

Comhairle Chontae Atha Cliath Theas

PR/0278/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0442 **Application Date:** 18-Nov-2022
Submission Type: Additional **Registration Date:** 21-Feb-2023
Information

Correspondence Name and Address: Manahan Planners 38, Dawson Street, Dublin 2

Proposed Development: Erection of a new external car wash structure (64sq.m) at the south east corner of the existing building, including for all associated site works, excavations, pumps, drainage, kerbing and landscaping.

Location: Unit 2007 & 2008, Orchard Avenue, Citywest Business Campus, Dublin 24

Applicant Name: Gowan Distributors Limited

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 2.348 Hectares on the application form.

Site Description

The subject site is located on Orchard Avenue within the Citywest Business Park. The site has extensive boundary planting and accommodates a large warehouse/office structure, with associated external plant and other units at ground level to the east, and a water tower of approximately the same height as the building. Parking is provided to the south and west of the building. Access is from the west, and a dedicated service route provides direct vehicular access to the building from the east. The main entrance to the site and building is to the west. The site is bounded to the north and west by other light industrial/commercial sites in the Citywest Business Park. To the south and east, it is bounded by newer residential development in Citywest/Fortunestown.

Proposal

Permission for the erection of a new external car wash structure (64sq.m) at the south east corner of the existing building, including for all associated site works, excavations, pumps, drainage, kerbing and landscaping.

Comhairle Chontae Atha Cliath Theas

PR/0278/23

Record of Executive Business and Chief Executive's Order

Zoning

The subject site is largely zoned 'EE': *'To provide for enterprise and employment related uses'* under the 2022-2028 CDP. Parts of the site along the eastern and south-eastern boundaries of the site are zoned 'RES': *'To protect and / or improve residential amenity'*. Part of the internal access road in the south and the turning circle in the south-west of the site are unzoned.

Consultations

Water Services	Additional information requested.
Irish Water	Additional information requested.
Roads Department	No objection subject to conditions.
Public Realm	No observations or comments to add.
H.S.E. Environmental Health Officer	No report received.

SEA Sensitivity Screening – the subject site overlaps with Flood Zones A and B as identified on Map 14 Strategic Flood Risk of the CDP.

Submissions/Observations/Representations

None received.

Relevant Planning History

Subject site

SD21A/0240

Changes of use within parts only of the existing building from storage and production to: (a) use of an area as a marketing suite/showroom (380sq.m ground floor together with an 80sq.m first floor mezzanine extension); (b) automotive academy and training area (925sq.m); (c) construction of additional ancillary office/welfare accommodation (467sq.m) at ground and first floor; (d) two storey briese soleil/sun shade structure to the south elevation; (e) additional windows and glazed screens on all elevations; (f) new single storey hand wash valet structure (146sq.m) on south elevation; (g) new wall mounted signage to west and south elevation; (h) 14 new car parking spaces (previously approved) and 25 new electric car charging points; (i) revisions to existing hard and soft landscaping to accommodate the development; (j) new ramped and stepped access with external terrace to form new entrance area with canopy at existing exit on west elevation; (k) existing 8 metre high water sprinkler tank to be replaced with 11 metre high water sprinkler tank. It is intended that the majority of the premises (6926sq.m) will continue in use for storage and distribution with ancillary office use continuing also. **Permission granted.**

Conditions of note:

2. *Amendments.*

Comhairle Chontae Atha Cliath Theas

PR/0278/23

Record of Executive Business and Chief Executive's Order

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

Revised plans that show no more than 118 car parking spaces to serve the development.

REASON: To promote sustainable transport, comply with maximum standards of the County Development Plan and in the interests of the proper planning and sustainable development of the area.

3. Education and Training.

The automotive academy and training area permitted as part of this development shall be ancillary to the overall light industrial / office-based industrial use on the site and linked to that activity.

REASON: To clarify the permitted use.

