



Comhairle Contae
Átha Cliath Theas
South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Email: planning.dept@sdublincoco.ie

Land Use, Planning & Transportation Department
Telephone: 01 414 9000 Fax: 01 414 9104

Stephen Moylan,
Kavanagh Tuite Architects
Terminus Mills
Clonskeagh
Dublin 6.

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

Final Grant Order No.:	0596	Date of Final Grant:	16-Jul-2014
Decision Order No.:	0510	Date of Decision:	17-Jun-2014
Register Reference:	SD14A/0091	Date:	13-May-2014

Applicant: Adsil

Development: Demolition of an existing single storey office building; construction of a new two storey extension (4,491 sq.m.) to the existing DUB09 building for use as electrical rooms for electronic operations and mechanical plant rooms; works will include external roof top engineering plant with associated visual screening, revised levels of the existing site to facilitate the new extension and sundry associated works.

Location: Existing Adsil Complex, Greenhills Road, Tallaght, Dublin 24.

Time extension(s) up to and including
Additional Information Requested/Received 23-May-2014 /

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

Conditions and Reasons:

- 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.
- No intensification or change of use within the warehouse unit 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.
- (a) The water supply and drainage infrastructure, including the disposal of surface water, shall comply with the technical requirements of the Planning Authority and/or Irish Water.
(b) There shall be complete separation of the foul and surface water drainage systems.
(c) 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

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requirements of Irish Water.

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

4. The developer shall close vehicular entrances and reinstate the verge/raised kerb/footpath where dropped kerbs are no longer required from the revised entrance configuration as permitted by Register Reference SD11A/0268.

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

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

REASON: In the interest of visual amenity.

6. (a) Management of Construction and demolition waste shall be carried out according to the Project Construction and Demolition Waste Management Plan submitted to South Dublin County Council and the Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects published by the Department of the Environment Community and Local Government.

(b) During construction, the developer shall keep all records of waste generated, recovered/recycled on site and waste disposed off site to authorised waste facility. The developer shall also inform South Dublin County Council when construction activity starts so that site can be inspected periodically. The developer shall provide an annual report detailing quantity of waste generated, recycled, re-used and recovered for the attention of the Planning Authority. Such a report shall include the names of facilities where waste is treated and the names of Authorised Waste Collectors.

REASON: In the interests of sustainable waste management.

7. Levels of illumination on the site and external light sources, including security lighting, shall be designed so as to minimise overall light emission from the site and to prevent glare, dazzle or dis-amenity on the access road, public road or on adjoining properties.

REASON: In the interest of residential amenity and traffic safety

8. 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.

9. No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the site before 7.00 am / 8.00 am close to residential areas on weekdays and 9.00 am on Saturdays nor after 7.00 pm on weekdays and 1.00 pm on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

REASON: In the interest of public health.

10. Plant equipment with low inherent potential for generation of noise shall be selected and used. Generators and high duty compressors shall be provided with localised barriers or acoustic barriers as appropriate.

REASON: In the interest of public health.



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11. During the construction/demolition 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 nuisances.

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

12. The developer shall pay to the planning authority a financial contribution of €353,351.88 (Three hundred and fifty three thousand, three hundred and fifty one euro eighty eight cent), 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.

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.



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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.

 16-Jul-2014
for Senior Planner

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