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JNP Architects
30 Northwood Court
Northwood
Santry
Dublin 9

Notification of Grant of Permission
PLANNING & DEVELOPMENT ACTS 2000, AS AMENDED

Final Grant Order No.: PF/0194/18	Date of Final Grant : 14-Feb-2018
Decision Order No. : PF/0032/18	Date of Decision: 10-Jan-2018
Register Reference: F17A/0686	Registration Date : 07-Nov-2017

Applicant: Dublin City Council

Development: Construction of a new Operations Depot and Civic amenity Site to include (i) 4 storey office building with staff welfare and canteen facilities, bin store, plant areas and 1st floor external terrace (4,963 sq.m.); (ii) Central Stores Warehouse building and workshops, part single storey and part 2 storey (Warehouse stores: 1,712 sq.m.; Welding Workshop: 355 sq.m; Painting Workshop: 77.5 sq.m; Electrical Workshop: 91 sq.m; Carpentry Workshop: 124 sq.m; signage Workshop: 314 sq.m; Vehicle Workshop: 507 sq.m; welfare facilities: 22 sq.m; circulation: 62.5 sq.m; total: 3,265 sq.m); (iii) Multi-Storey carpark, 4 storey, 132 spaces for fleet vehicles and 200 spaces for staff private vehicles plus 220 bicycle spaces (11,200 sq.m); (iv) covered parking for 15 no. fleet vehicles (721 sq.m.); (v) Salt barn, singles storey (457 sq.m); (vi) Civic Amenity Site office, single storey (43 sq.m.); (vii) Store for recycled batteries and clothes, single storey (12 sq.m); substations and LV switch room, single storey (64 sq.m); Plant room, 2 storey (76 sq.m). The development also includes a 3m high boundary wall (part 5m at Civic Amenity Office) with portals and gates at 3 no. vehicular & pedestrian access points along with 3m high weldmesh fencing; open area for fleet vehicle parking of 189 vehicles of various types; internal site fencing and walls to provide external material and

equipment storage areas; waste compaction area with associated ramps; waste collection areas with associated ramp; waste container area within the Civic Amenity Site with associated customer parking/set down spaces (24 no.) and access road/pedestrian walkways; fleet vehicle wash bays; 10 no. visitor parking spaces; attenuation pond; internal roads and pedestrian walkways; 2 no. security kiosks (1.2 sq.m each); foul and surface water drainage; underground services infrastructure; associated site works; division of existing water main within application site; construction of 3 no. new vehicular & pedestrian access points - northern boundary and eastern boundary to St. Margaret's Road with associated traffic signalling and southern boundary to Carton way; security and amenity external lighting; building signage and signage to boundary wall; landscaping within the Depot and Civic Amenity Site boundary as well as landscaping to external areas outside the perimeter boundary wall plus an external water storage tank associated with a sprinkler system. the development also includes provision of new vehicular access gates to the existing ESB substation as St. Margaret's Road to replace existing pedestrian gate. The application site area is 5.03 Hectares.

Location: St. Margarets Road, Ballymun, Dublin 11.

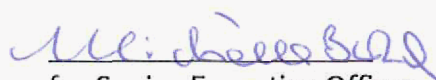
Floor Area: 20803.4 sq.m. Permitted Floor Area: sq.m

Time extension(s) up to and including

Additional Information Requested / Received /

A Permission has been granted for the development described above, subject to the (24) condition(s) on the attached pages.

Signed on behalf of the Fingal County Council


for Senior Executive Officer

14-Feb-2018

Conditions and Reasons

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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. All mitigation measures contained within the Environmental Considerations Report prepared by Tobin Consulting Engineers and submitted on the 7th November 2017 shall be strictly complied with. Prior to the commencement of development, the Developer shall submit for the written agreement of the Planning Authority a detailed Mitigation Plan outlining each mitigation measure proposed and detailing how each mitigation measure will be implemented.

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

3. Prior to commencement of operation on site, the Developer shall be in receipt of an appropriate authorising licence from the Environmental Protection Agency (EPA) and shall comply in full with all conditions associated with such licensing.

REASON: In order to ensure the protection of the environment and to ensure the satisfactory operation of the facility.