SD03A/0534

Construction of 2 no. car parks on grade, each of area 262m.sq. and with 14 car spaces and are to be located off existing private circulation road which serves the factory. **Permission granted.**

S01A/0001

Amendments to existing planning permission (Reg. Ref. No. S00A/0268) for alterations and extensions to previously approved industrial facility, unit 2007, consisting of a single storey production/warehouse building with two storey ancillary offices attached, with an overall gross floor area of 5,090 sq.m. The amended building shall be attached to, and interconnect with adjoining unit 2008 (Reg. Ref. No. S97A/0594). The development, which will include all associated site works, car parking, delivery yards and site services on a site of circa 3 acres. The site forms part of the previous overall permission, Reg. Ref. No. 90A/2340. **Permission granted.**

S00A/0268

For 2 facilities, to be constructed in 2 phases, consisting of a single storey production/warehouse building with 2 storey ancillary offices attached, and a terrace of 5 no. single storey production/warehouse units with 2 storey ancillary offices attached, with an overall floor area of 5,687 sq.m. The development which will include all associated site works, car parking, delivery yards and site services on a site of c.3 acres, with access from the main distributor road off the Naas Road via the new grade separated junction. The Site forms part of a previous overall permission, Reg. Ref. 90A/2340. **Permission granted.**

Relevant Enforcement History

None identified in APAS.

Comhairle Chontae Atha Cliath Theas

PR/0278/23

Record of Executive Business and Chief Executive's Order

Pre-Planning Consultation

None identified.

Relevant Policy in South Dublin County Council Development Plan 2022-2028

Policy GI1: Overarching

GI1 Objective 4:

To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Policy GI2: Biodiversity

GI2 Objective 4:

To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

Policy GI4: Sustainable Drainage Systems

GI4 Objective 1:

To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Policy EDE1: Overarching

Support sustainable enterprise and employment growth in South Dublin County recognising the County's role in the Dublin region as a driver of economic growth.

Policy E3: Energy Performance in Existing and New Buildings

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE7: Waste Management

Policy IE8: Environmental Quality

12.2.1 Land-Use Zoning Tables

(iv) Transitional Areas

Abrupt transitions in scale and use should be avoided adjacent to the boundary of land use zones. Development proposals in transition areas should seek to avoid development that would be detrimental to the amenities of the contiguous zone. For example, regard should be had to the

Comhairle Chontae Atha Cliath Theas

PR/0278/23

Record of Executive Business and Chief Executive's Order

use, scale and density of development proposals in zones abutting residential or rural areas in order to protect residential or rural amenity, as appropriate.

12.3.1 Appropriate Assessment

12.3.3 Environmental Impact Assessment

12.4.2 Green Infrastructure and Development Management

12.7.4 Car Parking Standards

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

12.9.2 Enterprise and Employment Areas

12.11.1 Water Management

12.11.3 Waste Management

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

*The Planning System and Flood Risk Management Guidelines for Planning Authorities
Department of the Environment, Heritage and Local Government and OPW (November 2009).*

*Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities,
Department of the Environment, Heritage and Local Government, (2009).*

*OPR Practice Note PN01 Appropriate Assessment Screening for Development Management
(March 2021).*

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Access and Parking;
- Green Infrastructure and Landscaping;
- Infrastructure and Environmental Services;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Comhairle Chontae Atha Cliath Theas

PR/0278/23

Record of Executive Business and Chief Executive's Order

Zoning and Council Policy

Land Use Zoning

The subject site is largely zoned 'EE': *'To provide for enterprise and employment related uses'* under the 2022-2028 CDP. Parts of the site along the eastern and south-eastern boundaries of the site are zoned 'RES': *'To protect and / or improve residential amenity'*. Part of the internal access road in the south and the turning circle in the south-west of the site are unzoned.

