

DEPUTY PLANNING OFFICER

APPLICATION NO.	3357/25
PROPOSAL	The development will consist of: i) the amalgamation of the ground floor retail units to provide for a single retail unit (c.575 sq.m GFA) including an ancillary alcohol sales area (c.32 sq.m) ; (ii) minor external alterations to the elevations to include automatic sliding entrance door, signage, vinyl window coverings and louvered screens to the internal plant room on the Reuben Street (front) elevation; signage to the James's Walk (side) elevation; and louvered screens to the internal plant room on the Herberton Street (side) elevation; and (iii) all ancillary site services and site development works. The development will also consist of the provision of a loading bay on James's Walk.
LOCATION	The ground floor retail units, Block B, Reuben Street, Herberton Street and James's Walk Rialto, Dublin 8
APPLICANT	Tesco Ireland Limited
DATE LODGED	21-Aug-2025
ZONING	
APPLICATION TYPE	Permission

14/10/2025**Site Notice Inspection**

Site Notice in Order on 15/09/2025.

Description of Site and Surroundings

The Applicant's site occurs within the ground floor of a modern 7 storey mixed use building on the east side of Reuben Street. The units are currently unoccupied and have 3 no. existing access points facing onto Reuben Street. A number of planting areas occur to the front of the building along the public path. While the ground floor has a permitted use of commercial/retail/enterprise space, the upper levels comprise of residential apartments. The outer façade comprises of a brick finish with segments of glazing and cladding.

Proposed Development

- Amalgamation of 2 no retail units to create 1 retail unit, including ancillary alcohol sales area
- Minor alterations to the elevations.
- Automatic sliding door, signage, vinyl window coverings, louvred screens.
- Internal plant room on the Reuben Street (front elevations)
- Signage to St. James Walk (side elevation).
- Louvred screens to the internal plant room on the Herberton Street (side)
- Loading bay onto James's Walk.

Zoning

The site is located in an area governed by the land use zoning 'Neighbourhood Centres' Zone Z3 with the accompanying objective 'To provide for and improve neighbourhood facilities'.

Neighbourhood Centres provide local facilities such as convenience shops, hairdressers, post offices etc. within a residential neighbourhood and range from the traditional parade of shops to larger neighbourhood centres. They may be anchored by a supermarket-type development, typically of between 1,000 sq. m. and 2,500 sq. m. of net retail floorspace.

Pre-Planning Consultation

None indicated.

Relevant and Recent Planning History

Subject site:

3830/06 (PART 8): Minor amendments to site layout of previously approved development (ACP Ref: 29S.EL2044) comprising: relocation of apt blocks A, B and F. It is proposed to relocate Block A by 2.5m due south and relocate Blocks B and F by 1.5m due south at Fatima Mansions, Rialto, Dublin 8

Decision: Approved.

ACP Ref: 29S.EL2044: The proposed development comprises the demolition of Block numbers A, B, C, D, E, H, J, K, M and the two community buildings situated between Blocks K and M and between Blocks H and J, the construction of 506 new one, two and three bedroom units in 6 number blocks, varying from three to seven storeys in height, the extension of St. Anthony's Road to St. James's Walk, provision of a new street between Clarke's Terrace and Reuben Street, and a new-east-west street through the site, commercial/retail/enterprise space of 3,398 square metres, Fitness/Sports facilities including a swimming pool – total space 2,415 square metres, a neighbourhood centre including crèche and café – total space 2,655 square metres (of which 630 square metres is a crèche and a 143 square metres café), and all ancillary works including site development, streetscaping, landscaping and recreational works for the Phase II area (subject site) at Fatima Mansions, Rialto, Dublin 8

Decision: Grant of Planning Permission by ACP.

Adjacent Sites:

4070/15: Change of use of the existing 94sqm unit from retail use to use as a management suite and the retention of existing signage comprising of 1 no. non-illuminated signage on the facade and 2 no. non-illuminated window signs Existing ground floor unit (known as Unit 1), Block B, Herberton, St. James's Walk, Rialto, Dublin 8.

Decision: Grant of Retention Permission.