4. Prior to the commencement of development, full details and specifications of external finishes to all structures and to the perimeter boundary treatment shall be agreed in writing with the Planning Authority.

REASON: In the interests of visual amenity.

5. A phasing plan shall be submitted for the written agreement of the Planning Authority. Any required statutory road closures/extinguishments of rights of way shall be in place prior to commencement of development and shall accord with the aforementioned Phasing Plan. In this regard, the existing temporary north south footpaths through the site shall be removed and a new footpath shall be constructed in accordance with the requirements of condition No. 6 hereunder prior to the elimination of the north south temporary footpath..

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

6. A footpath shall be provided along the southern boundary of the site from the existing pedestrian crossing on Carton Way to the proposed footpath west of the

Civic Amenity site entrance. Details of the pedestrian crossing at the entrance of the Civic Amenity site shall be agreed in writing with the Planning Authority prior to the commencement of development.

REASON: In order to ensure appropriate levels pedestrian connectivity in the vicinity of the site.

7. The Developer shall, in consultation with the Irish Aviation Authority prepare and submit the following for the written agreement of the Planning Authority, prior to the commencement of development on site:

(a) A detailed Strategy in relation to the use of cranes during the construction period which shall include details of the crane type, height, dimensions and shall include co-ordinate locations of such installations. The Strategy shall also include details of the notification period to the Irish Aviation Authority in advance of the erection of cranes on site which shall be not less than 30 days.

(b) A detailed scheme in relation to site lighting.

REASON: In the interests of aviation safety.

8. The following shall be complied with:

(a) The Dust Monitoring and the Dust Mitigation measures outlined in Chapter 5 Air Quality and Climate of the Environmental Considerations Report prepared by Tobin Consulting Engineers and submitted to the Planning Authority on the 7th November 2017, shall be carried out in its entirety.

(b) During the construction phase the 70dB Laeq construction noise limit as proposed in the Environmental Considerations Report shall be adhered to.

(c) During the operational phase noise due to the normal operation of the proposed development shall not cause a noise nuisance to nearby noise sensitive locations and shall not exceed the background level by 10dB(A) or more or exceed NG4 limits whichever is lesser.

Daytime (07:00 to 19:00 hrs) – 55dB

Evening (19:00 to 23:00 hrs) – 50dB

Night-time (23:00 to 07:00 hrs) – 45dB measured from nearest noise sensitive locations.

(d) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 8.00a.m. or after 7.00p.m., Monday to Friday, and before 8.00 a.m. and after 1.00p.m. on Saturdays. No activities shall take place in site on Sundays or Bank Holidays. No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between the hours of

7.00p.m. and 8.00a.m. No deliveries of materials, plant or machinery shall take place before 8.00a.m. in the morning or after 7.00p.m. in the evening.

(e) Onsite noise sources identified in Section 4.4.3 of the Environmental Considerations Report shall be suitably housed to ensure that they have no negative impact on businesses, or local residents.

(f) The Noise Mitigation Measures for both the Construction and Operational phases outlined in Chapter 4 of the Environmental Considerations Report shall be carried out in their entirety.

(g) The site shall be so operated that there shall be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity.

REASON: In order to protect the amenities of the area.

9. An independent consultant shall be appointed to monitor and review the Mobility Management Plan at intervals to be agreed with Fingal County Council. The consultant shall carry out travel habit surveys of staff and identify actions so that progress towards meeting the targets set out in the plan may be maintained. The review shall be carried out in consultation with Fingal County Council.

REASON: In order to ensure compliance with the Mobility Management Plan

10. Materials accepted at the Civic Amenity facility shall be restricted to recyclables only.

REASON: In the interest of clarity and to protect the amenities of properties in the vicinity.

11. Details in relation to the operational hours of the Civic Amenity facility shall be agreed in writing with the Planning Authority prior to the commencement of development.

REASON: To protect the amenities of properties in the vicinity.

12. Details of all signage to be erected at the site, as well as a comprehensive signposting scheme directing the public to the site, shall be submitted to the Planning Authority for agreement prior to its erection.

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

13. All office floor space shall be ancillary to the Centralised Depot and shall not be sub-leased leased or otherwise separated from the permitted use.