The proposed development for a new external car wash structure is located in the south-east corner of the site. The proposed structure is located in the EE zoning part of the site. Under Reg. Ref. SD21A/0240 a warehouse, light-industry and office-based industry use was permitted on the subject site. These are all uses that are Permitted in Principle under the EE zoning in the 2022-2028 CDP.

The submitted Planning Report states that the proposed car wash would be associated with the existing light industry/distribution building. The car wash will be used to clean commercial vehicles and vehicles that arrive for storage and distribution. The proposal is therefore considered to be acceptable in principle.

Transitional Area

The site is located in a transitional area, with residential development located to the south and east. The assessment of the development should therefore consider the proposed development's potential impact on adjoining residential amenity.

Visual and Residential Amenity

The proposed development involves the construction of a car wash structure. The structure would be approx. 64sq.m in size. The structure would approx. 3.5m in height, 6.1m in width and 10.5m in length. It would be located at the south-east corner of the existing building, screened from the north and west by the existing building. At its closest point, the structure would be located approx. 12.5m from the south-eastern boundary of the site. This boundary adjoins the rear boundaries of dwellings facing onto Cúil Dúin Lawn. Given the location, scale and design of the proposed structure it is considered that it would have an acceptable impact on visual and residential amenity.

Access and Parking

The Roads Department have reviewed the proposed development and have no objection subject to conditions:

A car wash facility within the citywest business campus. It is suggested that the wash is to be commercial and not for public use. The location of the entrance and exit of the wash facility is

Comhairle Chontae Atha Cliath Theas

PR/0278/23

Record of Executive Business and Chief Executive's Order

close to a bend and sight lines maybe compromised by the adjacent building. The applicant should ensure that there is adequate visibility for vehicles reversing at this location.

No Roads objections subject to the following conditions:

- 1. The wash facility is not for public use.*
- 2. Adequate visibility is achievable and vehicle reversing is possible at this location.*

The report from the Roads Department is noted. The car wash facility can be conditioned as ancillary to the overall light industrial/office-based industrial use on the site and linked to that activity.

If the Roads Department has concerns in relation to traffic safety associated with the structure this can be addressed by way of **additional information**.

Green Infrastructure and Landscaping

The subject site is not located within a green infrastructure area, corridor or link as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. Having regard to the location, nature and scale of the development it is considered to be in accordance with Policy Objectives GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the CDP 2022-2028.

Infrastructure and Environmental Services

Water Services have reviewed the proposed development and request additional information in relation to surface water:

- 1.1 The applicant is required to submit drawings of the existing and proposed Surface Water Layout for the site.*
- 1.2 There are no SuDS (Sustainable Drainage Systems) features proposed for the development. Submit a drawing in plan and cross-sectional view showing proposed SuDS for the development.*
- 1.3 Show in a report calculations of how much surface water attenuation is required in m³ and show how much surface water attention is provided in m³.*
- 1.4 Show on a drawing where surface water attenuation is provided and how much surface water attenuation is provided in m³.*

The applicant should be requested to submit drawings of the existing and proposed surface water layout for the site. Given the scale of the development proposed and location on an existing hard standing area, it is not considered that additional information on SuDS should be sought.

It is noted that Water Services state that they have no objections in relation to flood risk.

Comhairle Chontae Atha Cliath Theas

PR/0278/23

Record of Executive Business and Chief Executive's Order

Irish Water have reviewed the proposed development and request that the applicant submits drawing(s) showing the watermain and foul drain layouts of the proposed development up to the point of connection to the public watermain and foul sewer systems. **This should be submitted by way of additional information.**

Irish Water also advise that in the event of a grant of permission a condition should be included that prior to commencement of development the applicant or developer shall enter into water and waste water connection agreements with Irish Water.

Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Screening for Appropriate Assessment

The submitted Planning Report concludes that it is considered that the proposed development will not have any impact on any Natura 2000 sites, either on its own or cumulatively with other development and therefore it is not considered that a Stage 2 Appropriate Assessment is required.