4071/15: Change of use of the existing 94sqm unit from retail use to office use and 2 no. backlit window signs on the existing ground floor unit (known as Unit 2), Block B, Herberton, St. James's Walk, Rialto, Dublin 8.

Decision: Grant of Planning Permission.

2114/14: Change of use from retail to gym, together with permission for associated external signage at 41, St. Anthony's Road, Rialto, Dublin 8.

Decision: Grant of Permission & Retention.

3503/14: Change of use from retail to gym at Unit 6, Reuben Plaza, St. James's Walk, Rialto, Dublin 8.

Decision: Grant of Retention Permission.

2053/13: Change of use from Creche Drop-in space to Barber Shop, alterations will comprise removal of timber screen on existing window, installation of internal roller shutter, and erection of external signage at Fatima Creche, Reuben Street, Rialto, Dublin 8.

Decision: Grant of Planning Permission.

2490/10: Alts to existing retail units comprising amalgamation of part of the ground floor retail anchor unit with the adjacent ground floor retail unit to provide a single shop with external ATM to James Walk with minor façade changes at Unit no. 1 and part retail anchor unit, ground floor, Block A, Herberton, James's Walk, Rialto, Dublin 8

Decision: Grant of Planning Permission.

3063/09: Subdivision of existing unit into two units (Nos 8A and 8B) and use of Unit 8B as office at unit 8, Reuben Plaza, Dublin 8.

Decision: Grant of Planning Permission.

Relevant Enforcement History

None pertaining to these units.

Consultations

Internal Consultees:

- Drainage Division: No objection.
- Transportation Planning Division: No objection subject to conditions.
- Environmental Health Officer: No objection subject to conditions.

Prescribed Bodies

- Transport Infrastructure Ireland (TII): Condition.
'Proposals impacting national roads, to the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities and relevant TII Publications and proposals impacting the existing light rail network, to TII's "Code of engineering practice for works on, near, or adjacent the Luas light rail system"

Submissions/Observations /Representations

Three observations were received, with the issues raised are summarised as follows;

- Conditions to be set out to protect residential amenity.
- Trading times should be limited to specific times.
- Potential negative impact on local character.
- Deliveries should be restricted to the agreed opening hours.
- Concern with graffiti, littering and dumping around newspaper bins
- A traffic impact assessment should be provided.
- Concerns regarding congestion from vehicles (including delivery trucks).
- Potential risks to pedestrians regarding traffic build up.
- Sufficient parking should be provided to avoid overspill.
- Litter management plan (operator should clean store frontage/ surrounding area).
- CCTV and staff training to deal with anti-social behaviour.
- The off-licence floor area should be clearly defined (fixed as part of the application).
- Prioritise local employment.
- Information required if the louvered screens are acoustically treated.
- Concerns re: odours permeating through the louvered screens
- Commercial waste costs should be borne by the operator.
- Concerns with the plant room at Herberton Street/ Reuben street corner.
- Full specifications of the equipment should be submitted and impacts mitigated.
- External lighting should be low impact/ downward facing/ restricted to opening hours.
- Conditions should be set out re: external lighting.
- Permission should be limited to a convenience store only.
- Conditions re: noise control from refrigeration/ air conditioning, waste disposal.
- Require screened storage facilities and regular collections.
- External signage should be limited in scale, size and illumination.
- A community liaison should be appointed to deal with neighbours' concerns.
- Inappropriate to have an off-licence adjacent to the entrance of James Hospital.
- A condition is required to prohibit use of the private residents only courtyard by the commercial premises (under any circumstances).
- Waste storage concerns.
- Require full information about equipment behind louvered screens.
- Restrictions on the use of residential bin facilities.
- The loading bay on James's walk may disrupt cyclists and pedestrians.
- The loading bay on James's walk may cause noise/ vibration/ emissions.
- Condition required to prohibit the opening of courtyard facing doors (which face into the private internal courtyard).

- The Planning report omits key information regarding acoustic/ ventilation/ emission regarding the louvered screens.
- The use of roller shutter and wheeled delivery cages should be restricted to delivery hours.
- Planning report does not identify the commercial waste store.
- Planning report does not address the opening glass doors and windows along the courtyard facing elevation.

