

Planning Registry & Decisions, Planning Department
Civic Offices, Wood Quay, Dublin 8

Clárlann / Cinntí Pleanála
An Roinn Pleanála agus Forbartha, Clárlann / Cinntí
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
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THIS IS AN IMPORTANT LEGAL DOCUMENT AND SHOULD BE PLACED WITH YOUR TITLE DEEDS

Application No.	2688/13
Registration Date	30-May-2013
Decision Date	18-Jul-2013
Decision Order No	P1748
Date of Final Grant	19-Aug-2013
Grant Order No	P2027
Location	Site at Clonshaugh Business and Technology Park, specifically the former Cahill Printer and Acco Rexel Buildings, and site between ADSIL Building, and Cahill Printers Building, Clonshaugh, Dublin 17
Proposal	The development will comprise of alterations and additions to the two existing buildings and the provision of temporary accommodation. The alterations and additions at the former Acco Rexel building Zwill comprise of (1) the partial demolition of the two-storey offices on its eastern facade (2) the demolition of an associated sprinkler tank, a pump house, fuel tanks, bunds and existing sheds on its western side; additions to the west and north side. At the former Cahill Printers building the works comprise (3) demolition of the existing first floor offices, (4) screening to external plant at south of the building; (5) a new double loading bay and link building joining the two above existing buildings; Ancillary works comprise (6) the construction of an auxiliary sprinkler tank, pump and water houses, and adjoining water storage tanks; (7) the construction of new site roadways and (8) car parking for 57 cars (9) the upgrade of the existing boundary structures comprising new railings to the east and north of the enlarged site and fencing to the other boundaries and (10) associated structures and landscaping works over the enlarged site. The temporary buildings comprise portacabins for staff offices, welfare and security for use during the phased construction of the development. The facility is to house electrical rooms for electronic operations, mechanical plant rooms, a loading bay, a workshop and a two storey office and staff welfare facility. The works will include external roof top air handling units with associated visual/acoustic screening and ground level external air handling units with associated visual acoustic screening.
Applicant	ADSIL
Application Type	Permission

NOTIFICATION OF GRANT OF PERMISSION

PERMISSION for the development described above has been granted under the Planning & Development Acts 2000 – 2011 subject to the following conditions.

Condition(s) and Reasons for Condition(s)

1. Insofar as the Planning & Development Act 2000 to 2011 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 landscape scheme accompanying the application shall be implemented fully in the first planting season following completion of the development, and any trees or shrubs which die or are removed within 3 years of planting shall be replaced in the first planting season thereafter. (The landscape scheme shall have regard to the Guidelines for Open space Development and Taking in Charge, copies of which are available from the Parks and Landscape Services Division.

Reason: In the interests of amenity, ecology and sustainable development.

3. The requirements of the Roads & Traffic Planning Division shall be undertaken as follows:

a) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

b) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

Reason: In the interests of traffic safety

4. 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 (see www.dublincity.ie Forms and Downloads).

b) Any connection from this development to the public sewer network will be at the developer's expense, and will only be granted when the developer has obtained the written permission of the Drainage Division and fulfilled their requirements including the payment of any financial levies. A drainage licence will be required from the Drainage Division. Developers are not permitted to connect to the public sewerage system without written permission from the Drainage Division. Any unauthorised connections shall be removed by the Drainage Division at the developer's expense

c) The outfall manholes from this development must be constructed in accordance with the Code of Practice for Development Works – Drainage.

d) The development is to be drained on a completely separate system with separate connections to the public foul and surface water systems.

e) The development shall incorporate Sustainable Drainage Systems. Full details of these shall be agreed in writing with Drainage Division prior to commencement of construction.

f) All surface water discharge from this development must be attenuated to two litres per second per hectare.

g) Drainage Division requires an interceptor trap on the collection manhole for each building.

h) All over ground oil storage tanks on site shall be surrounded with an impervious bund structure, in accordance with current requirements, which are available from Drainage Division. Details of the proposed structure shall be submitted to Drainage Division for written approval prior to construction.

