



Graham Ovenden
MCA Architects
4 Hanover Wharf
Asgard Road
Dublin 2.

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

Final Grant Order No.: PF/0854/17	Date of Final Grant: 13-Jun-2017
Decision Order No.: PB/0203/17	Date of Decision: 09-May-2017
Register Reference: FW17A/0034	Registration Date: 15-Mar-2017

Applicant: ADSIL

Development: The development will consist of a single storey extension of 1,111 sq.m. to the north elevation to the previously granted planning application No. FW15A/0135 for use as mechanical plant space together with the re-alignment of an existing campus loop road, the addition of a new exit door to the west elevation, and the relocation of an existing exit door to the north elevation together with associated site works.

Location: The Hexagon Building, IDA Blanchardstown Business & Technology Park, Snugborough Road, Blanchardstown, Dublin 15

Floor Area: 1111 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 (11) condition(s) on the attached pages.

Signed on behalf of the Fingal County Council

Althwell
for Senior Executive Officer

13-Jun-2017

For inspection purposes only.
Consent of copyright owner required for any other use.

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. That all external finishes harmonise in colour and texture with the existing premises on site.

REASON: In the interest of visual amenity.

3. Apart from the development authorised by this permission, the development shall be carried out and completed in accordance with the terms of previous overall permission relating to this site, in particular permission granted under Reg. Ref. FW15A/0135, and any agreements entered into thereunder, insofar as applicable.

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

4.
 - a. Prior to the commencement of development, the applicant shall submit to the Planning Authority an approved SuDS (Sustainable Drainage System) based surface water drainage proposal, including design calculations, following the principles of, and in compliance with, the Greater Dublin Strategic Drainage Study (i.e. GSDS) Regional Drainage Policies, Volume 2, New Development, August 2005.
 - b. No surface water/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 sustainable development of the area.

5. Prior to the commencement of development on site, the applicant shall demonstrate that the proposed extension and all elements of design i.e. Technical design requirements, Constructability, and Outage Requirements and its impact on the 26 metre wayleave for power lines to the immediate north and north west of the proposed development are concur with the requirements of ESB Networks.

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

6. Where the applicant proposes to connect 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.

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

7. 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 works on the subject site.

REASON: To protect the amenities of the area.

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

REASON: In the interest of amenity.

9. Site development and building works shall be carried out between the hours of 08.00 to 19.00 Mondays to Friday's inclusive, between 08.00 to 14.00 on Saturdays and not at all on Sundays and public holidays unless otherwise agreed in writing with the Planning Authority.

REASON: In order to safeguard the amenities of property in the vicinity.

10. The proposed extension shall remain ancillary to the use of the unit as a Datahall and shall not be sold, leased or otherwise separately used.

REASON: To clarify the extent of the permission.

11. The developer shall pay the sum of € 70,137.00 (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:

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.
2. 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.

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.

For inspection purposes only.
Consent of copyright owner required for any other use.



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.