

Marston Planning Consultancy
23, Grange Park
Foxrock
Dublin 18
D18 T3Y4

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

Decision Order Number:	1049	Date of Decision:	24-Sep-2018
Register Reference:	SD18A/0134	Date:	30-Jul-2018

Applicant: CyrusOne Irish Datacentres Holdings Ltd.

Development: Demolition of the existing single storey house of 'Erganagh' and the construction of a two storey data centre and delivery bays with associated three storey office block and services that will have a gross floor area of 35,426sq.m on an overall site of 9.2 hectares. The two storey data centre facility and delivery bay (32,419sq.m) will be separated into two adjoined blocks over two floors with a single data hall on each floor of each data centre with service and technical space around each data hall (4 data halls overall) with a two storey delivery bay attached to the east of the data centre block. A three storey office block and delivery bay (2,882sq.m) is attached to the west of the data centre block. The data centre will be served by services and plant to the north of the data centre blocks that will include 32 standby generators with 2 associated flues per generator (64 in total) and grouped into 16 towers of flue flues each (each 20m high). There are proposed to be 32 acoustically attenuated chillers located on the upper level plant gantries to the north of the data hall blocks (eight on each gantry). The development will also include a new substation with associated transformer yard and single storey transformer building (125sq.m) that will be located to the northeast of the site. The development will be accessed from the Grange Castle South Access Road from the north via the Baldonnel Road and will also include ancillary site development works, including 2 attenuation ponds, to connect to existing

Grange Castle infrastructural services as well as fencing, signage, services road, entrance gate, 70 car parking spaces including 3 disabled car parking spaces, and 30 sheltered bicycle parking spaces. The development will be enclosed with landscaping to all frontages including a wetland to the west all on a site (9.2ha) located within lands in the Grange Castle Business Park South and the residential properties of Erganagh, Kent Cottage and Weston Lodge on land with the townlands of Aungierstown and Ballybane; Ballybane; and Milltown and bounding Baldonnel Road to the west and south and Grange Castle South Access Road to the north, Baldonnel, Dublin 22. An Environmental Impact Assessment Report (EIAR) has been submitted with this application.

Location: Grange Castle Business Park, Clondalkin, Dublin 22

Floor Area:

Time extension(s) up to and including:

Additional Information Requested/Received: 07-Jun-2018 /30-Jul-2018

Clarification of Additional Information Requested/Received:

DECISION TO: Pursuant to the Planning & Development Act 2000 (as amended), it is hereby decided, for the reasons set out in the First Schedule hereto, to **GRANT PERMISSION** for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said decision is subject to the said conditions.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the condition(s) set out hereunder is thereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons:

1. **Development to be in accordance with submitted plans and details.**

The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Significant Further Information received on 30th June 2018, 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. **Aviation Safety.**

(i) No development shall commence until the applicant has agreed the proposed Biodiversity Management Plan (contained in Appendix B.5 of the Environmental Impact Assessment Report) with the Air Corps, Department of Defence and Irish Aviation Authority.

(ii) Having regard to the proximity to Casement Aerodrome, operation of cranes should be co-ordinated with Air Corps Air Traffic Services, no later than 28 days before use.

REASON: In order to ensure the safety of aviation operations in the adjacent aerodrome/airport.

3. **Bats.**

Prior to any disturbance or any pre-demolition works commencing on the building referred to as 'Erganagh', a pre-demolition survey for bats shall be undertaken by an experienced and qualified bat expert. This is to exclude the potential for this building to have been reused by bats since it was last surveyed in June 2018. Should bats be found to be using the building again, the applicant/developer shall make contact with National Parks and Wildlife Service and seek advice regarding the necessity of a bat derogation licence before works to demolish can proceed. Similarly, prior to any removal of trees or hedgerows, a bat expert shall be on site to address any bats inadvertently found during felling.

