

**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.:	<b>0158</b>	Date of Final Grant:	<b>09-Feb-2022</b>
Decision Order No.:	<b>1644</b>	Date of Decision:	<b>20-Dec-2021</b>
Register Reference:	<b>SD21A/0291</b>	Date:	<b>26-Oct-2021</b>

**Applicant:** Liffey Valley Management Limited

**Development:** Amendments to the permitted development previously granted under SDCC Ref. SD19A/0320 and An Bord Pleanála Ref. 306251-19; including the erection of 2 bus shelters on Fonthill Road each comprising of a bus stop sign, real time passenger Information (RTPI) unit and a two-sided internally illuminated advertising panel (c. 1.9sq.m each side); road alterations on Fonthill Road comprising of the amendment of staggered to straight Toucan crossings, the addition of a new straight Toucan crossing, the replacement of bus lay-by areas with bus islands, and the removal of a left slip lane; all associated site services and site development works.

**Location:** Liffey Valley Shopping Centre, Fonthill Road, Clondalkin, Dublin 22

**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. Parent Permission.
  - (a) This permission shall expire upon the expiry of permission Reg. Ref. SD19A/0320 and An Bord Pleanála Ref. 306251-19, subject to any extension thereof.
  - (b) The conditions attached to the permission referenced in part (a) shall apply to this

permission, save as may be required by these conditions.

REASON: To ensure integration with the existing planning permission and to specify the date on which the permission shall expire and clarify the conditions attached to the development.

3. Agree Design of Toucan Crossings

Prior to the commencement of works on the Toucan crossings, the applicant shall submit a design proposal for the written agreement of the Planning Authority. The crossing design should include full demonstration to the Planning Authority that the design is in accordance with enacted regulations.

REASON: In the interest of pedestrian and cyclist safety and the proper planning and sustainable development of the area.

4. Drainage.

(a) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

(b) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate drainage provision.

5. Irish Water Connection Agreement.

(a) Where relevant, prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

(b) The applicant shall ensure that there are suitable setback distance from proposed development to any adjacent watermains.

(c) The applicant shall ensure that there are suitable setback distance from proposed development to any adjacent foul sewers.

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

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.

- (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

16-Feb-2022