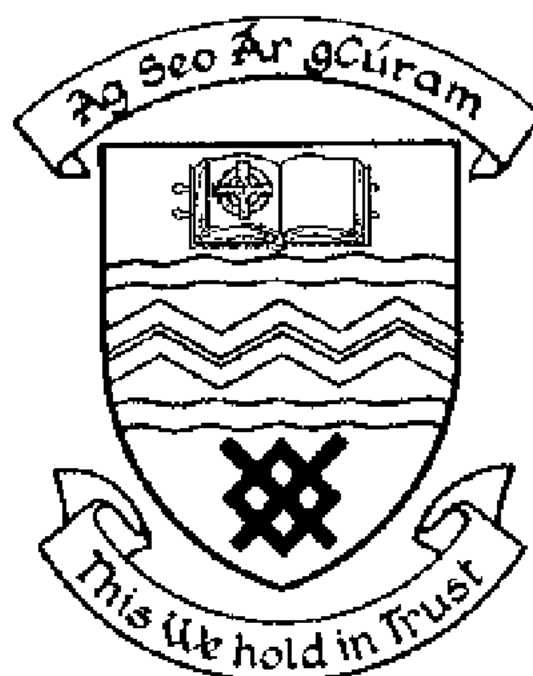


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0744	
1. Location	Cornerpark Townland, Newcastle, Co. Dublin.		
2. Development	Demolition of existing buildings and construction of new service centre including a temporary effluent treatment system.		
3. Date of Application	03/11/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2. 11/03/19	1. 23/03/1999 2. 23/03/19
4. Submitted by	Name: C/o Denis O'Sullivan & Associates, Address: Carrigrohane, Co. Cork.		
5. Applicant	Name: AOC Services Dublin Ltd., Address: Newcastle Road, Co. Dublin.		
6. Decision	O.C.M. No. 0946 Date 06/05/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1263 Date 17/06/1999	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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C/o Denis O'Sullivan & Associates,
Carrigrohane,
Co. Cork.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 1263	Date of Final Grant 17/06/1999
Decision Order Number 0946	Date of Decision 06/05/1999
Register Reference S98A/0744	Date 23/03/99

Applicant AOC Services Dublin Ltd.,

Development Demolition of existing buildings and construction of new service centre including a temporary effluent treatment system.

Location Cornerpark Townland, Newcastle, Co. Dublin.

Floor Area 786.25 Sq Metres

Time extension(s) up to and including

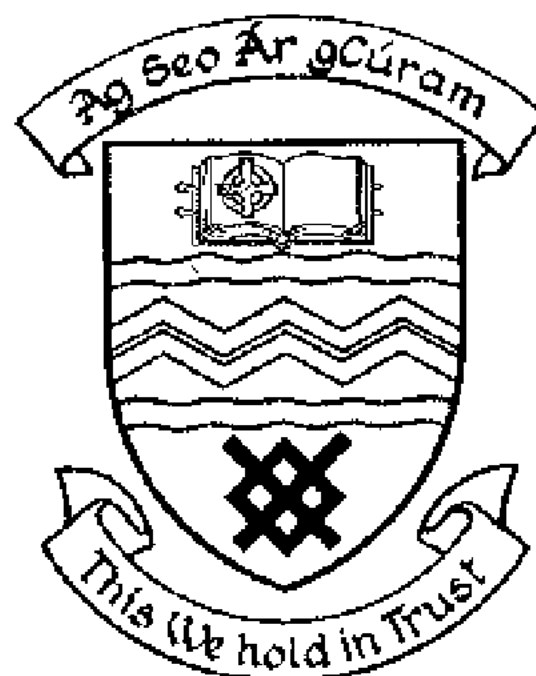
Additional Information Requested/Received /23/03/1999

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application on the 3rd November 1998 as amended by the plans, particulars and specifications received by the Planning Authority on the 19th January 1999 and 23rd March 1999, save as may be required by the other conditions attached hereto.

REASON:

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of South Dublin County Council.

REASON:

In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 4 That the noise level from the proposed development outside any residence, at the boundary of any residential zoned area, any site for which residential development has at least outline approval, any hospital or any school shall:-

- (a) not contain any pure tones;
- (b) not exceed 55dBA (1 hour Laeq) between 8.00 and 22.00 hours Monday to Friday and 9.00 to 17.00 on Saturdays. At all other times the noise shall not exceed 40dBA(15 minutes Leq)

A correction for impulsive character of 5dBA shall be added to the measured or predicted level where appropriate.