The planning issues raised will be taken into consideration during the assessment.

Relevant Policies, Objectives and Standards Dublin City Development Plan 2022 – 2028

The City Centre, Urban Villages and Retail | Chapter 7

- CCUV3: (Sequential Approach)
- CCUV4: (The role of Retail)
- CCUV23: (Active Uses)
- CCUV25: (Neighbourhood Centres/ Local Shopping)
- CCUV26: (New Growth Areas)
- CCUV28: (Provision of Retail Services)

Land-use Zoning | Chapter 14

14.7.3 Neighbourhood Centres – Zone Z3

Chapter 15 | Development Standards

- Section 15.4.2 Architectural Design Quality
- Section 15.17.5 Shopfront and Façade Design
- Section 15.14.8 Off Licences
- 15.17.5 Shopfront and Façade Design

Advertising and Signage Strategy | Appendix 17

Section 8.0 Advertising Development Management Standards

The Shopfront Design Guide 2001 (Dublin City Council).

The Retail Design Manual 2012

Planning Assessment

Having reviewed the documentation submitted, and inspected the site, and having regard to the relevant local/regional and national policies and guidance, it is considered that the main issues for assessment relate to:

- Principle of Proposed Development
- Design & Layout
- Signage
- Residential & Visual Amenity
- Access, Movement & Transport

Principle of Proposed Development

The application is for the following:

- The amalgamation of 2 no retail units to create 1 larger retail unit.
- Ancillary alcohol sales area included.
- Minor alterations to the elevations.
- Automatic sliding door, signage, vinyl window coverings, louvered screens.

- Internal plant room on the Reuben Street (front elevations)
- Signage to St. James Walk (side elevation).
- Louvred screens to the internal plant room on the Heberton Street (side)
- Loading bay onto James's Walk.

The site is located in an area governed by the land use zoning 'Neighbourhood Centres' Zone Z3 with the accompanying objective 'To provide for and improve neighbourhood facilities'. '*Shop (Local)*', '*Shop (neighbourhood)*' and '*Off-Licence*' are permissible under the sites zoning. Therefore, a supermarket retail unit with a dedicated off-licence floor space is acceptable in principle, subject to an assessment of the impacts of the proposed development on the surrounding area and compliance with relevant Development Plan criteria.

Design & Layout

The application seeks for the amalgamation of the ground floor retail units to provide for a single retail unit (to accommodate a Tesco convenience store). Minor alterations to the facades are also sought as part of the proposal, in addition to the provision of a loading bay to the front of the site.

As noted above, the subject site sits within the ground floor of a 7 storey mixed use building. While the ground floor comprises of commercial /retail /enterprise uses, the upper levels comprise of residential apartments. The Planning cover letter indicates that the subject ground floor units have remained vacant since they were constructed in 2006. The ground floor shell was constructed but no internal fit out took place. It is noted the adjacent blocks also have ground floor commercial/ retail uses with upper-level apartments, and again some units at the ground floor are also unoccupied.

The proposed amalgamation of the two no. existing vacant retail units with the combined floorspace of 575sqm at ground floor, into one convenience store / small supermarket unit within this Z3 zoning is acceptable in principle. A number of alterations are proposed to facilitate this development. At present the front and side façade comprise of a mixture of brick and cladded sections. Access and egress from the units are provided via 3 no. entrances onto Reuben Street (front) and 6 no. entrances to the rear. Access to natural light is also provided via a number of glazed window openings (of varying proportion) at the front, sides and rear of units. Currently there is no signage provision on or above the existing glazed openings. It is also noted that stairwells/ lift shafts from the upper level apartments are located to the rear of the subject ground floor units. These circulation areas are enclosed and have associated window and doorway openings facing to the rear courtyard.

The submitted plans indicate the internal changes sought for the amalgamated units including internal partitions to be erected to provide a number of enclosed spaces including a plant room. While not all rooms are labelled, the proposed floorplans show a WC, kitchen facility and office spaces in addition to the floorspace dedicated to the main sales area and an ancillary off-licence area is also indicated.

