

16-Feb-2018

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Dublin

THIS IS AN IMPORTANT LEGAL DOCUMENT AND SHOULD BE PLACED WITH YOUR TITLE DEEDS

Application No.	4216/17
Registration Date	08-Nov-2017
Decision Date	11-Jan-2018
Decision Order No	P1058
Date of Final Grant	16-Feb-2018
Grant Order No	P0090
Location	Located at Northern End of Berth 50, Alexandra Road, Dublin Port, Dublin 1
Proposal	The development will consist of removal of internal structural and infrastructural elements including vegetation, plinths, fences and bollards; new access roadway including footpath and utility ducting with high strength surface treatment as required; floating dock sections (pontoons) with an area of c.321sq.m clamped to vertical guides which rise and fall with the tide; An access walkway connecting the dock sections and quay walls which shall rise and fall with the tide; 7 no. lighting towers (approx. 15m); 1 no. CCTV pole (c.8m); 2.7m high security fence to the western and northern boundary; 8m wide rolling gate access to the northern boundary; 10 no. ancillary car parking spaces; and all associated site works. All development shall take place on a total area of c. 3,535sq.m.
Applicant	Dublin Port Company
Application Type	Permission

NOTIFICATION OF GRANT OF PERMISSION

PERMISSION for the development described above has been granted under the Planning & Development Acts 2000 (as amended) subject to the following conditions.

Condition(s) and Reasons for Condition(s)

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 comply with the following requirements of the Drainage Division:

- a) The developer 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) The development is to be drained on a completely separate system with separate connections to the public foul and surface water systems.
- c) All private drain fittings 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.
- d) Dublin City Council's/Irish Water's Drainage records are indicative and must be verified on site.

Reason: To ensure a satisfactory standard of development.

3. 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.

4. 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.

5. (a) The site and building works required to implement the development shall only be carried out between the hours of:

Mondays to Fridays - 7.00a.m. to 6.00p.m.

Saturday - 8.00a.m. to 2.00p.m.

Sundays and Public Holidays - No activity on site.

(b) Deviation from these times will only be allowed in exceptional circumstances where prior

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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.

6. The developer shall comply with the following requirements of the Roads & Traffic Planning Division of Dublin City Council:

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: To ensure a satisfactory standard of development.

7. (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."

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

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

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 or legislation affecting the proposal, including the requirements of the Building Regulations, and Waste Management Acts.

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 a person 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. Please find attached an information note from Irish Water regarding the public

water & waste water network.

NOTES 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.
- 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.
- Where applicable the development contribution rates shall be fixed from the 1st of January 2016 to the 31st of December 2017. Consideration may be given to applying indexation to rate of contribution effective from 1st of January 2018 in consideration of the SCS Index Construction Price Index
- In relation to Compliance conditions three copies of compliance drawings will be required by the Planning Authority.

Signed on behalf of the Dublin City Council

_____ **for Assistant Chief Executive**

Date
