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**NOTIFICATION TO GRANT PERMISSION
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Final Grant Order No.:	0037	Date of Final Grant:	19-Jan-2015
Decision Order No.:	1000	Date of Decision:	12-Dec-2014
Register Reference:	SD14A/0232	Date:	04-Nov-2014

Applicant: ADSIL

Development: Construction of a new two storey c.11,700sq.m building for use as electrical rooms for electronic operations, mechanical plant rooms and support areas including a loading bay, offices and welfare facilities; mechanical plant at roof level is screened from view on all sides; a new 50sq.m electrical substation; a new plant array along the east site boundary including an electrical substation transformer compound; a 90sq.m electrical substation control room; a diesel fuel tank farm and loading bay; a 10sq.m fuel pump house; a sprinkler water tank; a 70sq.m water pump house; a humidifier water tank farm; the repositioning and widening of vehicular entrances; 2 site entrances at changed locations in place of 3 existing; 23 car parking spaces, landscaping and ancillary works; the combined gross floor area of the proposed buildings totals c. 11,920sq.m; demolition of existing buildings is being carried out under grant of permission Reg. Ref. SD13A/0266.

Location: Former Shinko Building, Greenhills Road, Tallaght, Dublin 24

Time extension(s) up to and including

Additional Information Requested/Received / 11-Nov-2014

A Permission has been granted for the development described above, subject to the following () conditions.

Conditions and Reasons:

1. The development shall be carried out and completed in its entirety fully 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. No intensification or change of use within the development hereby approved shall take place, without a prior grant of permission of the Planning Authority, or An Bord Pleanála on appeal.

REASON: In the interests of clarity and the proper planning and sustainable development of the area and to prevent unauthorised development.



3. A: Surface Water

- (i) As per applicants submission, 460 cubic metres of surface water attenuation storage shall be provided on the site and the flow from the proposed new surface drainage system shall be throttled to a flow of 5 litres per second before discharge to existing pipework.
- (ii) The water supply and drainage infrastructure, including the disposal of surface water, shall comply with the technical requirements of the Water Services Authority and/or Irish Water.
- (iii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.
- (iv) All drainage works for this development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works which can be viewed/downloaded from <http://environment.southdublin.ie> (click-publications then specifications) and/or the requirements of Irish Water.

B: Water

- (i) Prior to the commencement of the development, the developer shall lodge with the Planning Authority full details and confirmation of an agreement with Irish Water relating to details of watermain layout for the site including connection point to public watermain system. Developer shall note that if a new meter is required, it shall be provided at the Developer's prior expense. The connection to and tapping of the public watermains shall be carried out by the Water Authority's personnel at the Developer's prior expense.
- (ii) Where the Developer proposes to connect to a public water/wastewater network operated by Irish Water, the applicant shall sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement. All works shall comply with the South Dublin County Council 'Specification for the Laying of Watermains and Drinking Water Supply' which can be viewed/downloaded from <http://www.sdcc.ie/sites/default/files/guidelines/sdcc-water-specification-jan-2012.pdf> and the Greater Dublin Regional Code of Practice for Drainage Works which can be viewed/downloaded from the South Dublin County Council website at the following link <http://www.sdcc.ie/sites/default/files/publications/greater-dublin-regional-code-of-practice-for-drainage-works.pdf>.

C: Foul

- (i) No development shall take place under this permission until the applicant, owner or developer has lodged with the Planning Authority a revised foul drainage design for the site which shall omit the proposed connection in the middle of the site to the existing 225mm diameter foul sewer crossing the site. All foul pipework for the site shall be discharged to last manhole on the existing 225mm diameter sewer prior to exit from the south-east corner of the site.
- (ii) No development shall take place under this permission until the applicant, owner or developer has lodged with the Planning Authority a clear commitment to take whatever measures required to prevent inflow/infiltration to the existing foul pipework up to and including the provision of new foul drainage pipework if recommended by the Water Services Authority's Drainage Maintenance Engineer. The applicant is required to carry out cctv testing of the foul pipework in the presence of the Drainage the Water Services Authority's Maintenance Engineer (on Irish Water's behalf) to determine if foul pipework is of acceptable standard for re-use for the proposed development. Applicant shall note that no discharge of surface water/groundwater on the site to the foul sewer will be permitted. The investigation of and proposals for removal of any surface water/groundwater from the foul drainage shall be (a) lodged with the Planning Authority and (b) shall be accompanied with agreement in



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

4. The development shall be constructed and completed using the same palette of materials, colours and textures as existing development in the vicinity.

