

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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NOTIFICATION TO GRANT PERMISSION & GRANT RETENTION
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER

Final Grant Order No.:	0112	Date of Final Grant:	28-Jan-2022
Decision Order No.:	1593	Date of Decision:	08-Dec-2021
Register Reference:	SD21A/0205	Date:	11-Nov-2021

Applicant: Honeybridge Ltd.

Development: Retention sought for the removal of the ground floor internal courtyard with canopy over as per Planning Ref SD013A/0047; Works to include, external canopy above roof level removed, new storage room created at first floor level; ground floor area incorporated into lounge area; permission for reduction in size of lounge floor area; works to include new entrance doors to Lounge area within building elevation facing car park; new external fire exit door from Lounge area to open space to rear of the building; internal walls forming snug demolished complete ;Floor area included within lounge area; kitchen extension within part of previous Lounge area; relocation of Off Licence into previous Lounge area; entrance doors to Off Licence are previous entrance doors to lounge area; works to include new window to Off Licence within building elevation facing car park; change of use of previous Off Licence to takeaway; internal layout changes to lounge area public toilets; remove internal doors between Lounge area and entrance.

Location: Boomers Public House, Knockmitten Neighbourhood Centre, Clondalkin, Dublin 22

Time extension(s) up to and including:

Additional Information Requested/Received: 14-Sep-2021 / 11-Nov-2021

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 11 November 2021, 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. Development Permitted

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.

3. Hours of Operation.

The takeaway hereby granted shall operate within the following hours of opening:

- Mon-Wed 16.00-22.00
- Thurs and Fri 16.00-23.00
- Saturday 14.00-00.00
- Sunday 14.00-23.00

REASON: In the interests of development management and proper planning and sustainable development of the area.

4. EHO.

(1) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 on Saturdays nor after 19:00 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays. Any work outside of these hours shall only be permitted following a written request to the Planning Authority and 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 unwanted noise outside the hours stated above.

(2) 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.

(3) A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.

(4) All rooms, passageways, sanitary accommodation, and lobbies shall be ventilated to the outer air. Provision of adequate ventilation shall be provided throughout the proposed development:

(i) in the case of natural ventilation, openings to the external air equivalent to a minimum of 5% of the floor area must be provided

(ii) otherwise, mechanical ventilation capable of achieving the following air changes per hour:
offices 4-6 air changes per hour

stores 3 air changes per hour

wc's 3 air changes per hour

wc lobbies 2 air changes per hour

Canteen/Tea station 8-12 air changes per hour

(5) The development shall be so operated that there will be no emissions of malodours, gas,

dust, fumes or other deleterious materials, no noise vibration on site so as would give reasonable cause for annoyance to any person in any adjoining unit or public place in the vicinity.

(6) The applicant must consult with the Environmental Health Department with regard to layout and proposed finishes in relation to any food premises, prior to commencement of the development.

REASON: In the interest of protecting the amenities of the area.

5. Drainage.

(a) The applicant shall include SuDS (Sustainable Drainage Systems), for the proposed development.

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

(c) 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 water supply and drainage provision.

6. Irish Water Connection Agreement.

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

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

7. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €12,117.63 (twelve thousand one hundred and seventeen euros and sixty three 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 contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2021 - 2025.

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.

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 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.

Brian Connolly 31-Jan-2022
for Senior Planner