

**J Taylor Architect Ltd**  
**39 North Avenue**  
**Mount Merrion**  
**Co. Dublin**

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

Final Grant Order No.:	<b>1073</b>	Date of Final Grant:	<b>12-Sep-2023</b>
Decision Order No.:	<b>0878</b>	Date of Decision:	<b>31-Jul-2023</b>
Register Reference:	<b>SD22A/0447</b>	Date:	<b>05-Jul-2023</b>

**Applicant:** P & S Machinery

**Development:** Retention of alterations to previously approved plans to increase the warehouse area by 89sq.m to the side of the approved building and alterations to approved elevations.

**Location:** Site at Bluebell Avenue, Bluebell Industrial Estate, Dublin 12

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

**Additional Information Requested/Received:** 30-Jan-2023, 15-Mar-2023 / 16-Feb-2023,  
05-Jul-2023

A Permission has been granted for the development described above, subject to the following conditions.

**Conditions and Reasons:**

1. Retention 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 16th February 2023 and Clarification of Further Information received on 5th July 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. Water Services:  
Prior to commencement of development, the applicant, owner or developer shall submit:
  1. A report showing surface water attenuation calculations and attenuation required in m3 for the development.
  2. A drawing (A1 Size) in plan and cross-sectional views showing proposed Sustainable Drainage Systems (SuDS) features for the development.  
Examples of SuDS can be found in SDCC SuDS Guide at:  
SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide.pdf (size 9 MB)
  3. The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
  4. All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.  
REASON: In the interests of sustainable water management and public health.
3. Irish Water:
  1. Water

1.1 The applicant shall have a written agreement regarding connection/s of watermain from the development with Irish Water.

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

2 Foul

2.1 The applicant shall have a written agreement regarding connection/s of wastewater from the development with Irish

Water.

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

#### 4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €10, 018.73 (Ten thousand and eighteen euro and seventy three 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 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.

#### NOTES :

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 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.

- (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* : 12-Sep-2023  
for Senior Planner