

DEPUTY PLANNING OFFICER

APPLICATION NO.	2229/19
PROPOSAL	Planning permission for development at a site of c.3.1ha comprising Units 15/16, Clonshaugh Business & Technology Park, Clonshaugh, Dublin 17. The development will comprise the following: Demolition of existing former industrial buildings (c.7,400 sq.m total GFA), associated plant and hard-standing. Construction of a 2 storey data centre including data halls, offices/admin, staff areas, storage/loading areas, circulation, UPS rooms, and roof plant (total floor area c.9,250 sq.m). Provision of a generator yard with 3 no. buildings (total floor area c.275 sq.m) housing 5 no. back-up generators. Provision of a substation building (floor area c.34.5sq.m), waste compound building (floor area c.16sq.m), 14 no. car parking spaces, 10 no. bicycle parking spaces, internal roads, docking/service yard, site lighting, new entrance gate, new security fencing to replace existing fencing. All associated site development works, landscape works and services provision. Total floor area of the proposed development is c.9,520.5m.
LOCATION	Units 15/16, Clonshaugh Business & Technology Park, Clonshaugh, Dublin 17
APPLICANT	Clonmont Developments Ltd
DATE LODGED	03-May-2019
ZONING	, , , , ,
APPLICATION TYPE	Permission

DM/NOB
30/05/19

2229/19FI

Further Information Report

A response to the Council's Further Information request was received on 3/4/19. It is not considered that the information submitted is so significant as to require readvertisement as per Art. 35 (1) of the Planning & Development Act 2000(as amended).

I refer to the previous planning report in which Further Information was requested on 3/5/19 as follows:

Previous Planning Report:

Pre Planning Meeting
PAC0030/19

Zoning/Designations

Most of the subject site would be located in an area zoned District Centres – Zone Z4 To provide for and improve mixed-services facilities

The southern portion of the site is zoned Z9

The Conservation Area follows the Santry River valley area.

KDC 2 Northside

Site Description

The subject site, which has a stated area of is located within the Clonshaugh Business and Technology Park beside the entrance into the estate. The site sites to the north side of the Santry River. To the north is the GTT Emea Ltd data centre Reg. Ref. 4111/18 etc refers. To the east is the former Atlantic homecare site which was vacant for a number of years but is now in reuse as a Range retail unit. To the north east is a vacant and boarded-up light industrial unit. To the north west is a collection of buildings housing Amazon's datahalls and associated structures (Reg. Ref. 2244/17 etc refers) who also have constructed and are constructing permitted datahalls in the north west corner of the industrial estate (Reg. Ref. 4185/18 etc refers)

The site accommodates two conjoined long term vacant 2-storey mainly red-brick finished flat roofed light industrial units. There are two vehicular entrances onto the estate spur road to the north and a pedestrian access from the west. The site has dense boundary screening along part of its western boundary and more deciduous screening to the south

Under Reg. Ref. 5950/07 the subject and site and lands to the KDC lands to the east north of the river were to accommodate a 2-storey 63,728sqm gross (45,000sqm net) retail centre.

Proposed Development

- Demolition of existing former industrial buildings (c.7, 400m²) total GFA), associated plant and hard-standing.
- Construction of a 2 storey data centre including:
 - Data halls, offices/admin, staff areas, storage/loading areas, circulation, UPS rooms, and roof plant (total floor area c.9,250m²)).

Break down of main site floor areas

- Admin office Block (635m²)
 - Data Hall over two levels (6825m²)
 - Storage & Loading area(435m²)
 - UPS room (1205m²)
 - Generator Yard (760m²)
- Provision of a generator yard with 3 no. buildings housing 5 no. back-up generators.
 - Provision of a substation building (floor area c.34.5m²)),
 - waste compound building (floor area c.16 m²),
 - 14 no. car parking spaces,
 - 10 no. bicycle parking spaces, internal roads, docking/service yard, site lighting, new entrance gate, new security fencing to replace existing fencing.
 - All associated site development works, landscape works and services provision.

