

Thornton O'Connor Town Planning
1 Kilmacud Road Upper
Dundrum
Dublin 14

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

Final Grant Order No.:	0759	Date of Final Grant:	29-Jun-2023
Decision Order No.:	0541	Date of Decision:	24-May-2023
Register Reference:	SD22A/0424	Date:	28-Apr-2023

Applicant: Health Service Executive

Development: Refurbishment and extension of the existing 3 storey building and a Change of Use of the existing building and site from a vacant addiction service facility to a National Ambulance facility. Demolition of a staircase and boiler room (40sq.m) and the removal of an external stair-core, entrance ramp and steps to the north of the building; and the provision of lateral and vertical extensions at ground, first and second floor levels principally comprising a single storey, two-bay ambulance garage, increasing the gross floor area of the building from 943sq.m to 1,420sq.m; the rationalisation of floor space in the existing building; the provision of an external canopy to shelter 14 No. emergency vehicles; the provision of a power washing station towards the south-western corner of the site; ancillary staff car-parking; cycle parking; revised elevational treatments; boundary treatments; hard and soft landscaping; and all associated works above and below ground.

Location: Glen Abbey Complex, Belgard Road, Dublin 24

Time extension(s) up to and including:

Additional Information Requested/Received: 06-Jan-2023 / 28-Apr-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 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 28/04/2023, 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. Roads – Ambulance Parking Clearance
Prior to the commencement of development, the applicant shall submit, for the written agreement of the Planning Authority, a revised drawing that shows a minimum clearance of 6m from ambulance bays to road kerbing at the north of the site. The applicant should engage

directly with the Roads Department ahead of making a submission to ensure an adequate response to this item.

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

3. Sustainable Urban Drainage Systems (SuDS)

Prior to the commencement of development, the applicant shall submit the following for the written agreement of the Planning Authority. Prior to making any submission, the applicant is strongly advised to engage directly with Water Services and the Public Realm Section to resolve any outstanding issues in relation to the following:

- a. a drawing showing additional SuDS for proposed development. Show a treatment train and show how surface water is attenuated above ground.
- b. Show on surface water layout drawing how much attenuation is proposed from each SuDS element in m³. Note: Rain water harvesting is welcome but it does not provide attenuation when it is full. As such surface water attenuation of proposed 101m³ must be provided by SuDS.

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

4. SUDS Management Plan

Within 6 months of first occupation of the proposed development a comprehensive SUDS Management Plan shall be submitted to the Planning Authority for written agreement demonstrating that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation. Additional natural SUDS features shall be incorporated into the proposed drainage system for the development such as, detention basins, filter drains, swales etc. In addition, the applicant shall provide the following:

- Demonstrate the treatment train, biodiversity value and amenity value of the SUDS proposals for the catchment in the residential areas.
- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development including drainage / attenuation calculations for same.
- The applicant shall show further proposed SuDS features for the development such as green roofs, grass areas, channel rills, swales, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS. Bio retention tree pits should be designed so that they enable tree pits to both support healthy tree growth while at the same time to help treat and attenuate water coming from hard landscaping areas.
- Natural Suds measures should be detailed to remove/ reduce the requirement for underground attenuation tanks in line with the development plan objectives.
- Tree Pits to incorporate SuDS bioretention features and sufficient growing medium. SuDS details need to show how the water drains from the road/pavement hard surface into the SUDS tree pit, clearly outlining how SuDS features within the tree pits will function. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under the CDP 2022-2028.

5. Implementation of Landscape Plan

The proposed landscaping scheme shown on submitted Landscape Plan (Dwg. No. (80) 01 shall be implemented in full, within the first planting season following completion of the development, in addition:

- a) All hard and soft landscape works shall be completed in full accordance with the submitted plans.

b) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS : 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).

c) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012. Trees in Relation to Design, Demolition and Construction – Recommendations.

d) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within the CDP 2022-2028.

6. Environmental Health – Construction Phase

A. Noise

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours:

- Before 07.00 hours on weekdays, Monday to Friday
- Before 09.00 hours on Saturdays.
- After 19.00 hours on weekdays, Monday to Friday.
- After 13.00 hours on Saturdays.
- Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

B. Air Quality

During the construction / 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.

REASON: In the interest of public health and safety.

7. Aviation Safety – Glint and Glare

In the event that any negative effects become apparent on air or ATC operations at Casement Aerodrome as a result of the photovoltaic cells, the owner/occupier shall take measures necessary to mitigate these effects without delay to a level acceptable to Casement Aerodrome.

REASON: In the interest of air traffic safety.

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.

- (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

29-Jun-2023

for Senior Planner