The subject site is not located within nor within close proximity to a European site. The development involves the construction of a car wash facility.

Having regard to:

- the scale and nature of the development,
- the location of the development in a serviced area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028,
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that **Additional Information** is required in relation to traffic safety and services to ensure the proposed development would be in compliance with Council policy and in accordance with the proper planning and sustainable development of the area.

Comhairle Chontae Atha Cliath Theas

PR/0278/23

Record of Executive Business and Chief Executive's Order

Recommendation

Request Additional Information.

Additional Information

Additional Information was requested on the 23rd of January 2023

Additional Information was received on the 21st of February 2023

Additional Information Consultations

Roads Department -	No objection subject to conditions .
Parks -	No report at time of writing.
Water Services -	No objection subject to conditions .
Irish Water -	No objection subject to conditions .

Assessment

Item 1

1. *The Roads Department state in their report that 'the location of the entrance and exit of the wash facility is close to a bend and sight lines maybe compromised by the adjacent building. The applicant should ensure that there is adequate visibility for vehicles reversing at this location'.*

The applicant is therefore requested to submit additional information that confirms that adequate visibility is achievable and vehicle reversing is possible at the proposed location of the car wash facility.

Applicant's Response:

The applicant has submitted:

- Drawings No:
 - 210091-DBFL-SW-SP-RP-C-0002 Car Wash Design Report
 - 210091-DBFL-RD-SP-DR-C-1200 Vehicle Access to Car Wash
 - 210091-DBFL-RD-SP-DR-C-1310 Existing Site Services Layout.
 - 210091-DBFL-RD-SP-DR-C-5310 Car Wash Pump Details
- Cover letter, prepared by Thomas Carrig, DBFL Consulting Engineers.
- Cover letter, prepared by Tony Manahan, Manahan Planners.

Assessment:

The applicants cover letter states that the car wash is an internal facility which will be used to wash cars from the showrooms and will be operated by staff only.