Reason: In the interests of public health

5. The requirements of the Water Services Division shall be undertaken as follows:

a) All installations, fittings and materials must be in accordance with appropriate standards and approved in advance by the Water Services Division to ensure their compatibility with Dublin's water supply system and to protect public health. In addition, full details of all internal installations (including pumps and break pressure tanks) must be provided in advance to the Water Services Division so as to ensure that they are in accordance with the requirements and standards of the Dublin City Council Waterworks Regulations 1975, Bye-Laws for the Management of Water Services and the Conservation of Drinking Water 2003 (both available on www.dublincity.ie) and other appropriate standards.

b) Connections to existing Dublin City Council watermains will be carried out by the City Council at the expense of the Applicant.

c) Incoming direct feed pipes shall only feed storage tanks or drinking water points. All appliances and fittings, including central heating units, shall only be fed from internal storage tanks.

d) The rate of draw off per hour through a service pipe shall be controlled so as not to exceed at any time one twelfth of the maximum daily requirement.

e) Storage equivalent to 24hours usage (or as specified in the Dublin City Council Waterworks Regulations 1975 – whichever is the greater) shall be provided in all developments.

f) Any proposals for the use of rainwater, grey water, brown water or a well supply on the site shall be submitted to the Water Services Division for consideration and approval before construction commences on site. In the interests of public health and good practice, the Applicant shall comply with the requirements of the Water Services Division in this regard.

g) Covers and frames in footpaths and similar areas shall be Class B standard.

h) The Water Services Division should be notified at least one week before it is proposed to commence work on site.

i) A booster pump(s) shall be installed in each unit of the proposed development which is greater than two storeys in height and full details of the proposed installation shall be submitted to the Water Services Division for written approval before construction commences on site. All booster pumps in excess of 10 litres/min capacity must be fed from a break cistern. The effective capacity of a break water cistern should be decided after consideration of the total water storage requirements and its location within the building but should not be less than 15 minutes pump output.

j) It is the responsibility of the Developer and future Complex Management to ensure the satisfactory quality of the potable water stored in the break tank(s). In this regard, a suitable maintenance schedule must be put in place to avoid any contamination, misuse or undue consumption of all water stored for domestic use.

k) To ensure a satisfactory supply of water for the proposed development the developer is required to upgrade the water supply pipe to a suitable supply. That part of the work which will be in public property will be carried out by Dublin City Council at the Developer's expense. Pipes to be laid in accordance with the Dublin City Council Water Services Division's Code of Practice for the Laying of Distribution Watermains (available on www.dublincity.ie).

l) There may already be an existing private watermain along some or all of the proposed route. If the Developer wishes to extend and / or obtain a connection from this private main, it is his / her responsibility to obtain all necessary permissions and approvals. Copies of these permissions plus details of the proposed pipe shall be forwarded to, and approved by, the Water Services Division before construction commences on site. Watermains shall be laid in accordance with the Dublin City Council Water Services Division's Code of Practice for the Laying of Distribution Watermains.

m) It is the responsibility of the Developer to obtain all necessary permissions and approvals to connect into a private watermain. Copies of these permissions plus details of the proposed pipe shall be forwarded to, and approved by, the Water Services Division before construction commences on site. Watermains shall be laid in accordance with the Dublin City Council Water Services Division's Code of Practice for the Laying of Distribution Watermains. Connections to these private watermains shall not be made until a formal application for the connections has been made to Dublin City Council and approved by it. Code of Practice and application forms are available on www.dublincity.ie

n) The proposed development requires the submission to the Water Services Division of an approved Water Management and Conservation plan before construction commences on site. This plan will include details of the Applicant's proposals in relation to water mains and all internal plumbing and fittings. It shall also outline how water wastage, leaks or excessive consumption may be prevented or identified and remedied. All such works to be at the expense of the Applicant.

Reason: In the interests of public health

6. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Roads Streets & Traffic Department and the Noise & Air Pollution Section.

Reason: To ensure a satisfactory standard of development.

7. (a) 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

Saturday - 8.00 a.m. to 2.00pm

Sundays and Public Holidays - No activity on site.

(b) 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.

8. 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 and other 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 developers 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.

9. (a) During the construction and demolition phases, the proposed 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.'

(b) 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 premises in the neighbourhood or to a person lawfully using any public place. In particular, the rated noise levels from the proposed development shall not constitute reasonable grounds for complaint as provided for in B.S. 4142. Method for rating industrial noise affecting mixed residential and industrial areas.

(c) Before the use hereby permitted commences, a scheme shall be submitted to and approved in writing, by the planning authority for the effective control of noise from the premises. The scheme shall be implemented before the use commences and thereafter permanently maintained.

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

10. Before this development commences, a financial contribution in the sum of Euro 395,166.60 shall be paid by the Applicant to Dublin City Council under Section 48 of the Planning and Development Acts 2000-2011.

The contribution shall be payable prior to commencement of development or as otherwise agreed by the Council. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the Dublin City Council Development Contribution Scheme 2013-2015.

Reason: Investment by Dublin City Council in public infrastructure and facilities benefiting development in the area, and that is provided, or that is intended will be provided, by or on behalf of the Council. It is considered appropriate and reasonable that the developer should contribute to the cost of same.

Signed on behalf of the Dublin City Council

Brendan Johnston
for Assistant City Manager

Date _____

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.

Dublin City Council