While no changes are sought to the main façade materials, the application seeks for the installation of a reconfigured door and window arrangement, including an automatic sliding door and proposed louvered screens (which are shown to serve the internal plant room) facing onto Reuben Street (front) and Herberton Street (side). Furthermore, the existing middle and southern entrances (onto Reuben Street) are shown to be partially blocked to allow only a single doorway entrance in each location.

With regard to the 3 no. louvered covers (which appear to screen the proposed plant room) and which are proposed to be located to the south of the block (facing onto Reuben Street and Herberton Street), it is considered that a condition ensuring these louvres are durable and of high quality materials will be attached in the event of a grant of planning permission. It is noted that existing window opes (in this area) will be infilled by the proposed aluminium louvered covers, and while the windows appear to remain behind these covers, and the materials are shown to match existing, a condition is necessary to ensure the final details of the finishes are agreed in writing with the Planning Authority, given its corner site location.

Doorways to the rear of the units are sought to be blocked up with the associated steps removed. However, one access point is shown to remain from the south but will not provide direct access to the courtyard.

The subject external changes are considered acceptable in principle. Attractive facades and shopfronts have the ability to rejuvenate the streetscape and create an attractive public realm environment. It is considered that this application presents an opportunity to ensure the existing ground floor façade is improved in this location. The opening up of this ground floor shop will provide passive surveillance and active street frontage in this area, which is welcomed.

The proposed convenience store is shown to include an off-licence. It is noted that the Dublin City Development Plan sets out guidance under Section 15.14.8 for the provision of off-licences. There is a requirement for no more than 10% of the total convenience floorspace to be occupied by the off licence element. Furthermore, the sale of alcohol should be subsidiary to the main retail use. It is noted that the subject 31.6sqm off licence floorspace sought occupies only c.5.5% of the total floorspace. It is the opinion of the Planning Authority that the inclusion of the off licence element would not detract from the context/ street character or undermine the viability of the shopping experience. The subject area has been indicated on the plans and is set away from the main entrance. It is noted that the relevant guidance prohibits the advertising of alcohol on the façade/ frontage or near the entrances (including other certain other restrictions). In the event of a grant of planning permission a condition will be attached relating to the off licence element of the overall development.

11.3 Signage

The application also seeks to provide signage, vinyl window coverings, and a projecting sign along parts of the front façade. The size and location of the main concentration of proposed signs has been shown (with dimensions) on the proposed front (eastern) elevation (facing Reuben Street). These occur mainly within the window glazing. The first 2 no. window openings (north west) have 2 no. signage boards indicated, which appear to encompass the upper half of the glazing. After the first entrance, 2 no. signage zones are indicated to encompass the upper portions of the two windows also. Between the second and third entrances, 3 no. vinyl signs are proposed to encompass the entirety of the three windows. Signage is also sought in 4 no. window openings to the north of the building to facing onto James's Walk (in the upper portions of the windows). This level of proposed signage is cause for concern, and a reduced level of signage will be agreed by way of condition.

No details have been submitted regarding the proposed lettering or detail of whether the signage is to be illuminated. The signs are generally c.0.7m high and extend the width of each window. As noted above attractive facades and shopfronts have the ability to rejuvenate the streetscape and create an attractive public realm environment. Details of a reduced signage proposal will be conditioned in the event of a grant of planning permission. The level of signage proposed in this instance and the blocking out of windows of these units is concerning and cumulatively it can detract from the visual amenity of the area.

Having regard to Appendix 17 of the City Development Plan 2022 -2028, as no signage design specifications have been submitted, a condition is considered reasonable to agree signage for the proposed development.

The proposed vinyl signage shown for the entirety of 3 no. windows is cause for serious concern. These coverings have the potential to injure and restrict the level of passive surveillance onto Reuben Street. It is considered reasonable therefore that the vinyl signage proposed shall be omitted, to ensure no loss of passive surveillance.

