

**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>0112</b>	Date of Final Grant:	<b>28-Jan-2022</b>
Decision Order No.:	<b>1629</b>	Date of Decision:	<b>16-Dec-2021</b>
Register Reference:	<b>SD21A/0298</b>	Date:	<b>01-Nov-2021</b>

**Applicant:** Dublin 12 Motors Ltd.

**Development:** Car showroom extension to front of existing premises; new signage; all ancillary site works.

**Location:** Bluebell Avenue, Bluebell Industrial Estate, Dublin 12.

**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 carried out and completed 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. Signage.  
Prior to the commencement of development, the applicant shall submit signage details drawing, including the dimensions, materials and illumination of the proposed signage on the new front elevation. The drawing shall be agreed in writing with the Planning Authority prior to occupation of the extension. For clarity, no internally illuminated signage shall be acceptable on the site.  
REASON: In the interests of visual amenity and the proper planning and sustainable development of the area.
3. Surface Water Drainage  
Prior to the commencement of development, the following details shall be submitted for the

written agreement of the Planning Authority:

- (i) A drawing showing the surface water layout of existing and proposed development, including the setback distance to the public watermain south of the boundary.
  - (ii) A drawing showing the foul drainage layout of existing and proposed development, including the setback distance to the public foul sewer south of the boundary.
  - (iii) A drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the development. Examples of SuDS include, Green Roofs, permeable paving, filter drains planter boxes, channel rills and other such SuDS.
  - (iv) A report and drawing to show what surface water attenuation is proposed for the development.
  - (v) A report to show surface water attenuation calculations for proposed development. The site area, area of hard standing, permeable paving and different surface types and their respective run off coefficients shall all be detailed in the report.
- REASON: In the interests of public health and the proper planning and sustainable development of the area.

4. Drainage.

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 and safety.

5. Irish Water.

Prior to the commencement of development, the Applicant shall enter into a water connection and wastewater connection agreement with Irish Water.

REASON: In the interests of public safety and to ensure adequate water and wastewater facilities.

6. Landscape.

Prior to the commencement of development, a landscape plan shall be submitted for the written agreement of the Planning Authority, which shall provide soft landscaping areas to the front (south) of the building. As a minimum, two trees shall be planted in proximity to the new front entrance prior to occupation of the structure.

REASON: To comply with County Development Plan policies and objectives on Green Infrastructure, to soften the impact of the proposed development, to provide nature 'hops' to the Grand Canal (a pNHA) and in the interests of proper planning and sustainable development.

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 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. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €12,755.40 (twelve thousand seven hundred and fifty five euros and forty 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.

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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.

NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

- (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