

Comhairle Contae Fhine Gall Fingal County Council

**An Roinn Pleanála
& Infrastruchtúir Straitéisigh**

**Planning & Strategic
Infrastructure Department**

Bosca 174
Áras an Chontae
Sord, Fhine Gall
Contae Átha Cliath

Bóthar an Gharráin
Baile Bhlainséir
Átha Cliath 15

P.O. Box 174
County Hall
Swords, Fingal
Co. Dublin

Grove Road
Blanchardstown
Dublin 15



**Kealan Donagher
Seafort Lodge
Castledawson Avenue
Blackrock
Co. Dublin**

**Notification of Grant of Permission and Retention
PLANNING & DEVELOPMENT ACTS 2000 - 2011 AND REGULATIONS MADE
THEREUNDER**

Final Grant Order No. PF/0198/12	Date of Final Grant 20-Feb-2012
Decision Order No. PB/0007/12	Date of Decision 18-Jan-2012
Register Reference FW11A/0113	Registration Date 17-Nov-2011

Applicant Hexagon Partnership

Development 1. Retention of the existing Generator Building, fuel loading area and compound to the North East of the Hexagon site. 2. Construction of an extension to the existing Generator Building to the North East of the Hexagon site.

Location IDA Blanchardstown Business & Technology Park, Snugborough Road, Dublin 15

Floor Area 0 sq.m.

Time extension(s) up to and including

Additional Information Requested / Received /

A **Permission and Retention** has been granted for the development described above, subject to the **(5)** condition(s) on the attached pages.

Signed on behalf of the Fingal County Council

S. Haratty 21ST February, 2012
for **Senior Executive Officer**





Conditions and Reasons

1. The development shall be retained and carried out in its entirety in accordance with the plans, particulars, specifications, and information lodged with the application on the 17th November 2011, 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. The proposed building and the building for retention shall function as a generator building. The generator building shall not be let or sold separately from the main building on site. There shall be no sub-division or amalgamation of buildings without prior planning approval.

REASON: In the interest of clarity.

3. That all external finishes shall be as per indicated on the drawings received on the 17th November 2011.

REASON: In the interest of visual amenity.

4. (a) The Mitigation measures outlined on page 15 of the Noise Impact Assessment contained in the Planning Report received on the 17th November 2011 shall be put into place.
(b) A follow up noise assessment shall be carried out within the first 3-6 months following completion of the works, during the operational stage and the results shall be submitted to Environmental Health Officers of Fingal County Council.
(c) The hours of operation on all construction sites shall be restricted to 8.00a.m. to 7.00p.m., Monday to Friday, and 8.00 a.m. to 5.00p.m. on Saturdays. No activities shall take place on the site on Sundays or Bank Holidays.
(d) No deliveries of materials, plant or machinery shall take place before 7.00a.m in the morning or after 7.00p.m. in the evening.
(e) If there is any occasion when work must be carried on outside daytime hours, the Environmental Health Section of Fingal County Council, local residents and businesses in areas which are likely to be affected by noise from the proposed works shall be notified in advance e.g. in letter or leaflet or advertisement form, of:
 - Name, address and telephone number of company carrying out works
 - Nature of and reason for works
 - Likely duration and times of work





REG. REF. FW11A/0113

(f) 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 (i) covering skips, (ii) covering slack heaps, (iii) netting of scaffolding, (iv) regular road and pavement damping and sweeping, (v) use of water spray to suppress dust, (vi) 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.

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

5. (a) No foul drainage shall discharge into the surface water system under any circumstances.
- (b) The foul 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 the commencement of development the applicant shall submit for the written agreement of the Water Service Section of Fingal County Council details of a petrol/oil interceptor including its size and location and the manufacturer details. It shall be designed to cater for any overspill discharge from the sumps indicated on drawing no. 11-134-2032.
- (d) No surface water /rainwater shall discharge into the foul sewer system under any circumstances.
- (e) 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.
- (f) All water fittings and installations shall incorporate best practices in water conservation.
- (g) The water supply for the development shall comply with the 'Guidelines for Drinking Water Supply' FCC February 2009 Revision 1.

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





REG. REF. FW11A/0113

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)
- **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.
- Exempted development for the purposes of the Planning and Development Act 2000 and the Regulations made thereunder.

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.