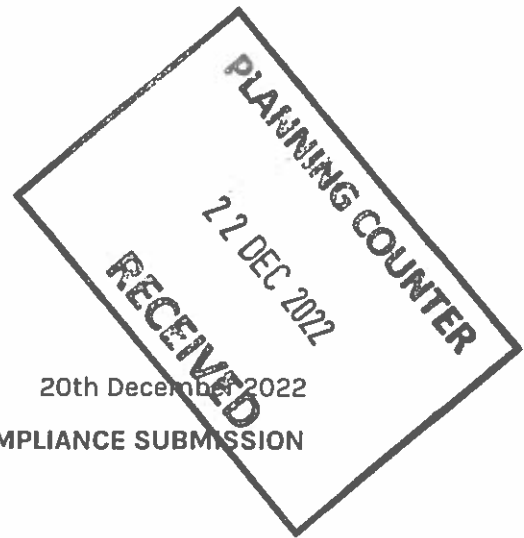


Planning Compliance Section,
South Dublin County Council,
County Hall Tallaght,
Dublin 24,
D24A3XC



20th December 2022

RE: PRE COMMENCEMENT PLANNING COMPLIANCE SUBMISSION
PLANNING REF: SD22A/0329
CONDITION REF: 01-07
LOCATION: Jones Oil, Greenhills Road, Tallaght Dublin 24
DEVELOPMENT: Service Station/Fuel Depot Proposed Facility Upgrade

Dear Sir/Madam,

1.0 INTRODUCTION

Please find enclosed **Pre-Commencement Planning Compliance Submission** in respect of **Conditions 01-07** of planning permission South Dublin County Council Reg. Ref. **SD22A/0329** in relation to the Proposed development works at Jones Oil, Greenhills Road, Tallaght Dublin 24.

This submission is made by McArdle Doyle on behalf of our client, Jones Oil Limited.

The development description in this application consists of the following;

'Demolition of an existing building, 2 new portacabins, a power wash enclosure, fences, gantry and fuel dispensers, revisions to internal site layout to include new vehicular and pedestrian movement arrangements. revised bund walls, relocated stepped access route of tank farm and bottom loading skid, construction of new forecourt fuel area with 2 pump dispensers, new payment building, new single storey office building, new services area with 2 car parking spaces, 12 staff car parking spaces and 8HGV/Tanker parking spaces, all other associated underground and overground infrastructure, drainage, lighting, landscaping, and site development works.

Location: Jones Oil, Greenhills Road, Tallaght, Dublin 24.

It is noted that there are 7 conditions attached to the Notification to Grant Permission Ref. No. SD22A/0329

As outlined above this submission relates to Conditions 01-07 and responses are outlined in Section 02 of this report. For your convenience, a copy of the planning application Notification to Grant Permission document is enclosed in Appendix A:

- Notification of Decision to Grant Permission (SD22A/0329)
Date of Decision 05/10/2022, Date of Final Grant 14/11/2022.

1.1 Content of Submission

The compliance submission comprises of this report document which outlines a detailed response to the additional information items requested and rationale for same in conjunction with Appendix Items listed A-D below.

It is noted that 3 no. copies are provided of all documents are submitted on South Dublin County Council request.

- **Appendix A- Notification of Decision to Grant Permission (SD22A/0329)**
- **Appendix B- McArdle Doyle Proposed Foul Layout Drawing**
- **Appendix C - McArdle Doyle Proposed Road Marking & Signage Drawing**
- **Appendix D- McArdle Doyle Public Lighting Design Report**

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2.0 PLANNING CONDITIONS 01-07 (SD22A/0329) & RESPONSE

A break down response of each planning condition no. 01-07 from planning reference SD22A/0329 is set out in below sections 2.1-2.7.

2.1 Condition 01-Development Control

Planning Condition 01 SD22A/0329 states the following:

'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.'*

Response Condition 01:

It is noted that the proposed development will be constructed in accordance with the granted planning permission as per submitted plans, particulars and specifications lodged with the application.

2.2 Condition 02 –Foul Sewer Line

Planning Condition 02 SD22A/0329 states the following:

'Foul Sewer Line:

Prior to the commencement of development, the applicant shall submit to the Planning Authority for written agreement a drawing and report regarding the proposed foul sewer line in the south of the site. Details shall include:

- *Size of foul water sewer*
- *Depth of sewer to ground level*
- *Clearance of sewer to existing office building Alternatively, the applicant may apply to Irish Water for a Confirmation of Feasibility letter. This letter must then be sent to SDCC Water Services section as part of a compliance submission, prior to the commencement of development.*

REASON: *To ensure adequate separation distances in the interest of public health.'*

Response Condition 02:

It is noted that McArdle Doyle have produced a new drainage drawing P2224.C16 Proposed Foul Drainage in response to this Item 02 request which is attached in **Appendix B** of this report.