REASON: In the interest of visual amenity.

5. (a) The applicant shall ensure that suitable facilities for vehicle cleansing and wheel washing, to the satisfaction of the Area Engineer, are provided on site prior to commencing of earthworks.
(b) The applicant shall ensure that adequate on-site car parking facilities, to the satisfaction of South Dublin County Council, are made available for site workers during the course of construction.
(c) The applicant shall maintain all footpaths and roads affected by the development works in a safe and tidy condition to the satisfaction of the Area Engineer.

REASON: In the interest of the amenity, safety and maintenance of adjoining roads and footpaths.

6. (a) Where the applicant/developer is removing vehicular access points the dropped concrete kerb shall be removed and the high kerbs/verge/footpath shall be reinstated, and completed in accordance with the terms of a T3 Licence to be obtained by the applicant, developer, or owner from the Council before any works are carried out.
(b) The access to the west of the site that is being widened shall be used by emergency vehicles only on the occasion of an emergency and shall not be used as a daily access to the site.

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

7. External areas adjacent to the premises shall not be used for the storage of any material without prior approval from the Planning Authority.

REASON: In the interest of visual amenity and traffic safety.

8. (a) No advertising sign(s) or structure(s) shall be erected on buildings or on site except those, which are exempted development, without the prior grant of permission of the Planning Authority or An Bord Pleanála on appeal.

(b) Signs shall not be internally illuminated.

REASON: In the interest of orderly development and the visual amenities of the area.

9. All utility cables including information and communications technology (ICT) equipment shall be located underground throughout the entire site.

REASON: In the interests of amenity.

10. No development shall take place under this permission until the applicant, owner or developer has lodged with the Planning Authority a landscape plan to include the following:

(a) a mix of native hedge planting along all four sides of the site inside the boundary/fencing along with tree planting on the north and western sides of the site and the other two sides.

(b) Hedge plants shall include Hawthorn, Holly and Beech and shall be planted in a double staggered row at a density of 6 per linear metre. Tree planting shall comprise narrow-formed trees such as *Quercus robur* 'Koster' or *Fagus sylvatica* 'Dawyck' and shall be planted at a spacing of approximately 5 metres.

The landscape plan shall be agreed with the Planning Authority prior to submission.

REASON: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a reasonable standard of landscape.



11. The finalised and detailed Landscape Plan, once agreed, shall be implemented on site in full.
- All hard and soft landscape works shall be completed in full accordance with the approved Landscape Plan, within the first planting season following completion of the development (completion of works on site).
 - All hedgerows to be retained to be protected in accordance with the landscape drawings.
 - All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS: 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).
 - All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS: 5837 2012, Trees in Relation to Design, Demolition and Construction – Recommendations.
 - Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.
 - A certificate of effective completion for the landscape scheme shall be submitted to the Planning Authority, such certificate to be prepared by the Landscape Architect for the project or by a suitably qualified Landscape Architect.
- REASON: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.
12. (a) The existing street trees in the adjoining grass verge to the north and west of the site shall be retained and protected, both above and below ground, from damage during construction works.
- No building materials, machinery, soil or debris shall be stored or deposited on the grass verges at any time during the construction of the proposed development.
 - Any damaged roadside margins shall be reinstated.
- REASON: In the interests of visual amenity and of protecting existing trees from inappropriate storage, mixing or application of cement-based products or other phytotoxic materials that are likely to have a detrimental effect upon tree in the grassed margin.
13. (a) No development shall take place under this permission until the applicant, developer or owner has lodged (i) a Waste Management Plan during the operational Phase of the project with the Planning Authority along with (ii) the written confirmation from the Council's Environmental Services Department that the plan is acceptable. This shall address but not limited to the following:
- Prevention of Waste
 - Reuse of Waste
 - Recycling of Waste
 - Quantity of Waste arising including proposal for minimisation/reuse/recycling
 - Overall management of recyclable /Commercial waste streams
 - Record keeping and procedures
 - Waste Auditing protocols
 - Training and responsibilities for recyclable waste and other commercial waste streams.
 - Quantity of anticipated hazardous waste arisings.

