

**Mr. Gordon Brennan**  
**33 Beaupark Square**  
**Clongriffin**  
**Dublin 13**

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

Final Grant Order No.:	<b>0889</b>	Date of Final Grant:	<b>31-Jul-2023</b>
Decision Order No.:	<b>0699</b>	Date of Decision:	<b>21-Jun-2023</b>
Register Reference:	<b>SD22A/0383</b>	Date:	<b>25-May-2023</b>

**Applicant:** Vision Signs & Glass Film Ltd

**Development:** Retention of partial change of use from warehouse to office space to include Retention of additional first floor, second floor offices and meeting rooms also to include all associated site works to facilitate the development.

**Location:** M50 Business Park, Unit 1, Ballymount Ave, Ballymount, Dublin 12, D12 HP11

**Time extension(s) up to and including:**

**Additional Information Requested/Received:** 30-Nov-2022 / 25-May-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, and as amended by Further Information received on the 25th of May 2023, within 6 months of the date of the final grant of permission, 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. Roads & Parking
  - (a) Within 6 months of the date of the final grant of permission, the applicant/developer shall submit for the written agreement of the Planning Authority revised plans that incorporate the following:
    - (i) EV charging infrastructure shall be provided to a minimum of 20% of the total car parking spaces provided.
    - (ii) A minimum of 5% of the total car parking spaces provided shall be spaces for mobility impaired users.
    - (iii) All bicycle parking spaces must be covered and shall be constructed in line with National Cycle Manual standards. The proposed bicycle parking spaces in the south-east corner of the site shall be amended so as not to impact existing planting and green infrastructure.
  - (b) Following the written agreement of (a) above, the agreed plans shall be implemented onsite within 6 months of the date of written agreement of the Planning Authority.

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

3. Signage

Within 6 months of the date of the final grant of permission, the applicant/developer shall submit for the written agreement of the Planning Authority plans and elevational drawings of the signage for the unit. These shall demonstrate compliance with the South Dublin County Development Plan 2022-2028.

REASON: To ensure compliance with the South Dublin County Development Plan 2022-2028.

4. 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.

5. 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.

6. Financial Contributions.

The developer shall pay to the Planning Authority a financial contribution of €34, 784.13 (Thirty-four thousand seven hundred eighty-four euros and thirteen 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 Act 2000 (as amended). This contribution is to be paid on receipt of Final Grant of Permission.

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

**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](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.

*M. Crowley*

\_\_\_\_\_ 01-Aug-2023  
*for Senior Planner*