It is noted that this drawing is based on the originally submitted planning drawing no. P2224.C04 Drainage Layout and includes the aforementioned additional requested information of size of foul water sewer, depth of sewer to ground level and clearance of sewer to the existing office building.

This drawing also shows standard Irish Water Wastewater construction details, Pipe Bedding details, Wastewater Pipe Reduced Cover Protection detail and details of the as-built

dimensions of the existing tie-in foul manhole FMH01 to form a complete and comprehensive response to Item 02.

2.3 Condition 03-Waste Management

Planning Condition 03 SD22A/0329 states the following:

'Waste Management.

Prior to the commencement of development, the developer or any agent acting on its behalf shall prepare a bespoke Construction and Demolition Resource Waste Management Plan (RWMP) as set out in the Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall:

- include specific proposals as to how the RWMP will be measured and monitored for effectiveness.*
- follow the requirements set out in Appendix B of Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)*
- be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.*

REASON: *To ensure the suitable disposal and management of waste at the site during the demolition and construction phases of the works'*

Response Condition 03:

It is noted that a bespoke Construction Demolition Resource Waste Management Plan (RWMP) is to be issued to South Dublin County Council on the appointment of a Main Contractor at the conclusion of the tender stage of the project.

2.4 Condition 04-Environmental Health- Construction Phase

Planning Condition 04 SD22A/0329 states the following:

Environmental Health - Construction Phase

A. Noise

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.*

B. 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: *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 and 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

Response Condition 04:

It is noted that the Environmental Health issues of Noise and Air Quality in relation to the Construction Phase of the project will be addressed in the bespoke Construction Demolition Resource Waste Management Plan (RWMP) which is to be issued to South Dublin County Council on the appointment of a Main Contractor at the conclusion of the tender stage of the project.

2.5 Condition 05-Environmental Health- Operational Stage

Planning Condition 05 SD22A/0329 states the following:

'The Environmental Health - Operational Phase

A. Noise

A.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 annoyance to a person in any residence, adjoining premises or public place in the vicinity.

B. 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.

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.
REASON: *In the interest of public health.*

Response Condition 05:

It is noted that the client Jones Oil Ltd. accepts that operational noise levels from the proposed development including noise from general operation and noise from mechanical plant and ventilation must be below the noise levels as set out by South Dublin County Council as noted in Condition 05 of Notification to Grant Permission document issue date 14.11.22.

2.6 Condition 06 -Roads, Access & Lighting

Planning Condition 06 SD22A/0329 states the following:

'Roads and Access

- A. *The current entrance/exit gate shall become an 'Entrance-Only Gate' and therefore cease to allow traffic to exit through it. Prior to commencement, the applicant shall detail the restrictions/signage that will be in place to deter drivers from exiting through the entrance only gate which must be agreed with the Planning Authority.*

- B. *Prior to commencement a Public Lighting Design for the development shall be submitted for agreement to the Planning Authority.*

REASON: To ensure traffic safety'

Response Condition 06A:

It is noted that McArdle Doyle have produced Road Marking & Signage Drawing P2224.C15 Proposed Road Markings C15_Rev- in response to this Item 06 request which is attached as **Appendix C** of this report.

It is noted that this drawing shows the proposed internal road marking and signage of the new subject site arrangements which has been designed in accordance with the Traffic Signs Manual, Department of Transport, 2010.

The entry and exit locations to the site are now clearly shown updated to a one-way system with 'no entry' signage and proposed road markings at relevant locations. It is also noted that the client intends to add additional company branded signage internally to further communicate the one-way vehicular system to all drivers. The locations of these additional signs are also shown on drawing Proposed Road Markings C15_Rev-.

Response Condition 06B:

It is noted that McArdle Doyle have produced Public Lighting Design Report to action SDCC condition 6B and this report is attached as part of **Appendix D** of this document.

This lighting assessment report highlights the proposed lighting arrangement in terms of numbers location and type of lights. It demonstrates that the proposed lighting is adequate to ensure traffic safety within the new site layout.

2.7 Condition 07-Financial Contribution

Planning Condition 11 SD22A/0329 states the following;

'Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €6, 558.54 (six thousand five hundred and fifty eight euro and fifty four 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.

