

AN RANNÁN PLEANÁLA
Rannóg Rialú Forbartha
Bosca 174,
Áras an Chontae
Sord
Fine Gall,
Contae Átha Cliath

PLANNING DIVISION
Development Control Section
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Comhairle Contae Fine Gall
Fingal County Council

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Notification of Grant of Permission
PLANNING AND DEVELOPMENT ACTS 2000-2007 AND REGULATIONS MADE
THEREUNDER

| | |
|---|--|
| Final Grant Order No. PF/1161/10 | Date of Final Grant 14-Sep-2010 |
| Decision Order No. PB/0313/10 | Date of Decision 10-Aug-2010 |
| Register Reference FW10A/0099 | Registration Date 25-Jun-2010 |

Applicant Hexagon Partnership

Development Permission to refurbish the existing Hexagon manufacturing facility, to construct screening of mechanical plant and to carry out ancillary site works. The proposed works will consist of the following:

- 1/ Construction of a louver screening to external Mechanical Air Handling and Chiller Units. The screen is proposed to be constructed on the East and the West elevations of the single storey building of the facility.
- 2/ Construction of a generator compound to the North East of the site, linked to the existing facility by an overhead cable service bridge.
- 3/ The rehabilitation and extension of an existing screening to new mechanical plant on the single storey roof of the existing facility.
- 4/ The construction of a temporary external single storey structures.
- 5/ The internal works to the existing single storey facility will consist of, 6 No. rooms for electrical and electronic operations, Workshop, Offices and Staff Welfare area.

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

Floor Area 4058 sq.m.

Time extension(s) up to and including

Additional Information Requested / Received /

REG. REF. FW10A/0099

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A **Permission** has been granted for the development described above, subject to the (6) condition(s) on the attached pages.

Signed on behalf of the Fingal County Council

S. Harvally 15th September, 2010
for **Senior Executive Officer**

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Conditions and Reasons

1. The development to be carried out in its entirety in accordance with the plans, particulars, specifications, and information lodged with the application and at further information, save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission.

2. The portion of the permission relating to the 4 no. temporary modular structures shall be valid for a period of three years from the date of the grant of planning permission. If the temporary modular structures are no longer required on or before this period the temporary modular structures shall be removed from the site and the site reinstated to its former condition unless their continued use is approved by reason of a future planning permission.

REASON: In the interest of proper planning and development.

3. That the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON: In the interest of public health.

4. a) The landscaping plan submitted on the 25/06/10 drawings no. 10_072_2018 shall be carried out in full no later than the first planting season after the first occupation of the building.
b) Prior to the commencement of development the applicants shall submit for the written agreement of the Planning Authority and the Parks Department of Fingal County Council an on- going and detailed maintenance scheme for the site to ensure long term care for the area.

REASON: To ensure the landscaping is carried out within the reasonable time and in the interest of visual amenity.

5. The water supply and drainage infrastructure, including the disposal of surface water, shall comply with the technical requirements of the Water Services Department of Fingal County Council and the Planning Authority:
Prior to the commencement for development the applicants shall submit for the written agreement of the Planning Authority and the Water Services Department of Fingal County Council the following:

Surface Water :



a. Attenuation tanks do not address the water quality, amenity or habitat enhancement requirements of the GDSDS. Therefore in order to ensure that this development is sustainable, a more suitable means of attenuation than the proposed Storm Tech tanks shall be considered. Full details of the revised proposal shall be submitted.

b. The applicants shall submit details indicating the location of the proposed bypass petrol interceptor.

c. All surface car parks with the provision for 10 spaces or more shall be fitted with a Class I Light Liquid Separator, in accordance with the latest version of European Standards prEN 858: Parts 1 & 2, and shall be installed at suitable location on the private drainage system before discharging to the surface water drainage system. The submitted Drawing No.10_072_2007 of the existing surface water drainage layout does not show any petrol interceptors. If this is the case, the upgrade of the existing surface water network shall be proposed. Full details of the proposal shall be submitted.

d. The applicants shall submit details/documentation outlining how the proposed in-line spill bund is to function.

e. The applicants shall submit details of the revised proposal for petrol and/or oil bulk storage on site, including fuel storage requirements for the proposed generators.

f. All oil or chemical storage tanks shall be bunded, secure and located away from any surface water drains.

g. All storage tanks for fuel, chemicals and solvents shall be surrounded by a bund capable of retaining 110% of the volume of the largest single tank within the enclosed area. The bund shall be impermeable and shall retain any spillages from the intake or outlet pipe. Steps shall be taken to ensure that accidental spillages can be contained on site and not allowed to escape to nearby water courses or surface water sewers. Rainwater shall be removed by pumping to ensure that the full containing volume is always available.

h. All barrels and containers shall be stored in a bunded area. The bund shall be impermeable and shall contain any spillage from barrels or containers. All spillages shall drain to a sump within this bunded area.

i. All surface waters from areas where it is likely to be contaminated shall be discharged to the sewer separately from the process effluents. Other uncontaminated surface water from roofs, car parks and grassed area shall be directed to surface water drainage.

j. The applicant shall submit acceptable calculations of attenuation storage volumes.



k. The applicant shall clarify on precise temporality of four proposed temporary modular structures.

REASON: In the interests of public health and in order to ensure adequate drainage provision.

6. That no advertising sign or structure be erected except those which are exempted development, with out prior approval of the Planning Authority or An Bord Pleanala on appeal.

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

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)
- **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 on 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.

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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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