allowing access/egress for SDCC Public Realm maintenance vehicles.

2. The proposed gate shall not be used by pedestrians.

3. The proposed gate shall be 3.5m in width.

4. The proposed gate must be closed immediately after any maintenance vehicle has passed through it.

5. Any gates shall open inwards and not outwards over the public domain.

REASON: In the interests of public health, safety, the proper planning and sustainable development of the area .

6. 1. Implementation of Landscape Masterplan

a) The submitted Landscape Masterplan (Sheet No. 21126\_LP\_01\_D) prepared by Gannon & Associates shall be implemented in full.

b) All hard and soft landscape works shall be completed in full accordance with the approved Landscape Masterplan and associated detailed plans

c) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS : 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).

d) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

e) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

f) Prior to the commencement of landscape works on site; the location of the proposed tree planting within Dodder Valley Park to be agreed on site with the Public Realm Section and the Councils Heritage Officer.

g) The Management and Maintenance of the proposed landscaped area within Dodder Valley Park shown on the submitted Landscape Masterplan (Sheet No. 21126\_LP\_01\_D) to be agreed following a site meeting and consultation with the Public Realm Section and the Councils

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Heritage Officer.

h) The use of chemical herbicides and pesticides as a form of management for the control of pests and weeds is not permitted by South Dublin County Council

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

**2. Retention of Landscape Architect & Certificate of Effective Completion**

The Landscape Architect shall be retained by the developer for the duration of the project, to pay periodic site visits to ensure that construction works will not compromise the agreed and approved landscape development, to ensure adequate protection of the existing trees approved for retention and to supervise the implementation of the landscape plans from start to finish. A certificate of effective completion for the agreed and approved landscape scheme shall be submitted to the Planning Authority upon completion of the landscape works, such certificate to be prepared by the qualified Landscape Architect for the project.

Reason: To ensure the provision of a reasonable standard of landscape in accordance with the approved designs.

**3. Tree Protection Plan**

A tree protection plan for all trees, shrubs and hedgerows specified for retention shall be compiled by a qualified Arborist and shall be submitted to and agreed in writing with the planning authority prior to commencement of any work on site. No development works shall be carried out within any area of protection required by the Tree Protecting Plan. In particular there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of chemicals or lighting of fires within such protection areas.

REASON: To protect the trees, shrubs and hedgerows specified for retention in the interest of amenity.

**4. Play Items**

Prior to the commencement of Development, the location of the proposed play items within Dodder Valley Park to be agreed on site with the Public Realm Section. The applicant can contact either Oisín Egan [oegan@sdblincoco.ie](mailto:oegan@sdblincoco.ie) or Laurence Colleran [lcolleran@sdblincoco.ie](mailto:lcolleran@sdblincoco.ie) in order to arrange the site meeting. In addition, the following details shall be provided:

- i. Details of play equipment, and safety surfacing, along with specifications and proof that all play equipment conforms to European Standards EN 1176-1-11 and EN 1177
- ii. a specification of the surface treatment within the play areas; and arrangements for ensuring the safety and security of children using the play areas. Engineered woodchip to be used as the surfacing material for the proposed play items
- iii. Post installation certification by the Royal Society for the Prevention of Accidents will also be a requirement. An indicative Play Map showing type and age groups catered for shall also be submitted.

REASON: To ensure that the development makes appropriate provision for play and informal recreation in accordance with relevant policies in the CPD 2016-2022.

**7. 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

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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.

**8. 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
- 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.

**9. Operational Noise.**

(a) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of any noise sensitive location, shall not exceed the daytime background level i.e. 0700 – 1900 by more than 10 dB(A) and shall not exceed the background level for evening and night time (currently 19:00 – 07:00) as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006 .

Clearly audible and impulsive tones at noise sensitive locations during evening and night as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be avoided irrespective of the noise level.

(b) Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for

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annoyance to a person in any residence, adjoining premises or public place in the vicinity.  
(c) All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as LAeq over 15 minutes at 1 meter from the façade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and night time (currently 19:00 – 07:00) as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006.

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, and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

10. Land Transfer

Within 3 years of the final grant of permission or as otherwise agreed in writing with the Planning Authority, the transfer of land from Client to SDCC as per the Site Plan Dwg 001 shall be completed.

Reason: In the interest of proper planning and sustainable development of the area.

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 06-Jul-2022