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**Notification of Grant of Permission**  
**PLANNING & DEVELOPMENT ACTS 2000 - 2015 AND REGULATIONS MADE THEREUNDER**

Final Grant Order No.: PF/0026/16	Date of Final Grant : 12-Jan-2016
Decision Order No. : PB/0526/15	Date of Decision: 30-Nov-2015
Register Reference: FW15A/0135	Registration Date : 06-Oct-2015

**Applicant** ADSIL

**Development** Permission for a new 2-storey building for use as electrical rooms for electronic operations, together with mechanical plant rooms, a double vehicle loading bay and ancillary workshops. Included within the building are associated offices, staff facilities at ground floor level and at mezzanine level. The gross total floor area of the proposed development is 16,065 sq.m.  
The development will include external roof top air handling units and roof level louvered plenum which will also act as a screening to the roof plant.  
Other ancillary works comprise (1) new diesel fuel storage; (2) new water storage tanks and pump house; (6) enlarging of existing water tank pump house; (3) new electrical transformer compound; (4) the construction of new site roadways; (5) car parking for 27 cars; (7) new gate entrance and security hut; (6) new boundary structures comprising of fencing to the north and west site boundary and fencing on a retaining wall to the south site boundary; and (7) associated structures and landscaping works over the enlarged site.

**Location** Hexagon Building, IDA Blanchardstown Busines & Technology Park,  
Snugborough Road, Blanchardstown, Dublin 15

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 (15) condition(s) on the attached pages.

Signed on behalf of the Fingal County Council

  
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for Senior Executive Officer

12-Jan-2016

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### 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. Prior to the commencement of development the applicants shall submit for the written agreement of the Planning Authority details of the finishes to the proposed facility.

REASON: In the interest of visual amenity.

3. The proposed development shall function as a data hall and ancillary offices. The proposed development shall not be let or sold separately from the main building on site. There shall be no sub-division or amalgamation of buildings on site without prior planning approval.

REASON: In the interest of clarity.

4. No additional lighting, signage, structures or advertising devices, including that which is exempted from requiring planning permission under the Planning and Development Regulations, 2001 (as amended) shall be erected externally on the building or anywhere on the site, without a further prior and specific grant of planning permission.

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

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

REASON: In the interest of visual amenity.

6. The applicant shall conform to the requirements of the Planning Authority with respect to the hours of operation of the construction site which shall be restricted to 8.00 am to 7.00 pm, Monday to Fridays, and from 8.00 am to 2.00 pm, Saturday, unless agreed in writing beforehand with the Planning Authority.

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

7. During any demolition works and during the construction phase, all necessary steps shall be taken to contain dust and airborne pollutants arising from the site and to prevent nuisance to persons in the locality. This shall include:-

- (a) covering skips,
- (b) covering slack heaps,
- (c) netting of scaffolding,
- (d) regular road and pavement damping and sweeping,
- (e) use of water spray to suppress dust,
- (f) proper paved or hard stand access for trucks and vehicles to and from the site to prevent dirt and dust from the site being carried from the site on to public roads, etc.
- (g) dust levels at the site boundary and sensitive locations shall not exceed 350 milligrams per square metre per day averaged over a continuous period of 30 days (Bergerhoff Gauge).
- (h) A wheel wash facility shall be put in during the construction phase. All trucks leaving the site shall go through this facility. During the construction phase, effective measures shall be taken by the operator to prevent the undue emission of dust from the site and site roadways. A water douser(s) or similar facility shall be available on site at all times during dry weather, so that all vehicle and plant roadways can be watered to lay dust as necessary.

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

8. The applicant shall conform to the requirements of the Planning Authority thus,
- (a) The following limit values for noise shall not be exceeded at the boundary of the site during both the construction and the operational phases,

- Daytime (07:00 to 19:00 hrs) 55 dB LAr, T;
- Evening (19:00 to 23:00hrs) 50 dB LAr, T;
- Night-time (23:00 to 07:00 hrs) 45 dB LAeq,T.

- (b) During daytime and evening periods rigorous efforts shall be made to avoid clearly audible tones and impulsive noise at all sensitive locations.
- (c) During the night-time period no tonal or impulsive noise from the facility shall be clearly audible or measurable at any noise sensitive location. (EPA, Guidance Note for Noise (NG4), April 2012).
- (d) The background noise level shall not be exceeded by 10dB (A) or more or exceed the above limits whichever is lesser.

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

9. Where the applicant proposes to connect directly or indirectly to a public water/waste water network operated by Irish Water, the applicant must sign a connection agreement with Irish Water, prior to the commencement of the development, and adhere to the standards and conditions set out in the agreement.

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

10. In the interests of Public Health and Environmental Sustainability, Irish Water capacity infrastructure 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 and Environmental Sustainability.

11. The proposed development will conform to the requirements of the Planning Authority, thus,
- (a) The developer shall submit a Mobility Management Plan (MMP) to the satisfaction of the Planning Authority prior to the first occupation of the development. The MMP shall be reviewed within two years of the first occupation of the site. In particular, additional bicycle parking spaces shall be provided if the MMP identifies an increasing share.
  - (b) The details of the internal junction radii shall be agreed in writing with the Planning Authority prior to the commencement of development on site.

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

12. The proposed development will conform to the requirements of the Planning Authority, thus,
- (a) The applicant shall implement all the recommendations pertaining to tree retention as outlined within the submitted Tree Survey Report.
  - (b) A suitably qualified arborist/landscape professional shall be engaged for the duration of development on site to monitor site development works and to liaise with the Planning Authority. The applicant shall forward the arborist's signed inspection report to the Planning Authority showing specifically the proposals and actions in relation to the protection and proposed retention of trees on site prior to the commencement of development taking place in the vicinity of trees shown for retention.

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

13. The proposed development will conform to the requirements of the Planning Authority, thus,
- (a) Prior to the commencement of development on site, the applicant is to submit, for the Planning Authority's written agreement, details which show,
    - i. The method for draining the proposed water storage area.
    - ii. The existing and proposed drainage around the existing attenuation storage showing clearly the flow directions, the invert levels, and the location of the screening units and the flow control device.
    - iii. Longitudinal sections of the surface water drainage in the area of the attenuation storage.
    - iv. Revised drawings showing the location of flow control devices for catchment 2.
    - v. Design calculations for the network and attenuation storage area.
  - (b) No surface water and/or rainwater shall discharge into the foul sewer system

under any circumstances.

(c) The surface water drainage shall be in compliance with the "Greater Dublin Regional Code of Practice for Drainage Works Version 6.0" Fingal County Council April 2006.

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

14. The proposed development will conform to the requirements of the Planning Authority, thus,
- (a) Prior to the commencement of development on site, the applicant is required to submit to the Planning Authority for their written agreement a project Construction and Demolition Waste Management Plan. 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 Environment, Heritage, and Local Government (2006),
  - Provide information on the management of all construction and demolition waste arising on site, and
  - Provide details on the provision for re-use (including destinations) of said material and/or recovery/disposal of this waste using authorised facilities and authorised collectors.
  - Shall detail the proposed management of asbestos, if found to be present on site.

(b) 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 that the specified volume is always available within the bund.

REASON: To ensure that the development shall be in accordance with the proper planning and sustainable development of the area.

15. The developer shall pay the sum of € 957,740.00 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](http://www.water.ie), Tel. (01) 6021000.

Note:

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.

#### **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 and Development Act 2000.

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## Information Note - Public Water and Waste Water Networks

### Connections

On the 1<sup>st</sup> 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.