

Kavanagh Tuite Architects
Terminus Mills
Clonskeagh
Dublin 6

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

Final Grant Order No.:	1052	Date of Final Grant:	25-Sep-2018
Decision Order No.:	0861	Date of Decision:	07-Aug-2018
Register Reference:	SD18A/0219	Date:	13-Jun-2018

Applicant: Amazon Data Services Ireland Ltd.

Development: (1) The construction of a new two storey c.23,283sq.m building for use as data storage facilities containing: data storage rooms, electrical & mechanical plant rooms and support areas including offices and welfare facilities, loading bays, back-up generators and water storage tanks, mechanical plant at roof level is screened from view on all sides by permanent screens; (2) 27 car parking spaces; (3) amendment to previously permitted site landscaping, boundary treatment and associated site infrastructure (planning permission Reg. Ref. SD16A/0093) and (4) the demolition of a single storey building (floor area of 310sq.m).

Location: Former Jacob's/Allied Biscuits Site, Belgard Road, Tallaght, Dublin 24, D24 DA27

Time extension(s) up to and including:
Additional Information Requested/Received:

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

Conditions and Reasons:

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully 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. Waste Heat Recovery & Utilisation.
 - (a) Proposals for waste-heat recovery and ongoing delivery to a local heat-network shall be provided and implemented on site, in conjunction with the commencement and operation of the proposed development. Prior to the commencement of development a timeframe for implementation of waste heat proposals shall be submitted for the written agreement of South Dublin County Council.
 - (b) Such proposals shall include all necessary infrastructure for waste heat recovery from the proposed development, conversion to hot water and delivery through a primary waste-heat water circuit to either, the boundaries of the site or to an Energy centre (when constructed as

part of local heat network distribution) for connection to heat network. Such proposals shall be submitted for the written agreement of South Dublin County Council.

(c) Where waste heat recovery and utilisation proposals have been explored and, subject to the written agreement of South Dublin County Council, have been deemed to be technically or otherwise unfeasible, details of future proofing of the building fabric, heat-recovery and conversion systems and safeguarding of pipework / infrastructure routes up to the site boundaries to facilitate future waste heat connection to a local district heating network, shall be submitted for the written agreement of South Dublin County Council.

REASON: To facilitate the development of the use of excess heat in existing and future development, the development of sustainable energy provision, therefore ensuring the proper planning and sustainable development of the area.

3. Landscape Design Proposals and Rationale.

Prior to the commencement of the development the applicant shall submit a Landscape Design Rationale together with comprehensive and detailed landscape proposals, all prepared by a qualified Landscape Architect (or qualified Landscape Designer), for the written approval of South Dublin County Council Parks and Landscape Services. Such proposals shall include the following:-

- (i) Further tree/woodland planting shall be conducted along the Western boundary and Northern boundary, the applicant should plant a mix of evergreen and deciduous tree/woodland mix. This should include; *Corylus avellana*, *Crataegus monogyna*, *Ilex aquifolium*, *Pinus sylvestris* & *Quercus robur*. Should be agreed with SDCC Parks Section.
- (ii) Updated photomontages shall be submitted demonstrating the proposed development with the additional screening on year 1, 5 and 10.
- (iii) A tree management plan for the future shall be submitted to SDCC and implemented by the applicant, this shall demonstrate how the proposed landscape/trees/woodland-mix will be managed over the coming years.
- (iv) A scaled Landscape Masterplan with cross- sections (where appropriate) showing the general layout and hard and soft landscape treatment of all external areas/spaces (including front and rear gardens), boundaries, structures and features. This shall be generally provided at a maximum scale of 1/200.
- (v) Details of Hard Landscape Design (where applicable) for boundaries, (walls, fences, screens), lighting, seating, kerbing, edging, surfacing and water features.
- (vi) Details of Soft Landscape Design: detailed Planting Plan(s) and Planting Schedule(s) [species/varieties, quantities, sizes, rootball presentation, spacings]
- (vii) A Landscape Specification for all materials, workmanship and landscape maintenance (18 months minimum period post Practical Completion).
- (viii) A timescale for implementation of all proposals, including specified landscape maintenance operations; Landscape Contract(s) to include an 18-months Defects Liability clause, after Certified Practical Completion (by the landscape consultant)