Residential & Visual Amenity

It is noted that a number of third party observations were submitted in relation to the application. The issues raised relate to residential amenity; the trading times; delivery hours; prioritising of local employment; graffiti; concerns regarding the provision of an off licence element; the impacts of external lighting; the scale of the signage; anti-social behaviour, and the use of the courtyard by the Tesco, waste storage, and noise. While these concerns are noted, some of these issues are outside of the remit of planning. It is noted that no information has been submitted by the applicant regarding opening hours. Hours of operation can be conditioned to ensure no undue negative

impact on the residential amenity. The provision of the off-licence element has been assessed and is considered to adhere to the guidance set out in the City Development Plan.

As afore mentioned, the rear doorways to the courtyard are sought to be blocked up (with associated steps removed). This will leave no direct access from the proposed Tesco to the courtyard. With regard to waste storage the parent permission granted 2 no. retail units and the waste storage requirements have been addressed for the overall development (at the time). While the concerns relating to odours, noise and impacts from plant, air conditioning are noted, the Environmental Health Officer has set out a standard set of conditions, which are considered reasonable and will be attached in the event of a grant of planning permission.

Furthermore, the Transport Planning Division have assessed the application with regard to the transportation concerns including traffic, waste collection, parking, the loading bay and road safety. In this regard, a number of conditions have been recommended, which are considered reasonable and will be attached in the event of a grant of planning permission.

It is considered that the development will make a positive contribution to retail in the immediate area. It is considered that the proposed Tesco would add to the vitality of this area of the city and provide a needed retail use in what is currently a number of vacant retail units.

Given its proposed floor area, and subject to compliance with conditions, there is no concerns with regard to undue negative impacts on residential amenity or visual amenity of the area. Furthermore, the development has the potential to uplift the visual quality and vitality of the streetscape. It is considered that the development accords with the zoning of the site and policies within the City Development Plan including Policy CCUV4 (*The Role of Retail*) which seeks to support the contribution of retail and retail services.

Drainage Division:

The application has been circulated to the Drainage Division who have expressed no objection to the development and recommend conditions. These are considered reasonable and will be attached in the event of a grant of planning permission.

11.6: Environmental Health Officer:

The application has been circulated to the Environmental Health Officer of Dublin City Council and a standard set of conditions have been set out. These relate generally to noise levels from the development. These will be attached in the event of a grant of planning permission.

11.7 Access, Movement & Transport:

The Transportation Planning Division (TPD) have advised that a 2m wide footpath should be maintained in line with the existing footpath on the south side of James Walk (extending to the balconies). The proposed loading bay is considered excessively wide and should therefore be reduced. Furthermore, the vehicle height requirements for Tesco deliveries must be taken into account, to ensure that vehicles do not mount the footpath near first floor balconies. Safety is considered a key priority in the detailed design. It is recommended to address this via condition.

The development was originally granted by ACP and subsequently amended via a Part 8 application granted under Reg. Ref: 3830/06. It is considered that the cycle & car parking requirements have been addressed for the overall development (at the time).

Considering a change of use has not been sought, it is acknowledged that the cycle and parking provision has not been renewed in the application now sought.

TPD have set out a number of conditions. The Planning Authority consider these reasonable and they will be attached in the event of a grant of planning permission.

12.0 Appropriate Assessment:

Having regard to the nature and scale of the proposed development, and the distance to the nearest European site, it is considered that significant effects are not likely to arise, either alone or in combination with other plans and projects that will result in significant effects to any Natura 2000 area. A full Appropriate Assessment of this project is therefore not required.

13.0 Environmental Impact Assessment:

Having regard to the nature and scale the development, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

14.0 Conclusion:

Having regard to the zoning of the site, the provisions of the 2022-2028 City Development Plan, it is considered that subject to Compliance, while the proposed development may be acceptable, it will be necessary to clarify certain issues in order to ensure the development properly accords with the guidance set out in the Dublin City Development Plan 2022-2028. It is considered that the proposed Tesco convenience store use will add to the vitality and viability in this area of the city.

