

PB/0526/15

COMHAIRLE CONTAE FHINE GALL

RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER

<b>CONTRIBUTION</b>	
Standard Levy:	€97,740 VT.
Open Space:	_____
Other:	_____
<b>SECURITY:</b>	
Bond:	_____
Cash:	_____
Other:	_____

30/11/15

Reg. Ref.: FW15A/0135

Register Reference: FW15A/0135

Date of Registration: 6 October, 2015

Correspondence: Connie Leahy, MCA Architects 4 Hannover Wharf, Asgard Road, Dublin 2

**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

**Applicant:** ADSIL

**Application Type:** Permission

**Zoning:** GE

Planning Officers Report:

COMHAIRLE CONTAE FHINE GALL

RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER

Reg. Ref.: FW15A/0135

EM/YT

Report of the Planning Officer dated the 30th November 2015.

This is an application by ADSIL for 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; (3) enlarging of existing water tank pump house; (4) new electrical transformer compound; (5) the construction of new site roadways; (6) car parking for 27 cars; (7) new gate entrance and security hut; (8) 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 (9) associated structures and landscaping works over the enlarged site at Hexagon Building, IDA Blanchardstown Business & Technology Park, Dublin 15.

**Zoning**

The subject site is located in an area which is zoned "GE", i.e. "provide opportunities for general enterprise and employment" according to the Fingal Development Plan 2011-2017.

*RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER*

Reg. Ref.: FW15A/0135

**Description of Site and Surroundings**

The proposed site, of stated area, 3.4988 ha, is located within the curtilage of an existing large scale industrial development located in turn within the IDA Blanchardstown industrial estate. The industrial estate is distinguished by a high level of landscaping including frequent tree planting. The subject site is located at the south western corner of the Ballycoolin and Snugborough Roads, and slopes gently down from north to south. To the east, west and south of the site are located existing industrial units. Specifically to the east and south of the proposed development are two large existing industrial units i.e. DUB 052 and DUB 008, which are within the ownership of the same body as the subject site, which are similar to the proposed industrial unit, and which house electronic and electrical hardware used in the processes in which the subject industrial development is engaged. The north eastern corner of the subject site is occupied by three large electricity pylons.

The land to the immediate north west of the site is under the control of the IDA who has indicated that it is in negotiations to sell the land to the owner of adjoining land, in order to prevent it becoming landlocked.

Two wayleaves exist on site,

- A 26 metre wayleave runs from south west to north east along the north western corner of the subject site for a 110 kv electricity line which is carried by the three pylons which are located on site.
- A six metres wide way leave runs along the eastern boundary of the site. This wayleave is reserved for the location of gas pipe lines.

The proposed area in the ownership of ADSIL is bounded by a two metre high barrel fence along public roads, and a palisade fence elsewhere. Landscaped wooded hedging exists along the north boundary with the Ballycoolin Road, the eastern boundary with the Snugborough Road, and the southern boundary with the internal estate road.

**Proposal**

This is an application for a proposed industrial development of stated floor area, 16,266 sqm, comprising,

- An industrial unit, DUB 057, located on the western side of the site, and of length a stated 150,830 mm, width 50,855 mm, and height 19,200 mm and with flue vents, of which there are located ten on the southern façade of the proposed building, a total height of 23,200 mm. This proposed building is aligned in an east-west direction, and has,

## COMHAIRLE CONTAE FHINE GALL

### *RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER*

Reg. Ref.: FW15A/0135

- A ground floor on which are proposed to be located electrical rooms on the southern side, a data hall for computer equipment on the northern side, and service rooms at the eastern end.
- A mezzanine floor located at the eastern end of DUB 057. This proposed mezzanine floor will contain offices and service areas for the proposed building's staff.
- A first floor which will be used as a data hall, and is to contain computer equipment.
- A flat roof. The proposed roof will have a counted 74 air handling units. These will be sheltered from view by a parapet, or plenum, on all sides of height 3,000 mm.
- The proposed building will be clad in self-coloured coated metal cladding. On the eastern and southern elevations, and specifically at the south eastern corner of the proposed structure, will be powder-coated aluminium one way glazing.
- A line of 16 stand-by generators located along the southern side of the proposed building. There are ten proposed flue vents to serve these proposed generators, of height above the parapet of a stated 4,000 mm.
- Twelve parking places to the immediate east of the proposed building DUB 057.
- Eight times two water storage tanks, four oil storage tanks (for the stand-by generators), and a water storage pump room, located, to the immediate north east of the proposed building DUB 057. The water storage tanks will be a stated 2,800 mm high. The cylindrical oil tanks will be a stated 4,955 mm high. The proposed water storage pump room is a stated 6,590 mm wide, 10,360 mm long, and 3,350 mm high.
- A proposed water storage pump house. This proposed building is located in the north eastern side of the site, and is a stated 10,315 mm long, 6,660 mm wide, and 3,350 mm high.
- A proposed entrance boom gate/security house located to the south west of the proposed DUB 057.
- A proposed transformer and electrical control room compound located to the south east of proposed DUB057. This proposed compound will house two transformers and electrical controls, and has a stated length of 30,650 mm, a width of 24, 300 mm, and height of 5,200.
- Sixteen car parking spaces to be located to the east of, and across an access road from, the proposed building DUB 057.
- A proposed extension to the existing attenuation pond located to the immediate south of existing building DUB 052. This proposed extension will increase the length of the attenuation pond by a measured 55 metres approximately.
- A 2.4 metres bar fence enclosing the proposed development on the northern, southern, and western sides.
- Landscaping of the subject site.