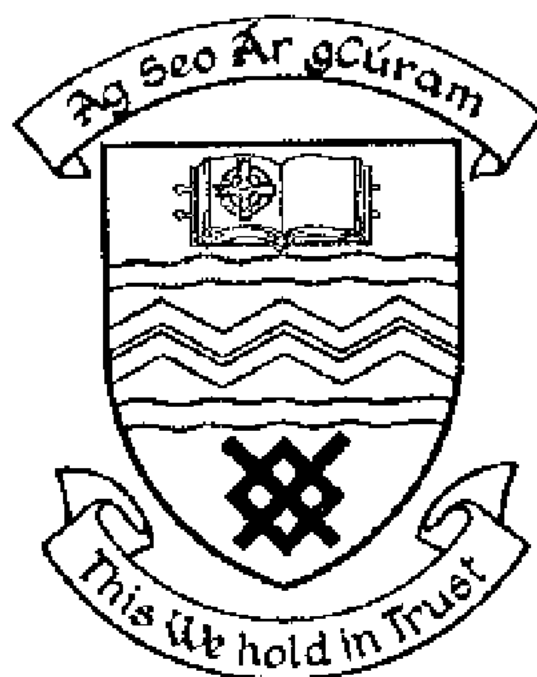
REASON:

In the interests of preserving the amenities of the adjoining properties.

- 5 The developer shall enter into a maintenance agreement with the supplier of the biocycle unit. Details of the agreement which shall include a monitoring clause to be undertaken at least annually with remedial works as required, shall be submitted to and be to the satisfaction of the Planning Authority prior to commencement of development.

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REASON:

In the interest of public health and a proper standard of development.

- 6 The Chief Environmental Health Officer shall be given at least seven days written notice of intention to install the biocycle unit.

REASON:

In the interest of the proper planning and development of the area.

- 7 The area around the biocycle system and associated pipework shall be kerbed or fenced off with suitable materials prior to the first occupation of the proposed building.

REASON:

To prevent damage by vehicular movements and to protect public health.

- 8 The car parking area indicated on the submitted site layout plan shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other uses including any operation associated with the activity which shall be carried out within the building.

REASON:

In the interest of the proper planning and development of the area.

- 9 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.

REASON:

In the interest of amenity.

- 10 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal.

REASON:

In the interest of the proper planning and development of the area.

- 11 Detail of the proposed colours of the external finishes including roof materials shall be submitted for the agreement of the Planning Authority prior to commencement of development.

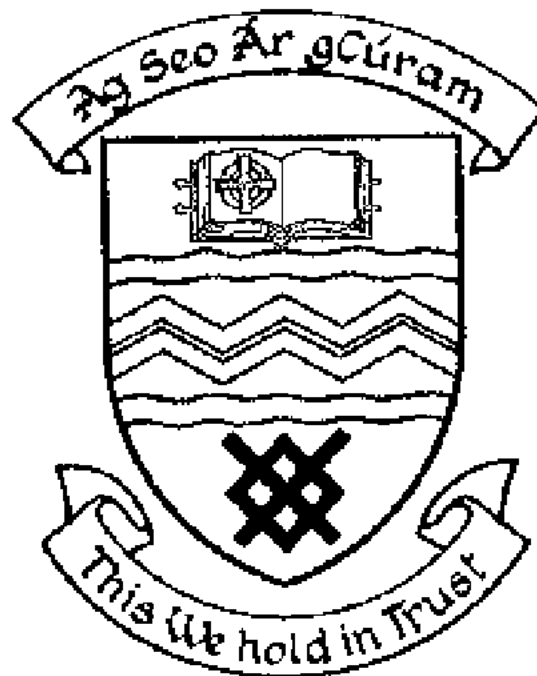
REASON:

In the interests of the visual amenity of the area.