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

4. Retention of Landscape Architect and Certificate of Practical Completion.

No development shall commence on this site until the developer has retained the professional services of a qualified Landscape Architect, as his/her Landscape Consultant, throughout the life of the site development works; and shall notify the planning authority of that appointment in writing prior to commencement of works on site. The developer shall engage the Landscape Consultant to procure, oversee and supervise the landscape contract for the implementation of the permitted landscape proposals. When all landscape works are inspected and completed to the satisfaction of the Landscape Consultant, he/she shall prepare, sign and submit a Practical Completion Certificate (PCC) to SDCC Parks and Landscape Services, as verification that the approved landscape plans and specifications have actually been fully implemented.

REASON: To ensure full and verifiable implementation of the approved landscape design proposals for the permitted development, to the approved standards and specification.

5. Landscaping.

The Landscape Plan, to be revised and agreed with the Local Authority, once agreed, shall be implemented in full within the first planting season following completion of the development (completion of construction works on site) and prior to occupation of the new buildings.

(i) All hard and soft landscape works shall be completed in full accordance with the approved Landscape Plans.

(ii) 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).

(iii) 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'.

(iv) 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 the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

6. Street Lighting.

A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of works on site the applicant, owner or developer shall have lodged with the Planning Authority;

(i) A Public Lighting Scheme for the development as approved, designed to provide for high quality public lighting throughout the public realm of the site, prepared by competent public lighting design consultants to BS5489: European Lighting Standard EN13201 2013 or the latest NSAI (National Standards Authority of Ireland) versions approved, and the SDCC Specification for Public Lighting Installations in Residential and Industrial Developments: Revision 2 dated 14/10/2016, along with;

(ii) Written confirmation from the Council's Public Lighting Section that the scheme is fully in compliance with the above standards applicable, and

(iii) A written commitment to implement the agreed Public Lighting Scheme in full, and

(iv) All the above requirements have been acknowledged in writing as acceptable by the Planning Authority.

Completed Lighting Design and Electrical designs to serve the entire development including details of the overall height of all proposed equipment shall be lodged with the Public Lighting Scheme. The public lighting scheme shall be contained within the public realm of the development as approved, entirely in areas to be offered for taking in charge or subject to the responsibility in perpetuity of an approved management company.

Appropriate natural or artificial lighting or both shall be provided and maintained throughout car parking areas.

The external lighting scheme shall be designed to minimise potential glare and light spillage and shall be positioned and/or cowled away from residential properties. No lighting column shall be located within the eventual canopy spread of any proposed street tree or other tree as the case may be. The public lighting design consultants should consult with the Council's Parks section in this regard.

In addition, no commercial unit shall be occupied on any street until the public lighting provided for that street is operational fully in accordance with the agreed Public Lighting

Scheme for the overall development.

The applicant, owner or developer may consult with the Council's Public Lighting Section before lodging the required plan for agreement.

REASON: In the interests of public safety and amenity, to prevent light pollution and in the interests of the proper planning and sustainable development of the area.

7. Taking in Charge.

Prior to the lodgement of a commencement notice within the meaning of Part II of the Building Control Regulations 1997, the applicant, owner or developer, or any other person with an interest in the land to which the development as approved relates, shall lodge with the Planning Authority, a plan indicating any part of the development as approved intended to be offered for Taking-in-Charge to the Planning Authority along with written commitment that all such areas shall be fully consistent with the Planning Authority's Taking-in-Charge policy and requirements. The plan to be lodged shall make provision for all of the following;

- (a) All drainage and service ducts including accessories are fully located in, and accessible from, areas to be offered for Taking-in-Charge,
- (b) Where applicable any wayleaves in favour of SDCC shall be fully executed prior to being offered for Taking-in-Charge.
- (c) Site features to be retained and protected within any part of the approved development intended to be offered for Taking-in-Charge.
- (d) Any external common areas of the development as approved that it is intended to be retained in private ownership.