Response Condition 07:

Prior to commencement the planning development levy of €6558.54 will be paid in full to the local authority.

3.0 CONCLUSION

We trust the above and enclosed documentation is in order and the above sections satisfy the additional information required to be clarified to South Dublin County Council prior to commencement stage.

If you require any further clarification of any of the items contained this Pre-commencement Planning Compliance Submission Report on Conditions 01-07 please do not hesitate to contact us.

We would appreciate an acknowledgement of our submission at your convenience.

Yours sincerely,



**Ronnie McArdle, B Eng, C Eng, MIEI, APEA,
Managing Director.**

APPENDIX A- PLANNING APPLICATION GRANT

Notification of Decision to Grant Permission (SD22A/0329)

McArdle Doyle Limited
2nd Floor
Exchange Building
The Long Walk
Dundalk
Co. Louth

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

Final Grant Order No.:	1428	Date of Final Grant:	14-Nov-2022
Decision Order No.:	1247	Date of Decision:	05-Oct-2022
Register Reference:	SD22A/0329	Date:	11-Aug-2022

Applicant: Jones Oil Limited

Development: Demolition of an existing building, 2 new portacabins, a power wash enclosure, fences, gantry and fuel dispensers, revisions to internal site layout to include new vehicular and pedestrian movement arrangements. revised bund walls, relocated stepped access route of tank farm and bottom loading skid, construction of new forecourt fuel area with 2 pump dispensers, new payment building, new single storey office building, new services area with 2 car parking spaces, 12 staff car parking spaces and 8HGV/Tanker parking spaces, all other associated underground and overground infrastructure, drainage, lighting, landscaping, and site development works.

Location: Jones Oil, Greenhills Road, Tallaght, 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 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. Foul Sewer Line
Prior to the commencement of development the applicant shall submit to the Planning Authority for written agreement a drawing and report regarding the proposed foul sewer line in the south of the site. Details shall include:
 - Size of foul water sewer

- Depth of sewer to ground level
- Clearance of sewer to existing office building

Alternatively, the applicant may apply to Irish Water for a Confirmation of Feasibility letter. This letter must then be sent to SDCC Water Services section as part of a compliance submission, prior to the commencement of development.

REASON: To ensure adequate separation distances in the interest of public health.

3. Waste management.

Prior to the commencement of development, the developer or any agent acting on its behalf shall prepare a bespoke Construction and Demolition Resource Waste Management Plan (RWMP) as set out in the Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021) including demonstration of proposals to adhere to best practice and protocols.

The RWMP shall:

- include specific proposals as to how the RWMP will be measured and monitored for effectiveness.
- follow the requirements set out in Appendix B of Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)
- be submitted to the planning authority for written agreement prior to the commencement of development.

All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

REASON: To ensure the suitable disposal and management of waste at the site during the demolition and construction phases of the works

4. Environmental Health - Construction Phase

A. Noise

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.

B. 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: 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 and 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.

5. Environmental Health - Operational Phase

A. Noise

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 annoyance to a person in any residence, adjoining premises or public place in the vicinity.

B. Noise due to the normal operation of the proposed development, expressed as L_{Aeq} 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.

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 L_{Aeq} 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.

REASON: In the interest of public health.

6. Roads and Access

A. The current entrance/exit gate shall become an 'Entrance-Only Gate' and therefore cease to allow traffic to exit through it. Prior to commencement, the applicant shall detail the restrictions/signage that will be in place to deter drivers from exiting through the entrance only gate which must be agreed with the Planning Authority.

B. Prior to commencement a Public Lighting Design for the development shall be submitted for agreement to the Planning Authority.

REASON: To ensure traffic safety

7. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €6, 558.54 (six thousand five hundred and fifty eight euro and fifty four 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.

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 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.

- (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

for Senior Planner

15-Nov-2022

APPENDIX B- MCARDLE DOYLE PROPOSED FOUL LAYOUT DRAWING

McArdle Doyle drawing P2224.C16 Proposed Foul Layout _Rev-

APPENDIX C-MCARDLE DOYLE PROPOSED ROAD MARKING & SIGNAGE DRAWING

McArdle Doyle drawing P2224. C15 Proposed Road Markings _Rev-

APPENDIX D- MCARDLE DOYLE PUBLIC LIGHTING DESIGN REPORT

McArdle Doyle drawing P2224.C14 Proposed External Lighting Scheme_Rev-