REG. REF. S98A/0744 SOUTH DUBLIN COUNTY COUNCIL
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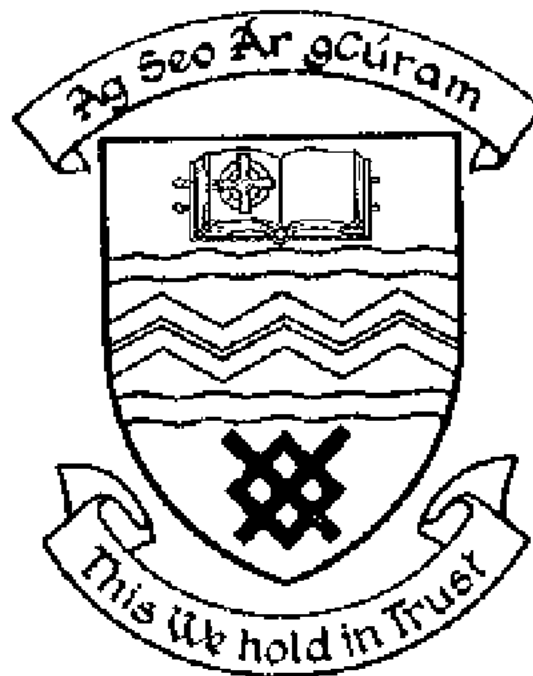
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- 12 No scrap materials or vehicles shall be stored in the curtilage of the proposed building.
REASON:
In the interests of preserving the amenities of property in the vicinity.
- 13 That a financial contribution in the sum of £16,338 (sixteen thousand three hundred and thirty eight pounds) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.
REASON:
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.
- 14 That a financial contribution in the sum of 1,590 (one thousand five hundred and ninety pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON:
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
- 15 In the event of a connection to the public sewer, a further financial contribution in the sum of £1,590 (one thousand five hundred and ninety pounds) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.
REASON:
The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.

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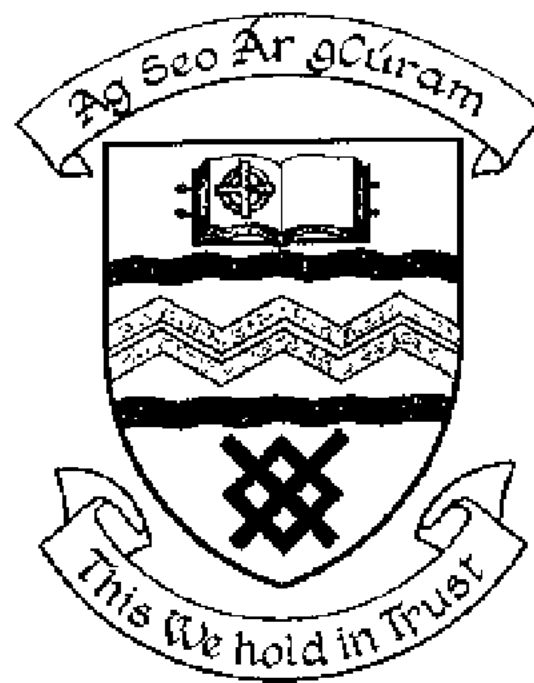
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- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

.....18/06/99
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0946	Date of Decision 06/05/1999
Register Reference S98A/0744	Date: 03/11/1998

Applicant AOC Services Dublin Ltd.,

Development Demolition of existing buildings and construction of new service centre including a temporary effluent treatment system.

Location Cornerpark Townland, Newcastle, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /23/03/1999

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 06/05/1999
for SENIOR ADMINISTRATIVE OFFICER

C/o Denis O'Sullivan & Associates,
Carrigrohane,
Co. Cork.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S98A/0744

Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application on the 3rd November 1998 as amended by the plans, particulars and specifications received by the Planning Authority on the 19th January 1999 and 23rd March 1999, save as may be required by the other conditions attached hereto.

REASON:

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of South Dublin County Council.

REASON:

In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 4 That the noise level from the proposed development outside any residence, at the boundary of any residential zoned area, any site for which residential development has at least outline approval, any hospital or any school shall:-

- (a) not contain any pure tones;
 - (b) not exceed 55dBA (1 hour Laeq) between 8.00 and 22.00 hours Monday to Friday and 9.00 to 17.00 on Saturdays. At all other times the noise shall not exceed 40dBA(15 minutes Leq)
- A correction for impulsive character of 5dBA shall be added to the measured or predicted level where appropriate.

REASON:

In the interests of preserving the amenities of the adjoining properties.

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REG. REF. S98A/0744

- 5 The developer shall enter into a maintenance agreement with the supplier of the biocycle unit. Details of the agreement which shall include a monitoring clause to be undertaken at least annually with remedial works as required, shall be submitted to and be to the satisfaction of the Planning Authority prior to commencement of development.

REASON:

In the interest of public health and a proper standard of development.

- 6 The Chief Environmental Health Officer shall be given at least seven days written notice of intention to install the biocycle unit.