REASON: In the interest of the proper planning and sustainable development of the area and to provide clarity on the nature and extent of areas intended to be offered for Taking-in-Charge to the Planning Authority.

8. Construction to be to 'Taking in Charge' standards.

The applicant, developer or owner shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, surface water drains, attenuation infrastructure, manholes etc., forming part of the approved development including where applicable any wayleaves in favour of SDCC or a management company that will be required.

REASON: In the interest of the proper planning and sustainable development of the area and compliance with South Dublin County Council's Development Plan.

9. Drainage.

- (a) The water supply and drainage infrastructure, shall fully comply with all the technical requirements of the Water Services Authority and/or Irish Water.
- (b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
- (c) All works for this development as approved shall fully comply with the requirements of Irish Water which can be viewed/downloaded from www.water.ie, and The Greater Dublin Regional Code of Practice for Drainage Works which (as of February 2018) can be viewed /downloaded from the South Dublin County Council website at the following link <http://www.sdcc.ie/sites/default/files/publications/greater-dublin-regional-code-of-practice-for-drainage-works.pdf>, the Irish Water Standard Details, (mandatory for all Irish Water Connection Agreement Offers issued after 6th June 2016 and available at <http://www.water.ie/help-centre/connections>) and the Building Regulations 2010 Technical Guidance Document B & H.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

10. Construction Traffic Management Plan.

Construction traffic arising from the site shall be managed in accordance with a method statement for the management of the construction phase in accordance with an agreed site specific Construction Traffic Management Plan that fully accords with requirements of the Council's Traffic Section.

In this regard within a maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of works on site the applicant, owner or developer shall lodge with the Planning Authority;

(i) A site specific Construction Traffic Management Plan that accords with the Council's Traffic Section requirements, and;

(ii) The written confirmation of the Council's Traffic Section of their agreement to the Construction Traffic Management Plan, and;

(iii) A written commitment from the developer to carry out the development in accordance with this Construction Traffic Management Plan, and;

(iv) These requirements have been acknowledged in writing as acceptable by the Planning Authority.

The required Construction Traffic Management Plan shall include:-

(i) Details of the agreed number, location and use of suitable facilities for vehicle cleansing and wheel washing provided on site prior to commencing of construction and a written commitment that such facilities will be maintained in a satisfactorily operational condition during all periods of construction, and;

(ii) Location of all on-site car parking facilities provided for site workers during the course of all construction activity, and;

(iii) Provision for dust suppression measures in periods of extended dry weather, and;

(iv) Provision for the flexible use of a road sweeper if an acute situation on the adjoining public road requires it, and;

(v) Location of materials compound and site huts, and;

(vi) Details of security fencing, and;

(vii) Name and contact details for site manager, and;

(viii) Methodology for the use and control of spoil on site during construction, and;

(ix) Details of access arrangements/routes to be used by construction traffic, to include details of arrangements to manage potential conflicts with site specific issues i.e. schools, playing pitches etc..

(x) Measures to obviate queuing of construction traffic on the adjoining road network. In this regard the applicant owner or developer shall consult with the Council's Traffic Section before any works are carried out, and;

(xi) Details of measures to protect watercourses on or adjoining the site from the spillage of deposit of clay, rubble or other debris,

(xii) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or public footpath during the course of site development works;

The plan should also be informed by any Project Construction Waste and Demolition Management Plan required to be prepared and agreed that addresses intended construction waste management and any traffic issues that may arise from such a plan.

A record of daily checks that the works are being undertaken in accordance with the site specific Construction Traffic Management Plan shall be kept for inspection by the Planning Authority.

Storage of construction materials is not permitted on any public road or footpath, unless agreed in writing with the Planning Authority, having regard to the prior reasonable justification and circumstances of any such storage.

REASON: In the interests of residential amenity, public safety, compliance with Development Plan policy and the proper planning and sustainable development of the area.