15.0 Recommendation:

The proposed development would not materially contravene the policies and objectives of the Dublin City Development Plan 2022-2028, would accord with the proper planning and sustainable development of the area, and it is therefore recommended that planning permission be GRANTED, subject to the following conditions for the development for the reasons and considerations below:

REASONS AND CONSIDERATIONS

Having regard to the zoning objectives for the area and the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions:

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 Applicant shall provide the following details for the written agreement of the planning authority prior to commencement of development;

(a) The Applicant shall provide details of a reduced proposed signage plan. Details of the materials, colour, lettering, depth and dimensions of the signage are required and the applicant is advised that proposals should have regard to Appendix 17 of the City Development Plan 2022 - 2028.

(b) The proposed vinyl window coverings shall be omitted in their entirety.

(c) The Applicant shall provide details of the high quality and durable material for the louvres proposed.

Revised elevation drawings and the necessary documentation shown thereon shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of clarity, visual and residential amenity and the proper planning and to ensure the proposed development positively contributes to the streetscape.

3. The hours of operation of the retail unit shall be

- 7am – 10pm Monday to Friday,
- 8am -10pm Saturday and
- 9am -10pm Sunday, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of clarity, residential amenity and the proper planning.

4. Notwithstanding the provisions of the Planning & Development Regulations 2001 (as amended), no advertisement signs (including any signs installed to be visible through the windows); advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or erected on the building or within the curtilage, or attached to the glazing without the prior grant of planning permission.

Reason: In the interests of visual amenity.

5. a) No planning permission is hereby granted for the application of any vinyl manifestations to the north and west elevations. The glazing to all windows on the elevations shall be kept free of all stickers, posters and advertisements.

b) The internal configuration and fit out of the subject unit shall be arranged in such a manner so as to keep all internal shop fittings, including shelving etc away from windows along the northern and western elevations.

Reason: In the interests of visual amenity and to ensure active frontage

6. The following shall apply in respect of the part off-licence:

- a) There shall be no advertising of the sale of alcohol products on the façade or frontage of the premises.
- b) There shall be no display of alcohol products or advertising of the sale of alcohol products on or near the entrance or the windows.
- (c) It shall operate only during the opening hours and operational lifetime of the retail shop unit.
- (d) The area for the display of alcohol products shall not make up more than 10% of the shop floor area.

Reason: In the interests of the proper planning and sustainable development of the area

7. Any roller shutter and its casing shall be recessed behind glazing and shall be factory finished in a single colour to match the colour scheme of the building prior to their erection. Any roller shutters shall be of the open lattice type and shall not be painted on site or left unpainted or used for any form of advertising.

Reason: In the interests of visual amenity.

8. The developer shall comply with the following requirements of the Transportation Planning Department of Dublin City Council.

(a) Prior to commencement of development, the applicant shall contact and liaise with Transport Infrastructure Ireland (TII) to ascertain their requirements with regard the proposed works and the impact if any on the adjacent Red Line Luas Line.

(b) Prior to the commencement of development, the applicant shall submit revised drawings and details to the Planning Authority for written agreement, demonstrating compliance with the

following requirements of the Traffic Advisory Group:

8. (i) A minimum 2m wide footpath shall be maintained in line with the existing footpath on the south side of James Walk, extending to the balconies.

(ii) The proposed loading bay shall be reduced in width to a more appropriate scale.

(iii) Vehicle height requirements for Tesco deliveries shall be accommodated to ensure that vehicles do not mount the footpath in proximity to the first-floor balconies.

(c) 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.

Reason: In the interests of road safety and orderly development.

9. The developer shall comply with the following requirements of the Environmental Health Officer of Dublin City Council.

(a) The noise levels from the site, during the operational phase, measured as an LAeq (5min at night, 15 min in day) when all proposed plant is operating, shall not exceed the LA90 by 5dB(A) or more.

(b) Noise levels should 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.

(c) Details relating to the likely sound power levels of all externally located plant and equipment associated with this development shall be submitted to the Planning Department prior to installation.

Reason: To ensure a satisfactory standard of development in the interests of residential amenity and to safeguard the amenities of adjoining premises and the general surroundings

10. (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 where a written request with compelling reasons for the proposed deviation has been submitted and approval has been issued by Dublin City Council. Any such approval may be 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.

11. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Transportation Planning Division and the Noise & Air Pollution Section.

Reason: To ensure a satisfactory standard of development.