Environmental Impact Study (i.e. EIS) Screening

## COMHAIRLE CONTAE FHINE GALL

### RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER

Reg. Ref.: FW15A/0135

- An EIS is not mandatory given that the proposed development is located on a site of a stated 3.5 ha, which is under the criterion requiring an EIS as stated in S.I. 93 of 1999 of European Communities (EIA) Amendment Regulations, and S.I. 600 of 2001 of the Planning and Development Regulations.
- The applicant has screened the proposed development as to whether or not it requires an EIS.
- The likely effects that will arise from the proposed development, as described in the applicant's submission, have been evaluated having regard to the relevant guidance and regulatory framework, and have been determined not to cause any significant cumulative environmental effects, and as such an EIS is not required.

#### Relevant Planning History

The following recent planning history is relevant to the subject site:

Reg. Ref. F06A/0928

This was an application by Hexagon Company Ownership for retention permission and permission to the Hexagon Building which is a light industrial building. Retention permission is sought for elevational changes and subdivision of the existing light industrial building into 5 light industrial units and one office unit, plant area to the rear and ancillary site works. Permission is sought for the provision of an additional 155 car park spaces, resulting in an overall car park provision of 462 car park spaces, and the provision of a bicycle shed for 80 bikes. This application was granted final planning permission on the 04-Oct-2006.

Reg. Ref. FW10A/0099

This was an application by Hexagon Partnership for 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. The application was granted final planning permission on the 14-Sep-2010.

Reg. Ref. FW11A/0104

This was an application by Hexagon Partnership for permission to construct a new AIS (Air Insulated Switchgear) 110kV electricity substation and to carry out ancillary site works. The proposed works will consist of the following:

COMHAIRLE CONTAE FHINE GALL

*RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER*

Reg. Ref.: FW15A/0135

1. Excavation and fill of the proposed 110kV substation site to formation level, diversion of existing services and construction of a stoned compound area.
2. Construction of a substation control building within the compound area for the 110kV substation.
3. Construction of two number transformer bays and control building for the transformers to the north of the existing Hexagon facility with a 2.4m high powder coated perimeter palisade fence.
4. Construction of a 4m wide concrete access road within the compound area and fencing of the compound area.
5. Construction of a car parking compound for users of the substation.
6. Installation of all substation structures within the developed compound area.
7. Installation of 1 no. line interface mast and 2 no. down masts within the adjoining IDA lands to the north west of the Hexagon facility.
8. Installation of a 2.4m high powder coated perimeter palisade fence to the AIS substation. This application was granted final planning permission on the 18-Jan-2012.

Reg. Ref. FW11A/0113

This was an application by the Hexagon Partnership for permission for 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. This application was granted final planning permission on the 20-Feb-2012.

Reg. Ref. FW11A/0118

This an application by the Hexagon Partnership for permission for the installation of boundary fencing/ railings and access gates, new security hut and upgrading of the site security system to include red-wall system, CCTV, public lighting poles and associated underground services to the Hexagon site. This application was granted final planning permission on the 28-May-2012.

Reg. Ref. FW12A/0024

This was an application by the Hexagon Partnership for permission to refurbish the existing two storey Hexagon manufacturing facility. The proposed works will consist of the following:

1. Construction of new louvre facade to replace sections of existing glazing and brick facade to all four sides of the building elevation.
2. The internal works to the two storey facility and basement will consist of 12 no. rooms for electrical and electronic operations, workshop, offices and staff welfare area.
3. Re-roofing to the entire existing flat roof area of the two storey facility to include the installation of extractor fans and associated louvre clad housing.

This application was granted final planning permission on the 15-June-2012.

Reg. Ref. FW12A/0083

COMHAIRLE CONTAE FHINE GALL

*RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER*

Reg. Ref.: FW15A/0135

This was an application by Hexagon Partnership for retention permission for minor adjustments to the 110kV electricity substation as granted planning permission on the 18th January 2012. Planning Reference Number: FW11A/0104. The substation is located in IDA Blanchardstown, Business and Technology Park, Snugborough Road, Dublin 15. The work consists of the following:

1. Adjustment of substation compound levels between Phase 1 and Phase 2 of the development.
2. Increase in length of the substation compound.
3. Increase in height of the parapet of the control building within the substation compound (Control Building No. 1)
4. Adjustment to the transformer bay area due to the addition of a third transformer bay.
5. Increase in size and repositioning of the client control building (Control Building No. 2).

This application was granted final planning permission on the 19-Nov-2012.

Reg. Ref. FW13A/0067

This was an application by ADSIL for 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.