REASON: In the interest of bat protection, as any interference with protected species such as bats and disturbances or destruction of their roosting sites, in particular, is a prosecutable offence under the EU Habitats Directive and S.I. No. 477 of 2011 (European Communities (Birds and Natural Habitats) Regulations 2011).

4. **Project Ecologist.**

A project ecologist with the necessary expertise in habitat management and bat protection issues shall be engaged to oversee the protection of biodiversity both during construction and for a monitoring period of 5 years following the completion of the proposed development. The primary responsibilities of the Project Ecologist will be those as set out in Appendix B5: Biodiversity Management Plan in the revised EIAR (July 2018), including the responsibility to fulfil the proposed monitoring programme as outlined in Table 3 of Appendix B5. Annual reports shall be submitted to the Heritage Officer of South Dublin County Council.

REASON: In the interest of habitat and bat protection.

5. Lighting Plan.

The applicant, owner or developer, or any other person with an interest in the land to which the development as approved relates shall, prior to the lodgement of a commencement notice within the meaning of Part II of the Building Control Regulations 1997 lodge with the Planning Authority; (i) A Lighting Scheme for the development as approved, designed to provide for high quality public lighting throughout the site, prepared by a competent public lighting design consultant to BS5489: European Lighting Standard EN13201 and the SDCC Specification for Public Lighting Installations in Residential and Industrial Developments: Revision 2 dated 14/10/2016, along with; (ii) A written commitment to implement the Lighting Scheme in full and maintain it in good condition in perpetuity, and (iii) All the above requirements have been acknowledged in writing as acceptable by the Public Lighting Section

In addition, the applicant shall ensure that the Lighting scheme shall be designed to minimise potential glare and light spillage and shall be positioned and/or cowed away from residential properties, public roads and any bat roosts or areas with bat activity. The Lighting Scheme should also have regard to the landscaping requirements for the site to avoid root or crown spread from any existing or proposed tree. Any adjustments deemed necessary in this respect by the Council shall be carried out by the applicant, owner or developer at their own expense.

REASON: In the interests of public health and safety, the orderly development of the site, amenity, and to prevent light pollution and in the interests of the proper planning and sustainable development of the area.

6. Construction Traffic Management Plan.

Prior to commencement of development, a revised Construction Traffic Management Plan shall be agreed with the Roads Section of South Dublin County Council. The agreed plan, along with the written agreement of the Roads Section shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.

REASON: In the interest of residential amenity, public safety, compliance with Development Plan policy and the proper planning and sustainable development of the area.

7. Mobility Management Plan.

A Mobility Management Plan shall be completed within six months of opening of the proposed development. The Mobility Management Plan shall be agreed with the Roads Section and the agreed plan, along with the written agreement of the Roads Section shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.

REASON: In the interest of residential amenity, public safety, compliance with Development Plan policy and the proper planning and sustainable development of the area.

8. Taking in Charge.

The applicant, developer or owner shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, surface water drains, attenuation infrastructure, manholes etc., forming part of the

approved development including where applicable any wayleaves in favour of SDCC or a management company that will be required.

REASON: In the interest of the proper planning and sustainable development of the area and compliance with South Dublin County Council's Development Plan.

9. Drainage

(a) The applicant, owner or developer, or any other person with an interest in the land to which the development as approved relates shall, prior to the lodgement of a commencement notice within the meaning of Part II of the Building Control Regulations 1997 enter into a Connection Agreement(s) with Irish Water to provide for a service connection(s) to the public water supply and/or wastewater collection network.

(b) The applicant, owner or developer shall lodge with the Planning Authority a copy of the connection agreement with Irish Water.

(c) The water supply and drainage infrastructure, shall comply with the technical requirements of the Water Services Authority and/or Irish Water.

