

An Roinn Pleanála & Forbairt Maoine

Bloc 4, Urlár 3, Oifigi na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department,

Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

t. (01) 222 2288

e. planning@dublincity.ie

John Spain Associates
39, Fitzwilliam Place
Dublin 2

Application No.	3400/19
Registration Date	02-Jul-2019
Decision Date	26-Aug-2019
Decision Order No	P4757
Location	Clonsaugh Business and Technology Park, Dublin 17
Proposal	Planning permission for development on a site of c. 0.025 hectares at Clonsaugh Business and Technology Park, Dublin 17. The site is located to the south of an existing data storage facility at the former Cahill Printers building (Building B). The proposed development comprises of a container compound for the purposes of providing ancillary modular plant, electronic equipment and machinery space. The development comprises 4 no. prefabricated metal containers (stacked to form 2 no. storeys), associated access arrangements and staircases, a boundary fence enclosure around the proposed development with 3no. access points, and all ancillary works.
Applicant	Amazon Data Services Ireland Ltd
Application Type	Permission

- **If you have any queries regarding this Decision, please contact the number shown above**

NOTIFICATION OF DECISION TO GRANT PERMISSION

In pursuance of its functions under the Planning & Development Acts 2000 (as amended) Dublin City Council, being the Planning Authority for the City of Dublin has by order dated 26-Aug-2019 decided to GRANT PERMISSION for the development described above, subject to the following condition(s).

CONDITION(S) AND REASON(S) FOR CONDITION(S)

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1. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made thereunder are concerned the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the conditions attached hereto. For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

Reason: To comply with permission regulations.

2. The developer shall pay the sum of €18,444.56 to the Planning Authority as a contribution towards expenditure that was and/ or is proposed to be incurred by the Planning Authority in respect of public infrastructure and facilities benefitting development in the administrative area of the Authority as provided for in the approved Section 48 (Planning and Development Act 2000 as amended) Contribution scheme for Dublin City Council.

The amount due is payable on commencement of development. Phased payment of the contribution will be considered only with the agreement of Dublin City Council Planning Department. Applicants are advised that any phasing agreement must be finalised and signed prior to the commencement of development.

Reason: It is considered reasonable that the payment of a development contribution should be made in respect of the public infrastructure and facilities benefitting development in the administrative area of the Local Authority.

3. The requirements of the Drainage Division shall be undertaken as follows.

a) The development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

b) All private drainage such as, downpipes, gullies, manholes, armstrong junctions, etc. are to be located within the final site boundary. Private drains should not pass through property they do not serve.

Reason: In the interests of public health.

4. The site and building works required to implement the development shall only be carried out between the hours of Mondays to Fridays – 7.00am to 6.00pm

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Saturday – 8.00 a.m. to 2.00pm.

Sundays and Public Holidays – No activity on site.

Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from Dublin City Council. Such approval may be given subject to conditions pertaining to the particular circumstances being set by Dublin City Council.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

5. (a) During the construction and demolition phases, the proposal development shall comply with British Standard 5228 Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control.

Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity.

6. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil another material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.

The applicant should note that development on foot of this **Decision to Grant** may not commence before a notification of final grant has been issued by the Planning Authority or An Bord Pleanála following consideration of an appeal.

1. Your attention is drawn to the requirements of the attached "Codes of Practice".

Schedule A: Drainage Division

Schedule B: Roads, Streets & Traffic Division

Schedule C: Air Quality Monitoring and Noise Control Unit

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N.B. It should be clearly understood that the granting of planning permission does not relieve the developer of the responsibility of complying with any requirements under other codes of legislation affecting the proposal and that a person shall not be entitled solely by reason of a planning permission to carry out any development.

2. A person shall not be entitled solely by reason of a grant of Planning Permission to carry out any development.
3. A grant of Planning Permission does not entitle the applicant to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.
4. Any observations or submissions received by the Planning Authority in relation to this application have been noted.

Note to Applicant:

- The decision of Dublin City Council in respect of this development does not imply or infer any approval or right to connect to or discharge wastewater to the public sewer network or the right to connect to the public water supply. The Applicant shall, prior to the commencement of Development, make all necessary arrangements with and get all necessary approvals from Irish Water in relation to wastewater discharges and water connections.
- Appeals must be received by An Bord Pleanála within FOUR WEEKS beginning on 26-Aug-2019. (N.B. this is not the date on which the decision is sent or received). This is a strict statutory time limit and the Board has no discretion to accept late appeals whether they are sent by post or otherwise. The appeal MUST BE FULLY COMPLETE in all respects - including the appropriate fee - when lodged. It is not permissible to submit any part of it at a later date, even within the time limit.
- Refund of Fees submitted with a Planning Application. Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months, where the full standard fee was paid in respect of the first application, and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of 8 weeks beginning on the date of the Planning Authority's decision on the second application.
- Notice is hereby given that Dublin City Council at its Monthly Meeting of Council held on 3rd December 2018 approved that the SCSi Tender Price Indexation rate of 7.2% is applied to

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the industrial/commercial development levy rate of the Scheme with effect from the 1st January 2019.

- In relation to Compliance conditions three copies of compliance drawings will be required by the Planning Authority. An electronic version of a compliance submission may be submitted in pdf. format to compliances@dublincity.ie

Signed on behalf of the Dublin City Council:

For Assistant Chief Executive