REASON: In the interests of clarity.

14. A Management Plan for the removal of Japanese Knot Weed, including the identification of the location of this invasive species on site and proposals for its eradication shall be agreed in writing with the Planning Authority prior to the commencement of development on site.

REASON: In order to ensure the appropriate management of invasive species.

15. The Developer shall employ a qualified archaeologist to monitor all ground works associated with the development. Should archaeological material be found during the course of the monitoring the archaeologist may have work on the site stopped pending a decision as to how best to deal with the archaeology. The Developer shall be prepared to be advised by the Department of Culture, Heritage and the Gaeltacht with regard to any necessary mitigating action and shall facilitate the archaeologist in recording any material found. The Department and the Planning Authority shall be furnished with a report describing the results of the monitoring when completed.

REASON: To ensure the continued preservation (either in situ or by record of places, caves, sites, features or other objects of archaeological interest.

16. Where the Developer proposes to connect directly or indirectly to a public water/wastewater network operated by Irish Water, the Developer shall sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

Note: In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.

REASON: In the interests of public health.

17. The following shall be complied with in relation to the disposal and management of surface water on site:

(a) No surface water/rainwater shall discharge into the foul sewer system under any circumstances.

(b) The surface water drainage shall be in compliance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 FCC April 2006.

(c) Prior to construction, the Developer shall demonstrate:

(i) the use of long term storage or shall adjust the allowable Q bar and the attenuation storage required.

(ii) the flows catered for by the attenuation pond and submit cross-sections of the pond.

REASON: In the interests of public health and to ensure a satisfactory standard of development.

18. The site shall be landscaped in accordance with Drawing Ref 0001 Landscape Layout and Details and in accordance with the Landscape Design Report prepared by Mitchell and Associates submitted on the 7th November 2017.

REASON: In the interests of amenity and to ensure a satisfactory standard of development on site.

19. The Developer shall liaise with and comply in full with all requirements of Gas Networks Ireland in relation to the development and ensure the provision of an appropriate wayleave between the scheme and existing gas infrastructure.

REASON: In the interests of orderly development.

20. The following requirements shall be complied with in full;

(a) The Developer shall comply with the requirements of the Waste Management Act 1996 as amended in relation to waste stored/generated/moved as a result of any activity at this site.

(b) The Developer shall ensure that all hauliers of waste hold a valid Waste Collection Permit for the waste material collected from the site and that the waste material is delivered to authorised waste recovery/disposal facilities.

(c) The Developer or an agent acting on behalf of the Developer shall submit a Project Construction and Demolition Waste Management Plan to the Environment Department for agreement prior to the commencement of development at this site. The plan shall be prepared with reference to 'Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects' – Department of the Environment, Heritage & Local Government (2006) and shall provide information on the management of all construction and demolition waste arising on-site and provide details on the provision for re-use of said material and/or recovery/disposal of this waste using authorised facilities and authorised collectors. The management of asbestos or PCBs, if found to be present, shall also be detailed in this Plan.

(d) The Developer shall provide details in relation to any proposed wheel wash facilities and vehicle re-fuelling areas at the site, which shall be subject to approval in location and shall be integrated into the Project Construction and Demolition Waste Management Plan for the site.

(e) The Developer shall ensure soil materials excavated and destined for re-use shall be certified by a suitably qualified person as suitable for that choice of use and the destination location(s) shall be included in the Project Construction and Demolition Waste Management Plan for the site.

(f) In the event that hazardous soil, or historically deposited waste is encountered during the construction phase, the contractor shall notify Fingal County Council and provide a Hazardous/Contaminated Soil Management Plan, to include estimated tonnages, description of location, any relevant mitigation, destination for disposal/treatment, in addition to information on the authorised waste collector(s).

(g) The Developer shall advise the Environment Division of Fingal Co. Co. in writing prior to the commencement of re-use of waste soil/concrete off-site.

(h) All storage tanks for fuel and or chemicals shall be surrounded by a bund capable of retaining 110% of the volume of the largest single tank within the bunded area. The intake and outlet for the tanks shall be positioned inside the bund. Provision shall be made to remove and dispose of the rainwater so as to ensure the specified volume is always available within the bund.