This application was granted final planning permission on the 17-Sep-2013.

**Submissions/observations**

No submissions/observations have been received related to the proposed development.

**Pre-planning**

Pre-planning discussions occurred related to the proposed development. The discussion covered,

- The name of the applicant for the subject site is ADSIL,
- The proposed development is a data hall.
- There are two existing data halls on site.

## COMHAIRLE CONTAE FHINE GALL

### *RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER*

Reg. Ref.: FW15A/0135

- A wayleave for the ESB exists to the north of the propose site, and beyond that there is a small housing development.
- The air intake ducts will shield the view of the roof plant.
- There is potential "land-locking" of area to the northwest of site. This issue is to be addressed within the application.
- The purpose of the three pylons on site was queried.
- The possibility of the ESB allowing building/development under a high tension line.
- The potential for glazing along the entrance wall.
- Communication with Irish Water and the need for completion of a pre-connection form.

#### **Water services' report**

This report states that Additional Information is required from the applicant regarding the proposed water attenuation storage area, and the associated water flow control device.

#### **Irish Water report**

This report states that the proposed development is acceptable subject to condition.

#### **Environment report**

This report states that the proposed development is acceptable subject to condition.

#### **Transportation Report**

This report states that the proposed development is acceptable subject to condition.

#### **Parks Report**

This report states that the proposed development is acceptable subject to condition.

#### **Appropriate Assessment**

Having regard to the nature of the proposed development and the location of the subject site and/or proximity to the nearest European site no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

#### **Assessment**

The principle of a the proposed development of a further data hall on site is in keeping with the industrial landscape within the Ballycoolin area, and by its location therein and the nature of the business in which it is engaged, contributes to consolidating the success of north west Blanchardstown, and it successful positioning as the Dublin Enterprise Zone and a location for high technology-related businesses.



## COMHAIRLE CONTAE FHINE GALL

### RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER

Reg. Ref.: FW15A/0135

The area is subject to the zoning objective, "GE" i.e. *"provide opportunities for general enterprise and employment"*. Therefore, the proposed use of the structure as a datahall would:

- Comply in a more than satisfactory way with the Use Class, "Industry – General" which is "Permitted in Principle" in such an area.
- Align with the vision for such an area with the GE zoning objective, which is, *"facilitate opportunities for compatible industry and general employment uses, logistics and warehousing activity in a good quality physical environment. General Employment areas should be highly accessible, well designed, permeable and legible"*.

The functional design and architecture of the proposed building and the chosen cladding finish will,

- Be consistent with the GE zoning objective, i.e. 'provide opportunities for general enterprise and employment',
- Assimilate in a satisfactory manner with surrounding and existing development most specifically the other industrial units which also serve as data halls on site, i.e. DUB 08 and DUB 52.

The applicant has submitted a satisfactory Landscaping Plan and Tree Protection Survey, i.e. drawings nos. 15-421-PD-01, 02, and 03, to ensure that the proposed setting of the building is in line with the existing and high level landscaping in the surrounding industrial park.

The amenity of the overall area, and specifically the residential development, which is located to the north west of the subject site, will be addressed by the imposition of limits on any prospective noise from the subject structure during both the construction and operation phases within any recommendation to grant planning permission to the proposed development.

Therefore, the proposed development is considered to be satisfactory, and in accordance with, the proper planning and development of the area.

### RECOMMENDATION

I recommend that a decision to **GRANT PERMISSION** be made under the **PLANNING & DEVELOPMENT ACTS 2000 - 2015 AND REGULATIONS MADE THEREUNDER**, subject to the following (15) condition(s):-

COMHAIRLE CONTAE FHINE GALL

*RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER*

Reg. Ref.: FW15A/0135

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

*RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER*

Reg. Ref.: FW15A/0135

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.

COMHAIRLE CONTAE FHINE GALL

*RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER*

Reg. Ref.: FW15A/0135

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.

*RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER*

Reg. Ref.: FW15A/0135

- 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:

- a. 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),
- b. Provide information on the management of all construction and demolition waste arising on site, and
- c. 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.
- d. 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 € <sup>957,740.00</sup> to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning

COMHAIRLE CONTAE FHINE GALL

*RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER*

Reg. Ref.: FW15A/0135

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.

COMHAIRLE CONTAE FHINE GALL

RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER

Reg. Ref.: FW15A/0135

Nicholas O'Leary  
Senior Executive Planner

Paul Craigie SP  
30 Nov. 2015

Endorsed:

W. W. W. W.  
Administrative Officer

Order: A decision pursuant to Section 34 of the Planning and Development Act 2000 (as amended) to GRANT PERMISSION for the above proposal subject to the (15) condition(s) set out above is hereby made.

Dated 30<sup>th</sup> November, 2015

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the f s  
Senior Planner  
Director of Services

Thereunto empowered by order of the Chief Executive, Fingal County Council C.E. No. 06180 dated 31-8-2015 delegating to me all his powers, functions & duties in relation to the council of the County of Fingal in respect of this matter.

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