Site Planning History

<u>Reg. Ref.</u>	<u>Decision/Description</u>
5950/07	<p>10 YR PP GRANTED for a mixed use retail, office, residential, restaurant, bar, crèche, community and recreational development over two phases on a 30.28 hectare site.</p> <p><u>Phase 1</u> includes the demolition of all existing buildings on the Phase 1 site, including Coolock Health Centre and adjacent community buildings, industrial and retail warehouse units and 128no. habitable dwellings at the Cromcastle Court residential scheme. The development includes the construction of the following:</p>

two storey 63,728sqm gross (45,000sqm net) retail centre north of the Santry River including service yard, energy centre(1,100sqm) and a bus only link to Clonshaugh Road; 2,553sqm two storey pool and leisure centre and 4,170sqm two storey combined library and community centre north of Oscar Traynor Road; 200sqm single storey sports changing facility west of Clonshaugh Industrial Estate access road; 150sqm single storey pigeon club east of Clonshaugh Road; 5,000sqm five storey medical centre; 850sqm two storey crèche facility; 400sqm community building; 66sqm management/security office; 1 no. retail unit (167sqm); 940no apartment and duplex apartment units (148no. one bed; 622no. two bed, 166no. three bed; and 4no. four bed) arranged in two, three, four, five, six and seven storey courtyards (including set back storey on the four, five six and seven storey blocks) located between Oscar Traynor Road, Kilmore Road, Kilbarron Road, Cromcastle Park and Cromcastle Road and including 30no. sheltered units in a three storey development in the grounds of Woodville House, a Protected Structure in a semi-derelict state located east of Kilmore Road which will be renovated and restored to provide communal support facilities for the sheltered housing units; 16no. car parking spaces associated with Woodville House; all residential units are provided with private gardens, terraces, balconies and semi-private courtyards; landscaping to riverside parkland; engineering works to Santry River; two new civic plazas linked by a pedestrian bridge across Oscar Traynor Road; a multi-purpose outdoor games area; temporary accommodation for the Kilmore West recreation centre including the boxing club (350sqm), community centre (880sqm) in the grounds of Scoil Fhursa; road improvements throughout; busways on both sides of Oscar Traynor Road; ESB substations; plant and associated services; 2,340no. basement level car parking spaces located under the development areas, 1,300no. for use by the retail centre, 50no. for the community/library/pool leisure buildings, 940no. for the residential units and 50 no. for the health centre together with 155no. surface residential car parking spaces.

Phase 2 comprises the demolition of the existing Northside Shopping Centre; the construction of 11,924sqm gross retail space; 6,200sqm (10no. screens) cinema and family entertainment centre; 1,100sqm sports bar/restaurant; a 7,990sqm 16no. storey office tower with associated 244sqm ground floor and 584sqm first floor tea rooms/restaurant; 400no. residential apartments units (50no. one bed units; 233no. two bed units, 112no. three bed units; 3no. 3 bed live-work units and 2no. 2 bed love-work units) arranged in three, four, five and six storey courtyards (including set back storey on four, five and six storey blocks); 600sqm crèche; realignment of Clonshaugh Road to form new cross roads junction with Kilmore Road; a new pedestrian high street with lifts and stairs to basement car park; basement level car parking for 954 cars (151 for retail, crèche and sports bar/restaurant use, 500 for residential use, 230 for cinema use; and 73 for office use) accessed from the realigned Clonshaugh Road, Barrycourt Road and via an underground link from the Phase 1 car park west of the existing Clonshaugh Road; 1,815 no. bicycle spaces are distributed throughout the overall scheme; modifications to existing road junctions between Kilmore Road and Kilbarron Road and Cromcastle Road and Oscar Traynor Road; modifications to access to Woodville House; modifications to existing road junction between Oscar Traynor Road and IDA road and intersection between Cromcastle Road and Cromcastle Avenue; civic plaza; landscaping; ESB substations; plant and associated auxiliary services and all other associated site development works.

