



**An Roinn Pleanála
& Infrastruchtúir Straitéisigh**

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

Bóthar an Gharráin
Baile Bhlainséir
Átha Cliath 15

**Planning & Strategic
Infrastructure Department**

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Dublin 15

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

Final Grant Order No.	PF/0887/13	Date of Final Grant	17-Sep-2013
Decision Order No.	PB/0259/13	Date of Decision	12-Aug-2013
Register Reference	FW13A/0067	Registration Date	21-Jun-2013

Applicant Adsil

Development Permission for a development that will consist of a new 2-storey building for use as electrical rooms for electronic operations, mechanical plant rooms, a double vehicle loading bay, ancillary workshops, and including within the building office and staff facilities, part at mezzanine level over ground floor level. Total plan area 20,995 sq.m. The will include external roof top air handling units with associated visual screening. Other ancillary works comprise (1) diesel fuel storage, loading stance and pump house; (2) water storage tanks and pump house; (3) the construction of new site roadways (4) carparking for 44 cars; (5) new boundary structures comprising fencing on north west site boundary and fencing set back from the southwest and southeast site, boundaries; and (6) associated structures and landscaping works over the enlarged site.

Location Hexagon Building, IDA Blanchardstown Business, and Technology Park, Snugborough Road, Blanchardstown, Dublin 15

Floor Area 20995 sq.m.

Time extension(s) up to and including





REG. REF. FW13A/0067

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


for **Senior Executive Officer** 18th September, 2013

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REG. REF. FW13A/0067

Conditions and Reasons

1. The development shall be carried out in its entirety in accordance with the plans, particulars, specifications, and information lodged with the application on 21st June 2013, 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 all elevational details and finish floor levels of the proposed buildings.

Reason: In the interest of visual amenity.

3. The proposed development shall function as a Data Hall/Warehousing. There shall be no sub-division or amalgamation of the buildings on site without prior planning approval.

Reason: In the interest of clarity.

4. No additional lighting, signage, structures or advertising devices 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.





REG. REF. FW13A/0067

6. Prior to the commencement of development, the applicant shall submit for the written agreement of the planning Authority the following:
- i) Details of root protection areas for all trees being retained. The plan shall state that the root protection areas will be fenced off prior to commencement of construction, and that hand digging and/or hole tunnelling will be the only types of trench excavation that will take place within the root protection areas. This document shall be provided in accordance with BS5837:2012, Trees in Relation to design, demolition and construction – Recommendations.
 - ii) A detailed landscape plan. The plan shall include a full specification with species, size, quantities, spacing, and planting locations. The plan shall also include some long lived parkland trees.
 - iii) Details shall show how the visual impact associated with the removal of trees from tree group 1 and including crown raising, and the installation of a 2.4m palisade fence will be mitigated.
 - iv) The applicant shall lodge a tree bond of €5,500 to ensure the protection and retention of trees on site.

Reason: In the interest of visual amenity.

7. a) Prior to the commencement of development the applicant shall submit for the written agreement of the Planning Authority a 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 the Environment, Heritage & Local Government (2006). The plan shall provide information on the management of all construction and demolition waste arising on-site and shall provide details on the provision for re-use of said material and/or recovery/disposal of this waste using authorised facilities and authorised collectors.
- b) The applicant or an agent acting shall ensure that all hauliers of waste hold a valid waste collection permit for the waste material collected from the site and that the waste material is delivered to authorised waste recovery/disposal facilities.

Reason: In the interest of sustainable waste management.

8. Prior to the commencement of development, the applicant for the written agreement of the Planning Authority the following:
- i) details outlining how it is proposed to protect and retain tree groups 1 & 2 and trees





REG. REF. FW13A/0067

numbered 475 – 481, 484, 488, 489, 490 during construction. The information shall include: a tree survey, a tree constraints plan, an arboricultural impact assessment, an arboricultural method statement and a tree protection plan. These documents should be provided in accordance with BS5837:2012, Trees in Relation to design, demolition and construction – Recommendations.

ii) details of the impact of the removal of a section of surface water drain on the roots of trees numbered 484, 490 and 487. The applicant shall demonstrate how the removal /decommissioning of a section of existing surface water drain can be achieved without resulting in a negative impact on trees numbered 484, 490 and 487, and how this will comply with the Tree Protection Plan.

iii) detailed landscape plan. The plan shall include a full specification with species, size, quantities, spacing, and planting locations and some long lived parkland trees.

iv) details to show how the visual impact associated with the removal of trees from tree group 1 and including crown raising, and the installation of a 2.4m palisade fence will be mitigated.

v) a tree bond of €5,500 to ensure the protection of trees to be retained on site.

Reason: In the interest of tree protection and visual amenity.

9. The applicant is required to engage the services of a suitably qualified archaeologist to monitor all topsoil stripping associated with the development. Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the Department of Arts, Heritage and the Gaeltacht with regard to any necessary mitigating action (e.g. preservation in situ, and/or excavation). The applicant shall facilitate the archaeologist in recording any material found.

The Planning Authority and the Department of Arts, Heritage and the Gaeltacht shall be furnished with a report describing the results of the monitoring.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

10. Foul Sewer:

- i) No foul drainage shall discharge into the surface water system under any circumstances.
ii) The foul drainage shall be in compliance with the 'Greater Dublin Regional Code of Practice for Drainage Works Version 6.0' FCC April 2006 or the EPA Code of Practice for





REG. REF. FW13A/0067

Wastewater Treatment and Disposal Systems Serving Single Dwellings (October 2009) whichever is applicable.

Surface Water:

iii) No surface water/ rainwater shall discharge into the foul sewer system under any circumstances. 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.

Water Supply:

iv) All commercial units shall have individual metered supplies with 24 hour storage.

v) All hydrants shall be 6 metres from a building and the absolute maximum distance any part of a building can be from a hydrant is 46 metres.

vi) All water fittings and installations shall incorporate best current practices in water conservation.

vii) The water supply for the development shall comply with the 'Guidelines for Drinking Water Supply' FCC February 2009 Revision 1.

Reason: In the interests of the proper planning and sustainable development of the area.

11. The developer shall pay the sum of € 1,713,964 (one million, seven hundred and thirteen thousand, nine hundred and sixty four euro) 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.





REG. REF. FW13A/0067

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 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.

