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THIS IS AN IMPORTANT LEGAL DOCUMENT AND SHOULD BE PLACED WITH YOUR TITLE DEEDS

Application No.	2826/20
Registration Date	29-Sep-2020
Decision Date	23-Oct-2020
Decision Order No	P4697
Date of Final Grant	04-Dec-2020
Grant Order No	P1030
Location	Unit 18, Naas Road Business Park, Muirfield Drive, Naas Road, Dublin 12 (Eircode D12 PF63)
Proposal	Permission for the development of a small-scale Healthcare Waste Management Facility. The applicant intends on accepting its own waste bins on-site which they supply to domestic customers for processing and sterilization. A maximum of 20 tonnes of these waste bins will be accepted on-site per annum. Sharps waste (contained in the bins) will be temporarily stored on-site in regulated containers before being dispatched to an appropriate third-party waste treatment facility. The empty bins will be put through a sterilization process on-site. A small processing area consisting of wash room and a clean room will be developed at the existing premises for the purposes of carrying out this activity. Cleaned bins will then be reused by the applicant in the course of their business. A small waste storage area will be contained within the wash room. The proposed development constitutes a waste activity under the waste management act. Thus, a waste licence application will be required for the proposed activity. An application for a waste licence will be made to the EPA in conjunction with the submission of a planning application to the planning authority.
Applicant	HealthBeacon Limited
Application Type	Permission

IMPORTANT NOTE:

Please be advised that from Monday 15/06/20 a compliance submission can only be submitted in pdf format and by e- mail to compliances@dublincity.ie

NOTIFICATION OF GRANT OF PERMISSION

PERMISSION for the development described above has been granted under the Planning & Development Acts 2000 (as amended) subject to the following conditions.

Condition(s) and Reasons for Condition(s)

1. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made there under are concerned the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, as amended by the Further Information received on 29th September 2020, save as may be required by the conditions attached hereto.

For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

Reason: To comply with permission regulations.

2. The developer shall comply with the following requirements of the Transportation Planning Division of Dublin City Council;

- a) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of development, shall be at the expense of the developer.
- b) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

Reason: To ensure a satisfactory standard of development.

3. The developer shall comply with the following requirements of the Drainage Division of Dublin City Council;

- a) The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (see www.dublincity.ie Forms and Downloads).
- b) There shall be no discharge of trade effluent public sewers except under and in accordance with a licence granted by Sanitary Authority as required by the Local Government (Water Pollution) Acts, 1977 and 1990.

Reason: To ensure a satisfactory standard of development.

4. Prior to the commencement of the development the applicant shall submit a waste licence permit from the EPA for the written agreement of the Environmental Health Officer.

Reason: To ensure a satisfactory standard of development

5. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Transportation Planning Division and the Noise & Air Pollution Section.

Reason: To ensure a satisfactory standard of development.

6. (a) The site and building works required to implement the development shall only be carried out between the hours of:

Mondays to Fridays - 7.00a.m. to 6.00p.m.

Saturday - 8.00a.m. to 2.00p.m.

Sundays and Public Holidays - No activity on site.

(b) Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from Dublin City Council. Such approval may be given subject to conditions pertaining to the particular circumstances being set by Dublin City Council.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

7. Noise Levels

(a) During the construction and demolition phases, the proposed development shall comply with British Standard 5228 'Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control.'

(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 premises in the neighbourhood or to a person lawfully using any public place. In particular, the rated noise levels from the proposed development shall not constitute reasonable grounds for complaint as provided for in B.S. 4142. Method for rating industrial noise affecting mixed residential and industrial areas.

Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity.

8. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developers expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.

1. Your attention is drawn to the requirements of the attached "Codes of Practice".

Schedule A: Drainage Division
Schedule B: Transportation Planning Division
Schedule C: Air Quality Monitoring and Noise Control Unit

N.B. It should be clearly understood that the granting of Planning Permission does not relieve the developer of the responsibility of complying with any requirements under other Codes or legislation affecting the proposal, including the requirements of the Building Regulations, and Waste Management Acts.

2. A person shall not be entitled solely by reason of a grant of Planning Permission to carry out any development.

3. A grant of Planning Permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.

4. Please find attached an information note from Irish Water regarding the public water & waste water network.

NOTES TO APPLICANT:

- The decision of Dublin City Council in respect of this development does not imply or infer any approval or right to connect to or discharge wastewater to the public sewer network or the right to connect to the public water supply. The Applicant shall, prior to the commencement of Development, make all necessary arrangements with and get all necessary approvals from Irish Water in relation to wastewater discharges and water connections.
- Refund of Fees submitted with a Planning Application. Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months, where the full standard fee was paid in respect of the first application, and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of 8 weeks beginning on the date of the Planning Authority's decision on the second application.

Signed on behalf of the Dublin City Council

Greg Bryan Administrative Officer

Planning & Property Development Department
Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

An Roinn Pleanála & Forbairt Maoine
Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

T: (01) 222 2288

07-Dec-2020

Date _____

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