

Brock McClure Planning & Development Consultants
63 York Road
Dun Laoghaire
Co. Dublin

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

Final Grant Order No.:	0228	Date of Final Grant:	27-Feb-2023
Decision Order No.:	0053	Date of Decision:	16-Jan-2023
Register Reference:	SD22A/0433	Date:	14-Nov-2022

Applicant: Cedarglade Limited

Development: Modifications to the parent permitted application Reg. SD20A/0037 and subsequent amendments application Reg. Ref. SD20A/0343; Modifications will consist of the provision of 10 Electric Vehicle car parking spaces to include 3 disabled EV spaces, 5 additional designated parent and child spaces, 2 covered click and collect parking spaces with a canopy (approx. 33sq.m); A total of 92 car parking spaces will be provided overall, together with ancillary generator (approx. 7sqm) within the surrounding compound (approx. 23sq.m) along with all site development works.

Location: Supervalu, Main Street, Newcastle, Co. Dublin

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
Apart from the proposed development hereby permitted, the conditions of the parent permission, SD20A/0037 shall apply.
REASON: In the interest of clarity.
3. 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.

4. 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.

5. Signage Details.

Prior the commencement of development, the applicant/owner shall submit the following for the written agreement of the Planning Authority:

Full details of proposed signage to include signage lettering, logo dimensions, colours, materials, finishes and illumination type on the Click and Collect Canopy.

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

6. EV Layout Drawing

Prior to development, the applicant shall submit a revised EV drawing layout demonstrating the following:

- a. 20% EV charge point provision
- b. 100% EV ducting provision

REASON: In the interest of proper planning and sustainable development.

7. Surface Water Drainage

Prior to development, the applicant shall provide the following for the agreement of the

Planning Authority:

1) The applicant shall submit a report and drawing to show how proposed surface types will change, if at all. The report and drawings shall also indicate whether the area of hardstanding shall increase or decrease or remain the same from previous planning permission (SD20A/0343 and SD20A/0337) or existing surface. Furthermore, the report and drawings shall show what if any change that there will be to the surface water system and attenuation of same and all changes if any there will be on proposed surface types, from building to permeable paving, hard standing and grass areas. Prior to submission of revised report and drawing the applicant shall contact water services to discuss proposed development revisions.

2) The applicant shall submit a report and drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the development. Examples of SuDS can be found in South Dublin County Council SuDS Guide at: [suds-evaluation-guide.pdf](https://www.sdcc.ie/suds-evaluation-guide.pdf) ([sdcc.ie](https://www.sdcc.ie))

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

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 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: The applicant/developer is advised that the most up to date South Dublin County Council Taking in Charge Policy and associated documents can be found at the following location <https://www.sdcc.ie/en/services/planning/commencement-and-completion/completion/taking-in-charge-policy-standards>.

- (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

_____ 27-Feb-2023
for Senior Planner