11. Construction Waste Management Plan.

All construction waste arising from the development of the site as approved shall be managed in accordance with all relevant statutory provisions and an agreed site specific Construction Waste Management Plan. All such waste shall be kept to a minimum, segregated where appropriate, and disposed/recovered at a waste facility authorised under the Waste Management (Facility Permit and Registration) Regulations 2007, as amended, to accept the categories of waste.

A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site the applicant, owner or developer or any other person with an interest in the land to which the development as approved relates shall lodge with the Planning Authority;

(i) A site specific Project Construction Waste and Demolition Management Plan that accords with the requirements both of the Council's Waste Management Section and the Council's Waste Enforcement and Licensing Section;

(ii) The written confirmation of the Council's Waste Management Section of their agreement to the Project Construction Waste and Demolition Management Plan, and;

(iii) A written commitment to carry out the development fully in accordance with the agreed Project Construction Waste and Demolition Management Plan and;

(iv) These requirements have been acknowledged in writing by the Planning Authority as an acceptable lodgement under this condition.

All construction and demolition waste shall be managed in accordance with this plan which shall be prepared in accordance with the 'Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects', published by the Department of the Environment, Heritage and Local Government in 2006 and the provision of the Waste Management Plan for the Dublin Region. The plan shall include details to the satisfaction of the Council's Waste Management Section and the Council's Waste Enforcement and Licensing Section for all waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Eastern-Midland Region.

A record of daily checks that the works are being undertaken in accordance with the site specific Construction Waste Management Plan shall be kept for inspection by the planning authority.

The plan should also be informed by any Construction Traffic Management Plan required to be prepared and agreed that addresses intended construction practice for the development, including hours of working, construction traffic access route and noise management measures and details of measures to protect watercourses on or adjoining the site from the spillage or deposit of clay, rubble, waste or other debris.

In addition, copies of waste disposal/recovery records, including waste collector dockets/invoices and weighbridge dockets, shall be maintained on site during construction activity and made available, at all reasonable times, for inspection by Authorised Persons as appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the development works, in accordance with the European Communities (Shipment of Hazardous Waste Exclusively within Ireland) Regulations 2011. Waste operations shall only be carried out at such time as authorisation pursuant to the Waste Management Act 1996, as amended, has been obtained.

Storage of construction materials is not permitted on any public road or footpath, unless agreed in writing with the Planning Authority, having regard to the prior reasonable justification and

circumstances of any such storage.

REASON: In the interests of public safety, compliance with Development Plan Policy and sustainable waste management.

12. Car Park Facilities for Charging Electric Vehicles.

A minimum of 10% of the ancillary car parking spaces to be provided in accordance with development plan standards shall make provision for facilities for charging electric vehicles. A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site the applicant, owner or developer or any other person with an interest in the land to which the development as approved relates shall lodge with the Planning Authority;

(i) a revised site layout plan clearly setting out full details of the location of all proposed charging equipment, including details of the overall height, design, colour and all safety features of such equipment, including isolation of power supply, and measures to provide for suitable pedestrian safety, along with completed Electrical designs to serve the entire development prepared by competent electrical design consultants, all of which have been agreed with the Council's Roads Section, and;

(ii) Agreed arrangements for the operation and management of such facilities for charging electric vehicles. In this regard at least one of the required spaces shall be fully operational on completion of construction the development as approved to provide emergency charging for electric vehicles. A further required space shall be fully operational prior to the occupation of the development as approved. The applicant, owner or developer or any other person with an interest in the land to which the development as approved relates shall also provide written confirmation of a legally binding undertaking for an agreed phased implementation plan for the availability of all of the balance of the required facilities for charging electric vehicles, along with;

(iii) The written confirmation of the Roads Section's agreement to the required revised plan; and

(iv) A written commitment to carry out the development fully in accordance with the agreed provision for facilities for charging electric vehicles; and,

- (v) These requirements have been acknowledged in writing by the Planning Authority as an acceptable lodgement under this condition.