REASON: In the interests of the reduction and best practice management of construction and demolition waste from the proposed development.

21. That all necessary measures 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.

REASON: To protect the amenities of the area.

22. That all public services to the proposed development, including electrical, telephone cables and associated equipment be located underground throughout the entire site.

REASON: In the interest of amenity.

23. Details of the junction design shall be agreed in writing with the Planning Authority prior to commencement of development.

REASON: IN the interest of orderly development.

24. The developer shall pay the sum of €1,386,694 (updated at date of commencement of development, in accordance with changes in the Tender Price Index) to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for in the Contribution Scheme for Fingal County made by the Council. The phasing of payments and the provision of security to ensure payment shall be agreed in writing with the planning authority prior to the commencement of development.

REASON: It is considered reasonable that the payment of a contribution be required in respect of the public infrastructure and facilities benefiting development in the area of the Planning Authority and which is provided, or which is intended to be

provided by, or on behalf of the Local Authority.

Note on above Condition:

Please note that with effect from 1st January 2014, Irish Water are now the Statutory Body responsible for both water and waste water services (excluding surface water). Accordingly, the contribution payable has been reduced by the amount of the contribution associated with these services. A separate charge will be levied by Irish Water in relation to the provision of water and/or wastewater treatment infrastructure and connections to same. Further details are available on the Irish Water website www.water.ie, Tel. (01) 6021000.

NOTE:

All buildings must now be designed and constructed in accordance with the Building Regulations. The Building Control (Amendment) Regulations, 2009 came into effect on 1st October 2009.

With the exception of houses and certain agricultural buildings, a Fire Safety Certificate/Revised FSC (please refer to Regs) is required for all buildings (including apartments and flats), extensions and alterations and changes of use which are covered by the Building Regulations.

A Commencement Notice (Building Control Regulations 1997 to 2009) must be submitted to the Building Control Authority (not less than 14 days and not more than 28 days before development commences) in respect of all buildings other than

- Buildings which require a Fire Safety Certificate under the Regulations and where a person intends to commence work on the construction of a building before grant of the relevant Fire Safety Certificate. (See 7 Day Notice below)
- Exempted development for the purposes of the Planning and Development Act 2000 and the Regulations made thereunder.

Disability Access Certificates/Revised Disability Access Certificates:-from the 1st of January 2010, a certificate of compliance with respect to Part M of the Second Schedule of the Building Regulations (Disability Access Certificate) shall be required in respect of all works or a building to which Part III (Fire Safety Certificates) refers.

A 7 Day Notice is required where a person intends to commence work on the construction of a building before grant of the relevant Fire Safety Certificate. The Notice must be submitted not less than 7 days in advance of commencement of work and must be in accordance with the requirements of Article 20A(2) of the Regulations.

A number of the conditions attached to the planning permission may need compliance submissions to be lodged and agreed prior to commencement of development. Please submit 5 copies of all documentation in relation to compliance submissions. Failure to comply with a condition of the planning permission is an offence under Section 151 of the PLANNING & DEVELOPMENT ACTS 2000, AS AMENDED.

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Information Note - Public Water and Waste Water Networks

Connections

On the 1st of January 2014 Irish Water became the statutory body with the responsibility for all water services, both water and waste water. The provision of a water services connection will be carried out by Irish Water in partnership with each Local Authority.

Any persons seeking a connection to any of Irish Water's networks should make an application in the first instance to their Local Authority who will act on behalf of Irish Water in processing the application.

A Connection Agreement between Irish Water and the applicant will be required, prior to any connection being agreed, and will set out the conditions and charges to be applied to the connection. Details, including availability of application forms, are to be found on each Local Authority website.

It should be noted that Planning Authorities can no longer levy water and wastewater development charges and that these will now be incurred as part of the connection charge, if applicable.

Under the provisions of Section 55(1)(a) of the Water Services Act 2007 (the Act) it is an offence for a person to cause or permit the connection of a premises to the public water supply network, either directly or indirectly, or to otherwise take a water supply without the agreement of Irish Water.

Similarly under the provisions of Section 61(1) (a) of the Act, it is an offence for a person to cause or permit the connection of a premises to the public waste water collection network, either directly or indirectly, without the agreement of Irish Water.