(d) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(e) All works for this development as approved shall fully comply with the requirements of Irish Water which can be viewed/downloaded from www.water.ie, and The Greater Dublin Regional Code of Practice for Drainage Works which (as of February 2018) 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>, the Irish Water Standard Details, (mandatory for all Irish Water Connection Agreement Offers issued after 6th June 2016 and available at <http://www.water.ie/help-centre/connections>) and the Building Regulations 2010 Technical Guidance Document B & H.

Where relevant the applicant / developer must comply with all the requirements regarding external fire mains and hydrant layout. Legged off hydrants are not permitted due to risk to water quality and public health in the event of a drop in mains pressure and back-siphonage of stagnant water. All proposals should be in compliance with Irish Water's Connection & Developer Services Water Infrastructure Standard Details in particular the requirements of STD-W-12: Restrictions on trees/shrub planting adjacent to watermains.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

10. Surface Water Drainage.

The drainage infrastructure, including the disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section and or Irish Water as appropriate.

The applicant, owner or developer, or any other person with an interest in the land to which the development as approved relates shall, prior to the lodgement of a commencement notice within the meaning of Part II of the Building Control Regulations 1997 lodge with the Planning Authority;

- (1) Fully detailed revised plans/information detailing and providing for all the drainage requirements set out below, along with;
 - (2) The written confirmation of the Council's Water Services Section [and or Irish Water if appropriate] of their agreement to these revised plans, and;
 - (3) A written commitment to carry out the development fully in accordance with the required revised plans and;
 - (4) The receipt for all these requirements has been acknowledged in writing as an acceptable lodgement from the applicant, owner or developer by the Planning Authority. The revised information required to be lodged with the Planning Authority shall provide for all of the following:
 - (a) Increase proposed surface water attenuation for 100 year storm event by 20% for catchment 1 (initially 637m³) and by 10% for catchment 2 (initially 1875m³).
 - (b) All floor levels shall be a minimum of 500mm above the highest know flood level for the site.
 - (c) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
 - (d) The drainage infrastructure, including the disposal of surface water, shall comply fully with all the technical requirements of the Council's Water Services Section or Irish Water as appropriate.
 - (e) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works which (as of February 2018) can be viewed/downloaded from <http://www.sdcc.ie/> (Select Documents from top menu, and document type publication and search then Drainage Works as keywords and click 'Apply') or the requirements of Irish Water (as may be amended from time to time).
- REASON: In the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

11. Energy Proposals

No development shall take place under this permission until the applicant, owner or developer has lodged with the Planning Authority:

- (a) Details of future proofing of the building fabric and safeguarding of pipe network routes up to the site boundaries, to facilitate future connection to district energy networks in the area. Drawings submitted shall clearly demonstrate future-proofing of the site in this regard.

REASON: In the interest of reducing energy demand and providing for future development of sustainable energy provision and therefore ensuring the proper planning and sustainable development of the area.

12. Archaeological Monitoring, Recording and Reporting

The applicant, owner and developer shall implement the recommendations of the archaeological report prepared by Rubicon Heritage Services Ltd., June 2018, relating to a programme of further test trenches and townland boundaries.

The following shall apply:

- (a) The applicant/owner/developer shall employ a qualified Archaeologist, licensed to carry out Archaeological Monitoring of all sub-surface works carried out within the

proposed development site. This will include the archaeological monitoring of the removal of topsoil, the excavation of trenches for foundations, services, access roadway, etc. associated with the proposed development.

(b) The archaeologist shall prepare and submit a report, describing the result of the Archaeological Monitoring, to the Local Authority and the Department of Culture, Heritage and the Gaeltacht within six weeks following completion of Archaeological Monitoring.

(c) Should archaeological material be discovered during the course of Archaeological Monitoring, the applicant shall facilitate the archaeologist in fully recording the material. The applicant shall also be prepared to be advised by the Department with regard to the appropriate course of action, should archaeological material be discovered.

REASON: To facilitate the recording and protection of any items of archaeological significance that the site may possess.

