

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD16A/0030

An Bord Pleanála Reference Number: PL 06S.247063

APPEAL by John Geoghegan and others of The Cottages, Knockmitten, Naas Road, Dublin and by An Post care of MacCabe Durney Barnes of 20 Fitzwilliam Place, Dublin and by Calin Bogdan care of Stephen Ward Town Planning of Jocelyn House, Jocelyn Street, Dundalk, County Louth against the decision made on the 27th day of July, 2016 by South Dublin County Council to grant subject to conditions a permission to the said Calin Bogdan in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Provision of 16 parking spaces for heavy vehicles and 36 ancillary car parking spaces and part change of use of existing warehouse building by installation of two number portacabin structures within the building for use for ancillary office/administration and for staff amenities for drivers, new window and door openings in west elevation of existing warehouse building, and all associated site development works, all at Knockmitten Lane, Western Industrial Estate, Clondalkin, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to location of the site in an area zoned Enterprise and Employment in the current South Dublin County Development Plan, the planning history of the site, and the location of the subject site within an established light industrial estate, it is considered that, subject to compliance with the conditions set out below, the proposed development would not contravene the policies and objectives of the said Development Plan, would not seriously injure the residential amenity of the area, would be acceptable in terms of traffic safety and convenience, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars received by the planning authority on 1st day of July, 2016 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (1) The use of the subject site is for the parking of heavy duty vehicles and cars only, and the provision of two portacabins for staff and office use only. No waste shall be brought to or stored on the subject site or within the existing warehouse except waste associated with permitted office use on site.

- (2) There shall be no servicing of vehicles on or within the subject site.
- (3) There shall be no washing down of trucks on or within the subject site.

Reason: In the interest of clarity.

3. The hours of operation other than the arrival and departure times of the crew/drivers, shall be restricted to between 0700 and 2100 hours on weekdays and between 0900 and 1300 hours on Saturdays, and not at any time on Sundays, Bank or Public Holidays.

Reason: In the interest of residential amenity, and in order to comply with the provisions of the Development Plan.

4. The access/exit to the subject site adjacent to the dwelling positioned along the northern site boundary shall be closed permanently. All traffic associated with the proposed development shall use the existing access at the eastern extremity of the site along Knockmitten Lane.

Reason: In the interest of residential amenity.

5.
 - (1) Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.
 - (2) Comprehensive details of proposals for the following shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of the development:
 - (a) fully detailed foul and surface water drainage plans and watermain layout for the proposed development showing all locations of manholes located within the site boundary up to and including the point of connection to the public sewer, and

- (b) an attenuation similar to the storm tech type or equivalent shall be provided which shall indicate the site area to be drained, hard standing, building grassland if any and permeability factors of each area, with details of hydrobrake and silt traps provided on the submitted drawings, along with petrol interceptors (Class 1 Type).

Reason: In the interest of public health and to ensure a proper standard of development.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in 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 made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.