All facilities for charging electric vehicles should be clearly marked as being designated for Electric Vehicle charging. Appropriate signage indicating the presence of a Charge Point or Points should also be erected. All Charge Points fitted in publicly accessible areas should be capable of communicating usage data with the National Charge Point Management System and use the latest version of the Open Charge Point Protocol (OCCP). The facilities for charging electric vehicles should also support a user identification system such as Radio Frequency Identification (RFID).

REASON: In the interests of the proper planning and sustainable development of the area, to provide for improved urban air quality, reduced noise pollution and to support the transition to a low carbon future.

13. Workplace Travel Plan.

A Workplace Travel Plan shall be completed within six months of opening of the proposed development. The Workplace Travel Plan shall be agreed with the Roads Department and the agreed plan, along with the written agreement of the Roads Department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.

REASON: In the interests of sustainable transport use.

14. Services to be Underground.

All public services to the proposed development, including electrical, information and communications technology (ICT) telephone and street lighting cables and equipment shall be located underground throughout the entire site. There shall also be provision for broadband throughout the site in accordance with the Planning Authority's policy and requirements.

REASON: In the interests of the visual amenities of the area, the proper planning and sustainable development of the area and compliance with the Council's Development Plan.

15. Air Corps Operations.

The applicant shall get written agreement from the Air Corps Air Traffic Services at least one month in advance of commencing the proposed development stating that the proposed construction works - inclusive of cranes - will not affect the safety, efficiency or regularity of Air Corp operations.

REASON: In the interests of public safety.

16. Vehicle Cleansing and Wheel Washing.

(a) The applicant shall ensure that suitable facilities for vehicle cleansing and wheel washing, to the satisfaction of the Area Engineer, are provided on site prior to commencing of earthworks and that such facilities are maintained in a satisfactorily operational condition during all periods of earthworks.

(b) Provision for dust suppression measures in periods of extended dry weather

(c) Provision for the flexible use of a road sweeper if an acute situation on the adjoining public road requires it.

(d) The applicant shall ensure that on-site car parking facilities are provided in accordance with Council requirements and standards to the satisfaction of South Dublin County Council, are made available for site workers during the course of construction.

(e) The applicant shall maintain all footpaths and roads affected by the development works in a safe and tidy condition in accordance with the requirements of the Council's Roads Section or the Council's Area Engineer.

REASON: In the interest of the amenity, safety and maintenance of adjoining roads and footpaths.

17. Restrictions on Signage.

Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the development or within the curtilage of the site, unless authorised by a further grant of planning permission.

REASON: To protect the visual amenities of the area and in the interest of the proper planning and sustainable development of the area.

18. 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.

19. 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.

20. Operational Noise.

(a) Noise due to the normal operation of the proposed development, expressed as LAeq over 15 minutes at the façade of any noise sensitive location, shall not exceed the daytime background level i.e. 0700 – 1900 by more than 10 dB(A) and shall not exceed the background level for evening and night time (currently 19:00 – 07:00) as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006 .

Clearly audible and impulsive tones at noise sensitive locations during evening and night as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be avoided irrespective of the noise level.

(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 residence, adjoining premises or public place in the vicinity.

(c) All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as LAeq over 15 minutes at 1 meter from the façade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and night time (currently 19:00 – 07:00) as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006.

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, and to uphold the Council's amenity policies set out in

the South Dublin County Council Development Plan.

21. Equipment Noise.

Plant equipment with low inherent potential for generation of noise shall be selected and used. All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as LAeq over 15 minutes at 1 meter from the façade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and night time (currently 19:00 – 07:00) as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006.

REASON: To avoid unnecessary noise nuisance and 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, and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

22. Noise Tones During Evening and Night.

Clearly audible and impulsive tones at noise sensitive locations during evening and night time as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006 (currently 19:00 – 07:00). shall be avoided irrespective of the noise level.

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, and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

23. The developer shall pay to the planning authority a financial contribution of €947,088.75 (nine hundred and forty seven thousand and eighty eight euros and seventy five 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 2016 - 2020, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contribution shall be paid prior to commencement of development, or in such phased payments as the planning authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2016 - 2020.

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.

Note 1: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 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 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.


for Senior Planner 26-Sep-2018

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