13. Green Wall Landscape Design Rationale

Prior to the commencement of the development the applicant shall submit a Landscape Design Rationale for the proposed green wall, to be prepared by a qualified Landscape Architect (or qualified Landscape Designer), for the written approval of South Dublin County Council Parks and Landscape Services. Such proposals shall include the following:

(a) Appropriate extensive green walls with a suitable long term green wall maintenance plan.

REASON: In the interest of amenity, compliance with Development Plan policy, the provision, establishment and maintenance of a reasonable standard of landscape and the proper planning and sustainable development of the area.

14. Wildflower Meadow and Parking Area.

Prior to the commencement of development, the applicant shall agree in writing the details of the proposed native wildflower meadow with South Dublin County Council's Parks and Landscape Services. Details to be submitted include:

(a) Soil tests shall be conducted on the proposed soil to ensure that the wildflower meadow seeds selected will grow in the proposed soil.

(b) Additional planting bays shall be provided in the car parking area.

REASON: In the interest of amenity, compliance with Development Plan policy, the provision, establishment and maintenance of a reasonable standard of landscape and the proper planning and sustainable development of the area.

15. Landscape Architect

Prior to the commencement of any permitted development - the developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement. A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of SDCC Parks and Landscape Services and in accordance with the permitted landscape proposals.

REASON: To ensure full and verifiable implementation of the approved landscape design.

16. Trees

Prior to the commencement of the development the applicant shall submit a comprehensive Tree Report, comprised of a detailed Tree Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report shall be carried out by an independent, qualified Arborist and shall include all of the following:

(a) Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e. within falling distance thereof) shall be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site.

(b) Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy.

(c) Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).

(d) Design Iteration- Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team [especially arborist, consulting architect(s) and engineer(s)] shall demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retentions, as appropriate.

(e) Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.

(f) Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed ; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site office(s), plant, equipment and materials storage. Root Protection Areas (RPAs') of all trees and hedgerows to be clearly shown on this drawing.

(g) Arboricultural Method Statement: clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.

(h) Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.

(i) Arborist's name, arboricultural qualifications and contact details.

(j) Date that the survey was carried out (surveys > 12 months are unacceptable).

REASON: In the interest of tree protection.

17. Three Year Post Completion Tree Survey

Three years post completion of the development the applicant shall submit a comprehensive Tree Report, comprised of a detailed Tree Survey and in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report shall be carried out by an independent, qualified Arborist

and shall include all of the following:

(a) Tree Survey Plan: all trees and hedges (existing and newly planted) on and adjacent to the subject site (i.e. within falling distance thereof) shall be accurately plotted, tagged and shown on a scaled drawing of the development site.

(b) Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy. The arborists shall outline in the report any trees/hedgerow/plants that have not been planted by the applicant, or that have died.

(c) Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.

(d) Arborist's name, arboricultural qualifications and contact details.

(e) Any trees that are proposed to be removed, shall be replanted in the same location, prior to replanting should be agreed with SDCC Public Realm Section.

REASON: In the interest of tree protection.

18. **Arborist.**

Prior to the commencement of any permitted development, the developer shall engage the services of a qualified arborist as an arboricultural consultant, for the entire period of construction activity. The applicant shall inform the planning authority in writing of the appointment and name of the consultant, prior to commencement of development. The consultant shall visit the site at a minimum on a monthly basis, to ensure the implementation of all of the recommendations in the tree reports and plans.

To ensure the protection of trees to be retained within the site, the applicant shall implement all the recommendations pertaining to tree retention, tree protection and tree works, as detailed in the Arboricultural Method Statement and Tree Protection Plan in the submitted tree report. All tree felling, surgery and remedial works shall be completed upon completion of the works. All works on retained trees shall comply with proper arboricultural techniques conforming to BS 3998: 2010 Tree Work – Recommendations. The clearance of any vegetation including trees and scrub should be carried out outside the bird-breeding season (1 March – 31 August inclusive) or as stipulated under the Wildlife Acts 1976 and 2000.