Such a plan shall contain details for the management of waste and, in particular, recyclable



materials within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities and shall be agreed in writing with the planning authority prior to the operation of development. Thereafter, the waste shall be managed in accordance with the agreed plan. The plan shall include details to the satisfaction of the Council's Waste Enforcement and Licensing Section of waste to be generated during the operation of the development and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Dublin Region. The Plan shall provide details of volume/tonnage of waste to be disposed, recycled or re-used. Names of licensed waste collection contractors and permitted facilities for disposal of waste should be provided in the plan.

(b) The staff canteen provided on the premises, shall provide segregation and recycling facilities in the form of brown, green and black bins should be provided for food waste and other waste streams.

REASON: In the interests of sustainable waste management.

14. No equipment or machinery (to include pneumatic drills, construction vehicles, generators etc.) shall be operated on or adjacent to the site before 07.00 hours on week days and before 09.00 on Saturdays nor after 19.00 hours on week days and after 13.00 hours on Saturdays, nor at anytime on Sundays, Bank Holidays and Public Holidays. Any work outside these hours shall only be permitted following receipt of the written consent of the Planning Authority having regard to the reasonable justification and circumstances and a commitment to minimise far as practicable any unwanted noise outside the hours stated above.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness

15. Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any residence, adjoining premises or public place in the vicinity.

REASON: In the interest of public health.

16. Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time.

REASON: In the interest of public health.

17. Clearly audible and impulsive tones at noise sensitive locations between 19:00 hours (ie. evening) and 07:00 (ie. during the night) shall be avoided irrespective of the noise level.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness.

18. All mechanical plant and ventilation inlets and outlets shall be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as LAeq over 15 minutes at 1 meter from the façade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and night time.



REASON: In the interest of public health.

19. During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisance.

REASON: To contain dust arising from construction in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

20. Any external lighting system shall be designed to minimise potential glare and light spillage in particular to residential properties to the east of the site.

REASON: To prevent light pollution and the creation of a nuisance, in the interests of residential amenity and the proper planning and sustainable development of the area.

21. The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise or noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining premises or public place in the vicinity.

REASON: In the interests of public health specifically to prevent nuisance being caused to occupiers of buildings in the vicinity during the sites operation.

22. The developer shall pay to the planning authority a financial contribution of €920,556.00 (nine hundred and twenty thousand five hundred and fifty six euros), in respect of public infrastructure and facilities benefiting development within the area of the planning authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2013-2015, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contribution shall be paid prior to commencement of development, or in such phased payments as the planning authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2013-2015.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION

Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for both water and waste water services. Accordingly, the contribution payable has been reduced by the amount of the contribution associated with these services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

NOTES

Note 1: The developer 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.

Note 2: The requirements of the Environmental Health Officer should be ascertained prior to the commencement of the development.

Note 3: The requirements of the ESB should be ascertained prior to the commencement of the development.

Note 4: To protect the amenities of the area, the applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.


Note 5: Where the applicant proposes to connect to a public water/wastewater network operated by IW, the applicant must sign a connection agreement with IW prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

Note 6: In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity 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 7: Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department. Under this Act, non compliance constitutes an offence.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of reinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.


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for Senior Planner 19-Jan-2015