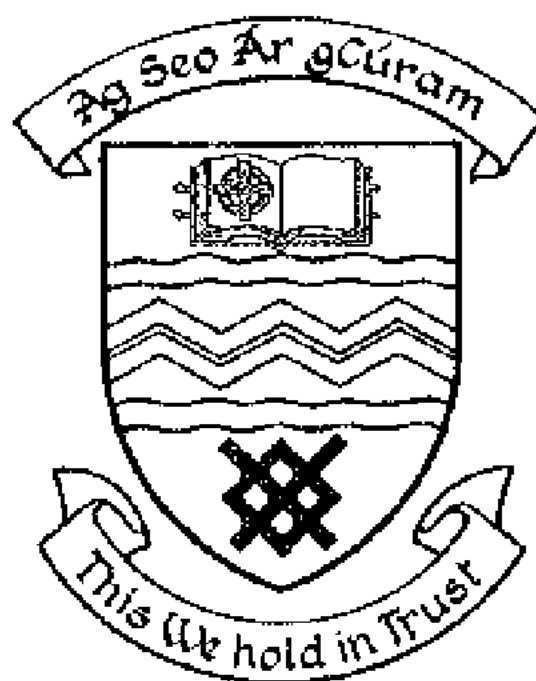


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0565	
1. Location	Crosslands Self-Serve, Ninth Lock Road, Clondalkin, Dublin 22.		
2. Development	Alterations to existing filling station incorporating demolition of existing convenience store building and construction of a new convenience store building of 161sq.m, extension to existing canopy, new corporate signs and insignia and any ancillary contingent works.		
3. Date of Application	13/08/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Niall Montgomery and Partners, Address: Architects, 27 Merrion Square North, Dublin 2.		
5. Applicant	Name: Irish Shell Limited, Address: Shell House, Beech Hill, Clonskeagh, Dublin 4.		
6. Decision	O.C.M. No. 2060  Date 09/10/98	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
7. Grant	O.C.M. No. 2324  Date 18/11/98	Effect AG GRANT PERMISSION & REFUSE 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

Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9000  
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**PLANNING  
DEPARTMENT**

P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9000  
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**NOTIFICATION OF GRANT PERMISSION & REFUSAL PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Final Grant Order Number	2324	Date of Final Grant	18/11/98
Decision Order Number	2060	Date of Decision	09/10/98
Register Reference	S98A/0565	Date	13th August, 1998

**Applicant  
Development**

Irish Shell Limited  
Alterations to existing filling station incorporating demolition of existing convenience store building and construction of a new convenience store building of 161 sq. m., extension to existing canopy, new corporate signs and insignia and any ancillary works.

**Location**

Crosslands Self-Serve, Ninth Lock Road, Clondalkin, Dublin 22.

**Floor Area**

Sq. Metres

**Time Extension (s) up to and including**

**Additional Information Requested/Received**

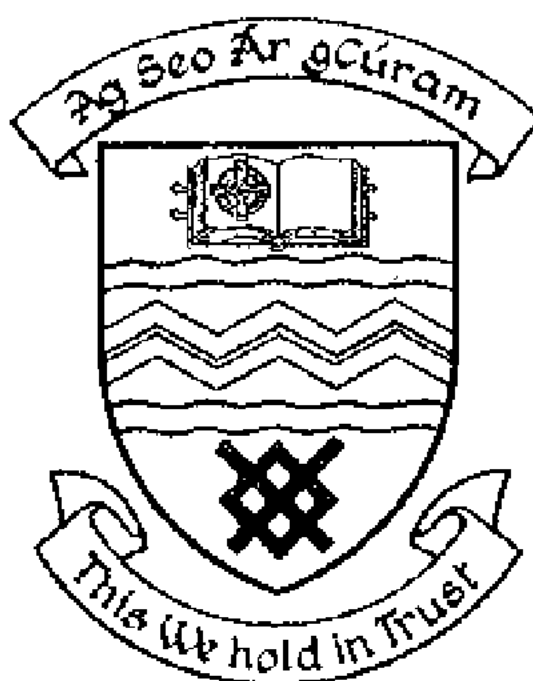
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A Permission has been **granted** for the alterations to existing filling station including extension to existing canopy and signage subject to the following (6) conditions :

- (1) The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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.

Niall Montgomery and Partners,  
Architects,  
27 Merrion Square North,  
Dublin 2.

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- (2) That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of health.
- (3) That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- (4) Before development commences a landscape plan to provide for screening of the adjoining property to the rear of the site and replacement of any existing trees to be removed to facilitate the proposed development shall be submitted for the written agreement of the Planning Authority.  
REASON:  
In the interest of visual amenity.
- (5) The existing front boundary wall to be set back to facilitate the provision of a cycleway. Details to be agreed in writing with the Planning Authority prior to development commencing.  
REASON:  
In the interest of the proper planning and development of the area.
- (6) That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No. 7 of Register Reference S95A/0027, arrangements to be made prior to commencement of development.  
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 these services.

A Permission was **refused** for demolition of the existing convenience store building and the construction of the new convenience store building, and the monolith sign on the front of the site subject to the following (2) reasons:

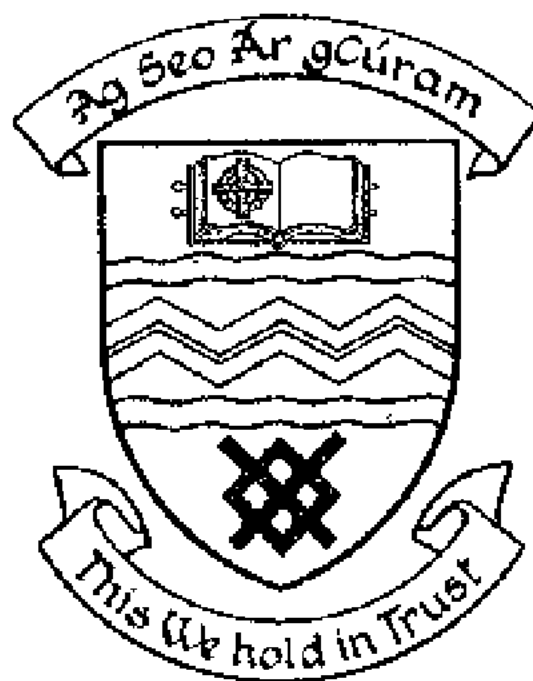
- (1) The size of the retail sales element of the new storey is in excess of the maximum permissible under the provision of the Dublin County Development Plan 1993, the proposal would therefore be contrary to the proper planning and development of the area.

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REG. REF. S98A/0565



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- (2) The monolith sign by virtue of its dimensions and design would be visually obtrusive and out of character with the historic character of Clondalkin Village. The sign does not comply with the Councils objectives of upgrading the visual amenity of Ninth Lock Road at the approach to Clondalkin Village.
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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

  
19 November, 1998  
for Senior Administrative Officer