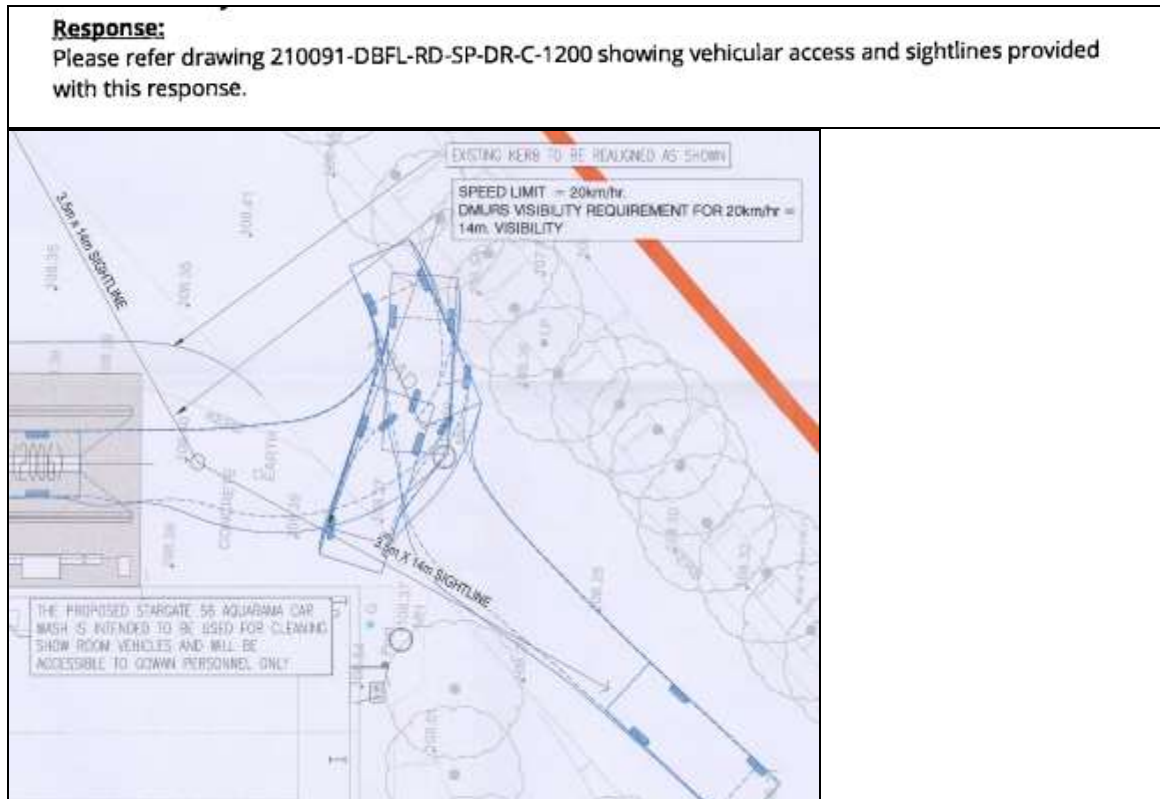
Comhairle Chontae Atha Cliath Theas

PR/0278/23

Record of Executive Business and Chief Executive's Order

The Roads Department are satisfied with the response by the applicant and have no objections to the proposed development subject to conditions. An excerpt from the Roads report states:

Applicant Submitted Response in Additional Information:



Roads Department Assessment:

20kmh sight lines have been provided. Roads are satisfied with the response.

No Roads objections subject to the following conditions:

- 1. The wash facility is not for public use.*
- 2. Adequate visibility is achievable and vehicle reversing is possible at this location.*

The Roads report is noted, however condition 2 is a comment rather than a condition and only condition 1 should be imposed.

It is considered that the applicant has adequately addressed this item.

Comhairle Chontae Atha Cliath Theas

PR/0278/23

Record of Executive Business and Chief Executive's Order

Item 2

2. (a) The applicant is requested to submit the following in relation to surface water drainage:

(i) Drawing(s) of the existing and proposed surface water layout for the site.

(ii) A report with calculations of how much surface water attenuation is required in m³ and show how much surface water attenuation is provided in m³.

(iii) A drawing where surface water attenuation is provided and how much surface water attenuation is provided in m³.

(b) The applicant is requested to submit drawing(s) showing the watermain and foul water drainage layouts of the proposed development up to the point of connection to the public watermain and foul sewer systems.

Applicant's Response:

The applicant has submitted:

- Drawings No:
 - 210091-DBFL-SW-SP-RP-C-0002 Car Wash Design Report
 - 210091-DBFL-RD-SP-DR-C-1200 Vehicle Access to Car Wash
 - 210091-DBFL-RD-SP-DR-C-1310 Existing Site Services Layout.
 - 210091-DBFL-RD-SP-DR-C-5310 Car Wash Pump Details
- Cover letter, prepared by Thomas Carrig, DBFL Consulting Engineers.
- Cover letter, prepared by Tony Manahan, Manahan Planners.

Assessment:

Water Services state they are satisfied with the response and have no objections subject to conditions. The report from Water Services states the following:

Surface Water Report: *No Objection Subject To:*

1.1 Prior to commencement of development submit drawings of the existing and proposed Surface Water Layout for the site.

1.2 Prior to commencement of development submit a drawing in plan and cross-sectional view showing proposed SuDS for the development.

Flood Risk *No Objection:*

2.1 The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

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

Comhairle Chontae Atha Cliath Theas

PR/0278/23

Record of Executive Business and Chief Executive's Order

Irish Water also reviewed the additional information and states no objection to the proposed development subject to conditions. The report from Irish Water states the following:

IW Recommendation: No Objection

IW Observations:

1 Water

1.1 Prior to the commencement of development, the applicant or developer shall enter into a water connection agreement(s) with Irish Water.

Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul

2.1 Prior to the commencement of development, the applicant or developer shall enter into a water connection agreement(s) with Irish Water.

Reason: In the interest of public health and to ensure adequate water facilities

Having regard to the above, the applicant has satisfactorily responded to the items.

Recommended **conditions** should be attached.

Other Considerations

Development Contributions

Proposed works 64sqm

Total Assessable 64sqm

Comhairle Chontae Atha Cliath Theas

PR/0278/23

Record of Executive Business and Chief Executive's Order

Development Contributions	
Planning Reference Number	SD22A/0442
Summary of permission granted:	Erection of a new external car wash structure (64sq.m) at the south east corner of the existing building, including for all associated site works, excavations, pumps, drainage, kerbing and landscaping. Proposed Works – 64sqm
Are any exemptions applicable?	No
If yes, please specify:	
Is development commercial or residential?	Commercial
Standard rate applicable to development:	112.57
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	112.57
Area of Development (m2)	64
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	64
Vehicle display areas/ Open storage spaces	
Rate applicable	€11.26
Contribution	€0.00
Total development contribution due	64 x 112.57= €7,204.48

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Commercial - New external car wash facility.	64sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	2.348

Comhairle Chontae Atha Cliath Theas

PR/0278/23

Record of Executive Business and Chief Executive's Order

Conclusion

Having regard to the provisions of the South Dublin County Development Plan 2022-2028, the Additional Information provided by the applicant, it is considered that, subject to the conditions set out below, the proposed development complies with the key policies, objectives and guidance and would accord with the proper planning and sustainable development of the area.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

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 21st February 2023, 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. Use of Car Wash.
The car wash facility shall be ancillary to the overall light industrial/office-based industrial use on the site and uses linked to that activity and shall not be sold off or used separately to the main use of the site and shall not be for public use.
Reason: In the interest of Public Safety.
3. Drainage.
Prior to the commencement of development the applicant, owner or developer shall submit:
 - a). drawings of the existing and proposed Surface Water Layout for the site.
 - b). a drawing in plan and cross-sectional view showing proposed SuDS for the

Comhairle Chontae Atha Cliath Theas

PR/0278/23

Record of Executive Business and Chief Executive's Order

development.

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

d). there shall be complete separation of the foul and surface water drainage for the proposed development.

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

Reason: In the interest of sustainable water management.

4. Signage.

No advertising sign(s) or structure(s) (including any signs installed to be visible through windows), banners, canopies, flags, or other projecting elements shall be erected except those, which are exempted development, without the prior approval of the Planning Authority or An Bord Pleanála on appeal.

REASON: In the interest of visual amenity, compliance with development plan policies and the proper planning and sustainable development of the area.

5. 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.

6. 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

Comhairle Chontae Atha Cliath Theas

PR/0278/23

Record of Executive Business and Chief Executive's Order

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.

7. Noise.

(a) Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any residence, adjoining premises or public place in the vicinity.

(b) 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 i.e. 0700 – 1900 by more than 10 dB(A) and shall not exceed the background level for evening and night time i.e. 1900 - 0700. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

(c) All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as LAeq over 15 minutes at 1 meter from the façade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and night time.

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

8. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €7, 204.48 (Seven thousand, two hundred and four euro and forty eight cent), 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 contributions under the Scheme shall be payable prior to commencement of

Comhairle Chontae Atha Cliath Theas

PR/0278/23

Record of Executive Business and Chief Executive's Order

development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

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 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: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; please apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.


Comhairle Chontae Atha Cliath Theas

PR/0278/23

Record of Executive Business and Chief Executive's Order

REG. REF. SD22A/0442

LOCATION: Unit 2007 & 2008, Orchard Avenue, Citywest Business Campus, Dublin 24



Jim Johnston,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 16/03/23_____



Gormla O'Corrain,
Senior Planner