The arborist shall carry out a post construction tree survey and assessment on the condition of the retained trees. A completion certificate is to be signed off by the arborist when all permitted development works are completed and in line with the recommendations of the tree report. The certificate shall be submitted to SDCC Parks and Landscape Services for written agreement upon completion of the works.

REASON: To ensure and give practical effect to the retention, protection and sustainability of trees during and after construction of the permitted development.

19. **Tree Bond.**

Prior to the commencement of any permitted development or any related construction activity or tree felling on the site, the applicant shall lodge a Tree and Hedgerow Bond to the value of €25,000 with the Planning Authority. This is to ensure the protection of trees on and immediately adjacent to the site to make good any damage caused during the construction period.

The bond lodgement shall be coupled with an Arboricultural Agreement, with the developer, empowering the planning authority to apply such security, or part thereof, to

the satisfactory protection of any tree/hedgerow or trees/hedgerows on or immediately adjoining the site, or the appropriate and reasonable replacement of any such trees/hedgerows which die, are removed or become seriously damaged or diseased within a period of three years from the substantial completion of the development. Any replacement planting shall use large semi-mature tree size(s) and species or similar as may be stipulated by the planning authority.

An Arboricultural Assessment Report and Certificate shall be signed off by a qualified Arborist after the period of 3 years of completion of the works. Any remedial tree surgery, tree felling works recommended in that Report and Certificate shall be undertaken by the developer, under the supervision of the Arborist. The bond will only be refunded upon receipt by SDCC Parks and Landscape Services of a satisfactory post-construction arboricultural assessment, carried out by a qualified arborist and provided that the hedges/trees proposed for retention are alive, in good condition with a useful life expectancy.

REASON: to ensure the protection, safety, prudent retention and long-term viability of trees to be retained on and immediately adjacent to the site.

20. Environmental Health Officer

(a) 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. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

(b) Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood.

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

(d) A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.

(e) The applicant shall consult with the Environmental Health Department with regard to layout and proposed finishes in relation to any food premises, prior to commencement of the development.

REASON: In the interest of public health.

21. Minimise Air Blown Dust.

During the construction and or 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. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

22. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

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, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

23. The developer shall pay to the planning authority a financial contribution of €2,824,514.98 (two million eight hundred and twenty four thousand five hundred and fourteen euros and ninety eight cents), 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 2016 - 2020, 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 2016 - 2020.

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 water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: 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: The applicant/developer is advised that the most up to date South Dublin County Council Taking in Charge Policy and associated documents can be found at the following location <https://www.sdcc.ie/en/services/planning/commencement-and-completion/completion/taking-in-charge-policy-standards>.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

NOTE: The applicant shall notify the Irish Aviation Authority and the Department of Defence regarding any cranes likely to penetrate ICAO surfaces.

NOTE: The requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

NOTE: Where the applicant proposes to connect to a public water/wastewater 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 that agreement.

The Developer is advised that under the provisions of the Construction Products Regulation 2013 (No.305/2011-CPR) All products sourced for use in building process must conform with the statutory requirements of the CPR. For more information on these responsibilities see <http://ec.europa.eu/enterprise/sectors/construction/legislation>.

From March 1, 2014 the Building Control (Amendment) Regulations 2013 (SI 80 of 2013) come into effect. All Commencement Notices for works greater than 40sq.m are obliged to be accompanied by a number of certified undertakings as described by these Regulations.

Please note that upon receipt of this document you are obliged to remove the planning site notice in compliance with Article 20 of the Planning and Development Regulations 2001, as amended.

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104

Email: planning.dept@sdublincoco.ie



Please note that any valid submissions or observations received in accordance with the provisions of the Planning and Development Regulations 2001, as amended, have been considered in the determination of this application.

Signed on behalf of the South Dublin County Council.


for Senior Planner

25-Sep-2018