- 4355/02 PP GRANTED for erection of an unlit sign 6mx 1.5m displaying their company logo, at high level on the south facade of their existing warehouse premises at unit 28b Clonshaugh Industrial Estate, Dublin 17.
- 2128/00 PP GRANTED for new business and technology park comprising the erection of nine four storey office type buildings (total floor area 34,751 sq.m) with plantrooms over and basement car parking, uses to include those provided for under the Zoning Objective including light industry, data processing, software development, technical consulting uses, research and development, training and publishing, science and technology based industry and offices, with associated administrative offices, training facilities etc. on a heavily landscaped site, entered adjacent to the

existing site entrance to its north, at the former 'Little Tikes' premises, located to the south east corner of the IDA Clonshaugh Industrial Estate, facing onto the Santry River linear park and the Oscar Traynor Road to the south, the main entrance road into the Estate to the west, the access road to the site to the north and retail warehouse developments entered from the Clonshaugh Road to the west.

Observations

Prescribed Bodies:

Irish Water: Awaited
Commission for Energy Regulation: Awaited

Third Parties: One submission – appears to a letter of support from the future occupiers of the development

Interdepartmental Report

Drainage Division: No objection subject to conditions
TPD (Roads): No objection -by email
Parks & landscape Services Division: Further information is sought (see report below)

Planning Assessment

National Guidelines

Project Ireland 2040 National Planning Framework (NPF2040)

Relocating less intensive uses outside the M50 ring in particular and from the existing built-up area generally

National Strategic Outcome 6 - 'A Strong Economy Supported by Enterprise, Innovation and Skills'

'Digital and Data innovation.'

- Promotion of Ireland as a sustainable international destination for ICT infrastructures such as data centres and associated economic activities

Government Statement on The Role of Data Centres in Ireland's Enterprise Strategy 2018:

This Government Statement contributes to the Strategic Policy Framework and outlines the

Government's desire for a plan-led approach to data centres.

The strategic approach aims to:

- Drive Ireland's ambition in the digital economy as a location of choice for investment and a seed-bed for technology entrepreneurship across a range of sectors and activities;
- contribute to regional development, deliver associated economic activities and support the creation of high quality, sustainable jobs;
- align enterprise electricity demand with generation capacity and transmission planning; and
- ensure that potential downside costs are minimised and that economic impact is optimised.

The plan-led approach aligns with the objective set out in Ireland 2040, National Planning Framework for the 'promotion of Ireland as a sustainable international destination for ICT infrastructures such as data centres and associated economic activities' to deliver on the National Strategic Outcome 6 'A strong economy supported by enterprise, innovation and skills

Evaluation

Principle of development

Prior to Variation 6 of the 2005-2011 Dublin City Development Plan(CDP) the subject site and lands to the east (north of the river) were both previously zoned Employment/Enterprise Z6 and 'Open Space - Z9' -but were rezoned 'Strategic Development & Regeneration Areas(SDRA) -Z14, in conjunction with the PUC2 'Northside shopping centre lands' . The enlarged (KDC 2) Northside shopping centre lands were subsequently rezoned 'District Centre -Z4' in the 2011-2017 CDP and remains so under the current CDP.

It is noted that *Science and technology-based industry*, is a permissible use under the Z4 zoning.

Under Appendix 21 *Science and technology-based industry* is defines as:

Knowledge-based processes and industrial activities (including ancillary offices) in which research, innovation and development play a significant part, and which lead to and accommodate the commercial production of a high-technology output, i.e. commercial laboratory, data processing, enterprise centre, film production, healthcare, information technology, light industry, media recording and general media associated uses, publishing, research and development, software development, telemarketing, teleservicing and training

The applicant notes that subject site was controlled by NAMA prior to April 2018, and was part of larger holding including the 'Range-Atlantic Homecare' lands to the east' along with Northside Shopping Centre to the south east. The applicant notes that the genesis of the rezoning of this site and the adjacent site from Z6 to Z4 stemmed from the now moribund Northside Shopping Centre proposal (Reg. Ref. 5950/07 refers).

It would seem logical if the development is permitted and a light industrial use or similar is developed on the to-be cleared eastern half of the subject site - then these lands could be rezoned back to Z6 Employment/Enterprise use again.

As noted while the NPF2040 makes reference to relocating less intensive uses outside the M50 ring in particular and from the existing built-up areas generally, it is also noted that National Strategic Outcome 6 of the NPF2040 'A Strong Economy Supported by Enterprise, Innovation and Skills' notes the following objective in relation to 'Digital and Data innovation.'

