

**An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department**

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

Final Grant Order No.:	<b>0112</b>	Date of Final Grant:	<b>28-Jan-2022</b>
Decision Order No.:	<b>1584</b>	Date of Decision:	<b>09-Dec-2021</b>
Register Reference:	<b>SD21A/0282</b>	Date:	<b>19-Oct-2021</b>

**Applicant:** UHPC International Limited

**Development:** Retention permission sought for 4 external signs at HSE Primary Healthcare Centre; sign 1 located on right hand side of main entrance pillar from Ninth Lock Road (0.348sq.m); sign 2 located at the left hand side of south-west facade at under-croft archway (1.32sq.m); sign 3 located on the right hand side of the south-west facade at under-croft archway (2.4sq.m); sign 4 located on north-east facade on right hand side of the building (1.109sq.m); total area (5.1773sq.m).

**Location:** HSE Primary Care Centre, Steeple House, Thornfield Square, 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 to be in accordance with submitted plans and details.

The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, save as may be required by other conditions attached hereto.

REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.

2. Restrictions on Signage.

Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no further advertisement signs (including any signs installed to be visible through windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the Steeple House building

or within the curtilage of the site, unless authorised by a grant of planning permission.

REASON: To protect the visual amenities of the area and in the interest of the 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.

- (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.

*Brian Connolly* 01-Feb-2022  
for Senior Planner