REASON:

In the interest of the proper planning and development of the area.

- 7 The area around the biocycle system and associated pipework shall be kerbed or fenced off with suitable materials prior to the first occupation of the proposed building.

REASON:

To prevent damage by vehicular movements and to protect public health.

- 8 The car parking area indicated on the submitted site layout plan shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other uses including any operation associated with the activity which shall be carried out within the building.

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REASON:

In the interest of the proper planning and development of the area.

- 11 Detail of the proposed colours of the external finishes including roof materials shall be submitted for the agreement of the Planning Authority prior to commencement of development.

REASON:

In the interests of the visual amenity of the area.

- 12 No scrap materials or vehicles shall be stored in the curtilage of the proposed building.

REASON:

In the interests of preserving the amenities of property in the vicinity.

- 13 That a financial contribution in the sum of £16,338 (sixteen thousand three hundred and thirty eight pounds) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 14 That a financial contribution in the sum of 1,590 (one thousand five hundred and ninety pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

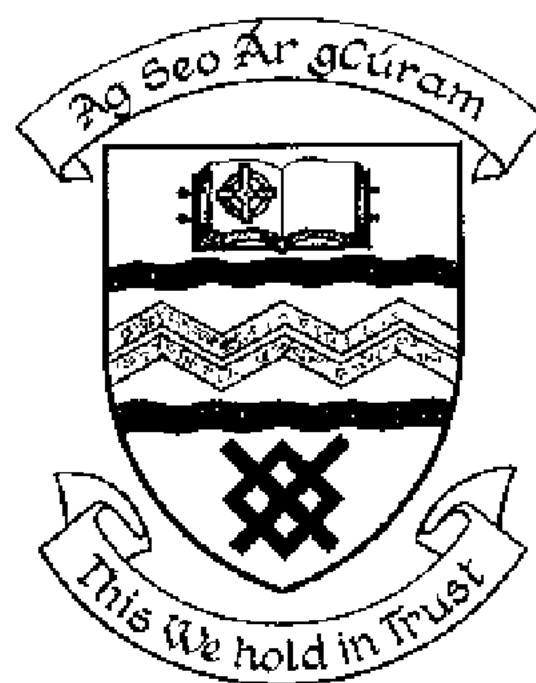
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

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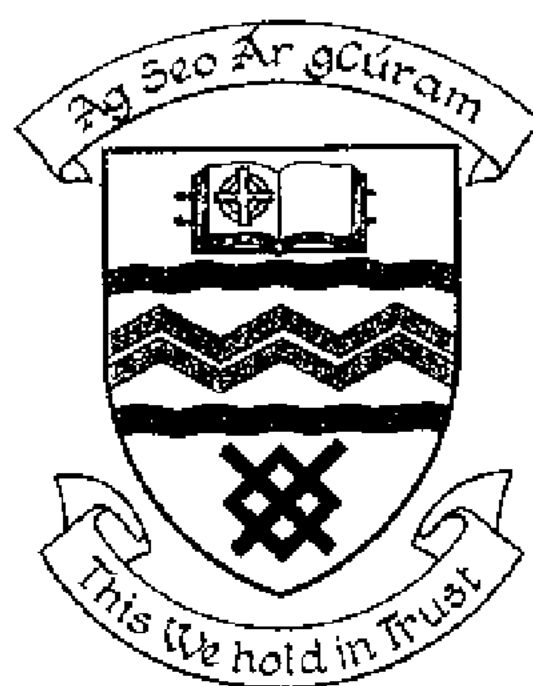
REG. REF. S98A/0744

- 15 In the event of a connection to the public sewer, a further financial contribution in the sum of £1,590 (one thousand five hundred and ninety pounds) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0480	Date of Decision 11/03/1999
Register Reference S98A/0744	Date 3rd November 1998

Applicant AOC Services Dublin Ltd.,
App. Type Permission
Development Demolition of existing buildings and construction of new service centre.

Location Cornerpark Townland, Newcastle, Co. Dublin.

Dear Sir / Madam,

With reference to your planning application, additional information received on 19th January 1999 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 (a) It is noted that a biocycle treatment system is now proposed rather than a septic tank system originally proposed. The applicant is advised that the site suitability assessment which has been submitted is not acceptable for a biocycle system and does not refer to conformity with the Biocycle agreement certificate.
The applicant is requested to submit a site suitability assessment referring to soil characteristics, percolation tests (repeated 2/3 times) and location of treatment unit and sub-surface or surface irrigation which follows the biocycle site assessment report.