- Promotion of Ireland as a sustainable international destination for ICT infrastructures such as data centres and associated economic activities

This is reiterated in the *Government Statement on The Role of Data Centres in Ireland's Enterprise Strategy 2018*, (Government Statement) which also notes that Ireland has become a leading European destination for data centres with investment in same forming the backbone of Ireland's overall digital economy.

The Government Statement notes that employment in data centres are high value jobs and provide secure employment for a considerable period, and although the numbers directly employed in data centres is relatively low they stimulate additional economic activity. Data centres are highly capital intensive and provide job opportunities during the construction phase which can run for three years or more. Furthermore, deep expertise has been developed in Ireland's construction firms In addition, data centre operations create employment in the firms from which they purchase goods and services. In this instance the applicant estimates that c.25 people will be employed on site by T5 (the end-user) which they consider to be comparable to modern day high-end manufacturing and manufacturing uses with examples adjacent, and they also note that the site has been largely vacant for over 20 years.

The applicant has submitted a copy of Grant Thornton's 'A Study of Economic Benefits of Data Centre Investment in Ireland' which is referred to in the Government's Statement.

The applicant notes that Data centres require significant communications infrastructure, international cable capacity, and local fibre connectivity. In this instance the applicant notes subject site is located in area already populated with similar operations – SunGard, Vodafone, Digital Reality and several Amazon Hyperscale facilities. Further the applicant notes that the Clonsaugh Business & Technology Park is a managed business park with availability of a significant local labour force, power capacity and is on the T50 Fibre Optic Network , and is opposite GTT's EMEA Network Operation Centre, which houses many of the subsea cables that connect Ireland to the US and Europe. The applicant notes that the clustering of data centre at a common location reflects developments around the Dublin city area. They note that the proposed

end user directly employ 150 people in their facilities management business that manages and operates their own as well as 3rd party data centres in the US.

The Government Statement notes that it is important to acknowledge that data centres pose considerable challenges to the future planning and operation of Ireland's power system. The Government Statement also notes that currently, a large portion of existing and planned data centres that are due to connect to the electricity system are expected to be in the Dublin area. Based on existing datacentres, committed expansion and expected growth, it notes that total demand could treble within the next ten years. The Government Statement notes that it is important that Ireland retains the ongoing capacity to meet a range of energy intensive industry demands over time. A plan-led and strategic approach should ensure that suitable locations throughout Ireland are promoted for investment that minimise the need for deep reinforcements on the energy grid.

In this instance the applicant estimates that there is a requirement for a minimum of 250kW of datacentre infrastructure. The applicant notes that the development could contribute towards a district heating system. This application has been referred to the Commission for Energy Regulation and their comments are awaited.

The Government Statement notes that to ensure a streamlined decision making process for planning, the planning process will be amended for data centres over certain size thresholds to reclassify them as strategic infrastructure development (SIDS) – which will be directly determined by ABP rather than local authorities.

Overall it is considered the subject proposal subscribes to the above national objectives for data centres – with the development redeveloping of existing long-term vacant site for a permitted 'Z4' use type which is already present on the estate and in close proximity to strategic ICT infrastructure is a good fit for the subject site.

Design & Integration

The site will still largely maintain the existing natural screening to the south and west, with minimal loss of tree cover and with an apparent upgrade in the boundary treatment. A tree survey, tree protection plan and landscape plans have been submitted with the proposal. DCC's Parks & landscape Services Division are looking for grassed roofs to the proposed building, amendments to boundaries and are seeking to take in charge the Z9 lands.

The c.15m high proposal will supersede two existing conjoined vacant 2-storey light industrial buildings. The main datahall building and enclosed generator yard will be finished in various coloured cladding, with glazing fitted to the c.7m high single storey admin building to the north side of the complex where the main access/presentation will be located.

The development will overlay much of the western building's foot print but will be closer to the northern boundary (c.14m), western boundary (c.18.5m) and southern boundary (115m). The eastern half of the site will be cleared and left fallow open space with a new 3m high palisade fence dividing the site. This site would be available for future development. There will be a perimeter road formed around the new complex and new 3m high palisade fencing securing both sites.

