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

Final Grant Order No.:	0366	Date of Final Grant:	05-Apr-2023
Decision Order No.:	0250	Date of Decision:	03-Mar-2023
Register Reference:	SD22A/0434	Date:	08-Feb-2023

Applicant: Maxi Zoo (Ireland) Ltd.

Development: Retention of existing signage to the front of the unit including: 1 no. 9m x 1.5m lightbox with printed graphic and returns; 3 high level vinyl graphic signs total area 46sq.m; 2 No. 6.56m high vinyl graphic signs to flanking windows; 1 No. 300mm vinyl graphic strip forming archway 3.58m wide by 2.36m high; 2 No. 300mm vinyl graphic strips to entrance doors; 80mm wide strip to windows either side of entrance door to total length of 6.14m; and 1 No. 4.32m wide by 0.8m high Dibond graphic panel to trolley bay.

Location: Unit 1, Arena Retail Park, Whitestown Way, Tallaght, Dublin 24

Time extension(s) up to and including:

Additional Information Requested/Received: 19-Jan-2023 / 08-Feb-2023

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, as amended by further information submitted on 18/2/23, 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. Operational Noise.
 - (a) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of any 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 (currently 19:00 – 07:00) as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006 .
Clearly audible and impulsive tones at noise sensitive locations during evening and night as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be avoided irrespective of the noise level.
 - (b) 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.
 - (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 (currently 19:00 – 07:00) as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006.

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, and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

3. Signage Not Internally Lit.

The proposed signage shall not be internally illuminated.

REASON: In the interest of residential amenity, and the proper planning and sustainable development of the area.

4. Lighting.

The level of illumination of the lighting for the signs shall be reviewable at any time by the Roads Department of the Planning Authority in the interests of traffic safety, and adjustments shall be made by the applicant at their own expense if required to do so by South Dublin County Council.

REASON: in the interests of traffic safety.

5. 1. Water - Where relevant comply with Irish Water Standards.

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

2. Foul - Where comply with Irish water Standards.

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

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

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.

- (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, 05-Apr-2023
for Senior Planner