C/o Denis O'Sullivan & Associates,
Carrigrohane,
Co. Cork.

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REG REF. S98A/0744

- (b) It is noted that the actual biocycle unit is still to be located in an area which will be traversed by heavy vehicles. The unacceptability of this proposal to the Planning Authority is reiterated. It is also noted that the location of the proposed percolation drains are presently under concrete, or where unpaved, heavily ponded and is currently used for storage of scrap and vehicles. Part of this area is shown as being landscaped on the site plan received on the 19th February 1999. Even if the said area is to be landscaped it can be construed from the details submitted that part of the percolation area would remain in an area which would be traversed by heavy vehicles which, again, is unacceptable to the Planning Authority. The applicant is requested to clarify the above matters and how they accord with the Planning Authority's requirements.
- 2 The applicant's confirmation that there will be no open storage of vehicle parts or scrap material is noted. The applicant is requested to confirm whether the present open storage of vehicle parts and scrap materials on site will cease on construction of the proposed building. The applicant is asked to elaborate on the storage of vehicles which will be ancillary to the site usage.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

JA

.....
for SENIOR ADMINISTRATIVE OFFICER

11/03/1999

**SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2601	Date of Decision 21/12/98
Register Reference S98A/0744	Date 3rd November 1998

Applicant AOC Services Dublin Ltd.,
Development Demolition of existing buildings and construction of new service centre.

Location Cornerpark Townland, Newcastle, Co. Dublin.

App. Type Permission

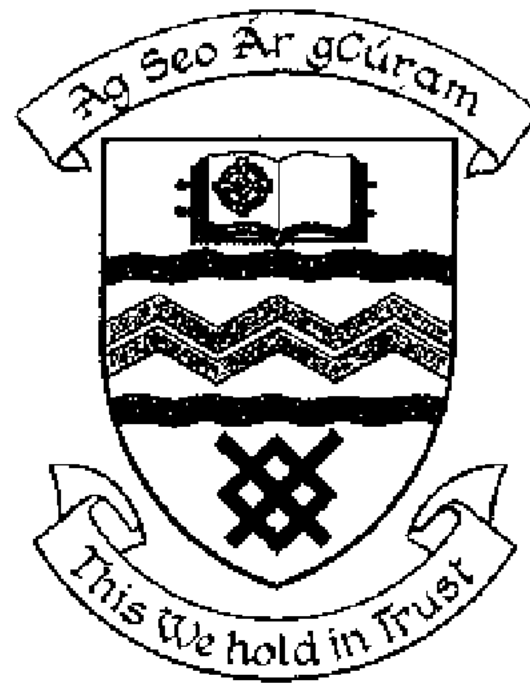
Dear Sir/Madam,

With reference to your planning application, received on 03/11/98 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit details of:
 - (a) The number & type of vehicles presently being serviced in the existing premises and the proposed number to be serviced in the new premises;
 - (b) Existing and proposed numbers of persons employed;
 - (c) Existing and proposed opening hours;
 - (d) Details, if applicable, of any new machinery to be used and the resultant noise levels as measured at the site boundary.

- 2 The applicant to submit:-
 - (a) details of the proposed effluent treatment system to be provided including the size and numbers to be catered for;
 - (b) results of trial hole and percolation tests as carried out in accordance with the requirements of c/o Denis O'Sullivan & Associates,
Carrigrohane,
Co. Cork.

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REG REF. S98A/0744

SR6: 1991 - "Recommendations for Septic Tanks and
Drainage Systems" available from Eolas. The
results to be certified by a qualified person.

The applicant should be advised that the proposed septic
tank and percolation area are to be located in an area which
will be traversed by heavy vehicles and that the possibility
of damage to the tank or piping is unacceptable. The
relocation of the system is strongly recommended. Any
proposal to locate the system on lands other than those
delineated in colour on the site location map submitted in
support of the application must be accompanied by a revised
site location map.

- 3 As the public notices must give the full nature and extent
of the proposed development the applicant to submit revised
public notices which make reference to the provision of the
proposed effluent treatment system.
- 4 The applicant to submit details of open storage of vehicles,
vehicle parts and scrap material (if any) and the proposed
screening of such areas from the public road. Such details
should be supported by a revised site plan with the said
areas shown thereon.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

21/12/98