The existing pedestrian access to the west will be closed off as will the eastern vehicular entrance along the northern boundary of the overall site.

Notwithstanding the new national guidance on height it is noted that the proposed primarily c.15m high datahall with plant/flues over will come within the Development Plan's height restrictions for the Clonsaugh Industrial estate and the Outer City.

The electrical substation will be located along the western boundary tucked behind existing natural screening.

Environmental Considerations

In terms of screening for EIA it is noted that the proposal is for new data centre. The current proposal is an urban development project that would be in the built up area but is not in a business district. Under Item 10, entitled 'Infrastructure Projects' (a) Industrial estate development projects, where the area would exceed 15 hectares, of Part 2 of Schedule 5 to Article 93 of the Planning and Development Regulations, 2001(as amended), the subject project would be sub-threshold for

EIA. It is further considered that the proposal does not meet the tests set out in Schedule 7 of the Planning and Development Regulations, 2001(as amended),

The proposed development will not be a SEVESO/COMAH facility.

An Asbestos Survey Report has been submitted with the application. This has surveyed the development and makes recommendations for removal and disposal

The applicant has submitted an Air Impact Assessment for the proposal. It concludes that subject to appropriate measures and practices being implemented there will be substantial impacts upon the nearest sensitive receptors from C&D activity and operations including accidents

It has been noted that a comprehensive assessment of noise emissions was conducted including an ambient environmental noise survey. The report concludes that subject to appropriate measures and practices being implemented there will be substantial impacts upon the nearest sensitive receptors from C&D activity and operations including accidents

It is recommended that a C&D Waste Management Plan is conditioned for this proposal.

Appropriate Assessment

Under Article 6 (3) of the EU Habitats Directive and Regulation 30 of SI no. 94/1997 "European Communities (Natural Habitats) Regulations (1997)" any plan or project which has the potential to significantly impact on the integrity of a Natura 2000 site (i.e. SAC or SPA) must be subject to an Appropriate Assessment. This requirement is also detailed under Section 177 (U) of the Planning and Development Act 2000 (as amended)

A screening report for Appropriate Assessment has been submitted with the subject proposal

The AA screening report notes that 15no. Natura 2000 sites exist within 10km of the proposed development. The southern part of the site is bounded by the Santry River.

No Natura 2000 site is located on site or adjacent to the site – with the closest sites being North Dublin Bay SAC and North Bull Island SPA. It is considered that the main impacts are predicted to be from construction activity but with appropriate mitigation measures the residual impacts from pollution of surface or ground water during construction should be extremely low. The screening report notes that there is a source –pathway-receptor linkage between the site and Natura 2000 sites downstream. The screening report however notes that the downstream distance is considered sufficient to ensure that no impacts will arise, and that the construction site, which is an existing brownfield site, will be some 55m away from the Santry River, with existing green buffer between being largely retained. A construction management plan will be put in place to mitigate any emissions during construction which is estimated to have duration of one year. DCC's Drainage Division has no objections to the proposal subject to conditions

It is agreed that the proposed project on its own or in combination with other plans or projects will have no significant impacts on Natura 2000 sites and that a Stage 2 Appropriate Assessment is not required in this instance.

Further Information was sought– see below.

Further Information Report:

Further Information Request item 1

The applicant is requested to prepare a taking in charge proposal plan in liaison with DCC's Parks & Landscape Services who are seeking to take in charge the Z9 lands on the subject site, and submit any details for consideration of the planning authority

The applicant as an alternative is offering an area that is set c.30m back from the Santry River – and would be located between the Parks suggested double fence line, and would only be 5m south of the Z9/Z4 zoning boundary.

Further Information Request item 2

The applicant is requested to liaise with the Parks & Landscape Services over treatment and alignment the boundary railing to the Z9 zoning boundary and to consider proposals for roof greening to the proposed data centre flat roofs, and submit any details for consideration of the planning authority

In response, the applicant notes that the issue of green roofs were also discussed with DCC's Parks & Landscape Services Division – and are happy to provide one over the administration building and the other in the south-west corner

DCC's Parks & Landscape Services Division comment on the above submissions as follows:

The Z9 zoning and Conservation Area status provide protection and conservation to the Santry River corridor. It is intended that this corridor will provide a connected greenway for walking and cycling, as well as recreation and habitat creation to enhance biodiversity value.

The development proposals will affect the existing landscape through limited tree felling which will be compensated through new tree planting. Part of the lands containing existing buildings will also be returned to grass to the east of the proposed data centre. All demolition and construction activities are required to be controlled to avoid any negative impacts to the river corridor area.

The landscape proposals (refer to Landscape Plan-Additional Information Drg No:LP001/April 2019) provide for greening of the data centre building with sections in green roofing and external areas with reinforced grass paving. Tree planting is also proposed as well as a security boundary fence, which requires suitable colouring to blend visually into the landscape.

The Applicant has confirmed that the majority of the Z9 lands may be taken in charge by Dublin City Council as a contribution to the Santry River Greenway and Parks & Landscape Services confirm their satisfaction with this arrangement and the resulting positive contribution to the Greenway.

Parks & Landscape Services have no objection to the application.

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DCC's Drainage note that they do not propose to amend their recommendation on foot of the AI submission.

Conclusion/Recommendations

The proposed development, subject to recommended conditions, is considered consistent with the Dublin City Development Plan 2016-2022 and with the proper planning and development of the area.

It is recommended that Permission be **GRANTED** subject to the following conditions:

Conditions

1. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made thereunder are concerned the development shall be developed in accordance with the plans, particulars and specifications lodged with the application, as amended by the Further Information received on 3/5/19 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 €159,212.00 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. Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. a) Protection of River Corridor Area

The river corridor lands zoned Z9 will be protected from impacts as a result of the development works, except for permitted landscape works in accordance with the approved Landscape Plan. Prior to construction a temporary protection fence with appropriate signage will be erected along the Z9 zoning boundary and storage of materials, vehicular access, disposal or dumping of materials/waste/spoil, liquid run-off, soil excavation and vegetation clearance are prohibited within the protected area south of the fence. The details and alignment of the protection fence will be submitted to the Planning Authority for written approval.

b) Tree Protection & Tree Bond

All trees shown to be retained on the site and adjacent to the site, shall be adequately protected during the period of construction as per BS 5837, such measures to include a protection fence beyond the branch spread, with no construction work or storage carried out within the protective barrier. (The tree protection measures 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).

c) A security bond to the value of €50,000 (fifty thousand euro) will be lodged with the planning authority, prior to commencement of development, as security to ensure the appropriate protection and preservation of the trees referred to in this condition. The form of the security bond shall be as agreed between the planning authority and the developer.

d) Landscape scheme to be implemented

The landscape scheme accompanying the application will 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 will be replaced in the first planting season thereafter. The southern boundary fence will be coloured in green (RAL 6035 or similar approved) to blend in visually with the local landscape. (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.

5. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

6. The requirements of the Drainage division shall be undertaken as follows:

a) There is no objection to this development, subject to the developer complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

b) T- Sustainable Drainage Systems (SuDS) shall be incorporated into the management of surface water, with a minimum requirement of a 2 stage treatment approach. Full details of these shall be agreed in writing with Drainage Division prior to commencement of construction. Details of the proposed swales and rainwater harvesting, outlined in the MMOS Engineering Services Report, shall be submitted to the Drainage Division.

c) The development is to be drained on a completely separate system with surface water discharging to the public surface water system.

d) A connection from this development to the public surface water sewer network will only be granted when the developer has obtained the written permission of the Drainage Division and fulfilled all the planning requirements including the payment of any financial levies. All expense associated with carrying out the connection work are the responsibility of the developer. Developers are not permitted to connect to the public surface water network system without written permission from the Drainage Division. Any unauthorised connections shall be removed by the Drainage Division at the developer's expense. A licence will be required from the Drainage Division to allow the connection work to be carried out. Permission of the Roads Dept must also be obtained for any work in the public roadway.

e) All surface water discharge from this development must be attenuated to 2 litres per second per hectare.

f) An appropriate petrol interceptor shall be installed on the internal drain from the car park. Please refer to section 20 of the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0

g) The outfall surface water manhole from this development must be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

h) 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.

7. No additional development shall take place above parapet level, including lift motor enclosures,

air handling equipment, storage tanks, ducts or other external plant, unless authorised by a further grant of planning permission.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

8. Any external lighting shall comply with the control of obtrusive light recommendations for E3 Suburban Environmental District zones as set out in the Institute of Lighting Engineer's Guidance Notes for the Reduction of Obtrusive Light.

Reason: In the interest of orderly development.

9. a. The requirements set out in the Bye-Laws for the Storage, Presentation and Collection of Household and Commercial Waste, 2013 or any revision thereof must be adhered to and, in particular, the requirement to segregate waste into separate fractions to facilitate the collection of dry recyclables, organic kitchen/garden waste and residual waste in line with Waste Management (Food Waste) Regulations 2009 (S.I. 508/2009), and the Waste Management (Food Waste) Amendment Regulations S.I. 190 of 2015, and the Eastern - Midlands Region Waste Management Plan 2015-2021.

b. The following are also requirements:

i) Receptacles that are designed for reuse, with the exception of in specific areas designated by a local authority as being only suitable for the collection of non-reusable receptacles such as bags, ideally of 1,100L capacity, must be used.

ii) Adequate storage space for a minimum of 1 No. 1,100 Litre receptacle.

iii) Sufficient space must be provided to accommodate the separate collection of dry recyclables and organic food/garden waste.

iv) Adequate space and height for a standard Refuse Collection Vehicle (RCV) to access site.

v) Sufficient access and egress must be provided to enable receptacles to be moved easily from the storage area to an appropriate collection point on the public street nearby.

vi) Receptacle storage areas must not be visible from or on a public street.

vii) The receptacle storage areas should be designed so that each receptacle within the storage area is accessible to occupants/employees of the development (including people with disabilities)

viii) Suitable wastewater drainage points should be installed in the receptacle storage area for cleaning and disinfecting purposes

ix) Waste storage areas should not present any safety risks to users and should be well-lit

x) Adequate ventilation of waste storage areas so as to minimise odours and potential nuisance from vermin/flies.

Reason: in the interests of public health.

10. a. Prior to the commencement of any works, a Construction and Demolition Waste Management Plan must be furnished to and approved by Dublin City Council having regard to Circular WPR 07/06 - Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects - published by the DECLG, July 2006

b. In the event that hazardous soil, or historically deposited waste is encountered during the construction phase, the contractor must notify Dublin City Council and provide a Hazardous/Contaminated Soil Management Plan, to include estimated tonnages, description of location, any relevant mitigation, destination for disposal/treatment, in

addition to information on the authorised waste collector(s).

c. Prior to the commencement of any storage of waste on-site, the applicant must consult with the Waste Regulation Unit of Dublin City Council.

d. Monthly reports regarding the management of the waste during works, must be forwarded electronically to the Waste Regulation Unit of Dublin City Council waste.regulation@dublincity.ie.

e. The works must comply with the following:

i) Waste Management Act 1996, as amended.

ii) Dublin City Council Waste Bye-Laws 2013 (Bye-Laws for the storage, presentation and collection of Household and Commercial waste) or any revision thereof.

iii) Eastern & Midlands Regional Waste Management Plan 2015-2021.

iv) Best Practice Guidelines on the Preparation of Waste Management Plans for the Construction and Demolition Projects – DECLG 2006.

v) Waste Management (Hazardous Waste) (Amendment) Regulations S.I. No 73/2000.

vi) National Hazardous Waste Management Plan 2014-2020.

vii) Article 27 of the European (Waste Directive) Regulations S.I. No 126 of 2011.

viii) Any other relevant Waste Management related regulations.

ix) Dublin City Development Plan (Current Version).

Reason: in the interests of public health.

11. Any external lighting shall comply with the control of obtrusive light recommendations for E3 Suburban Environmental District zones as set out in the Institute of Lighting Engineer's Guidance Notes for the Reduction of Obtrusive Light.

Reason: In the interest of the amenity.

12. 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.

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

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

13. 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

14. 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.