		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)
	Location	Nangor Lea, Nangor Road, Ballybane, Clondalkin, Dublin 22.
2	Development	A new petrol service station including the construction of a new retail building, canopy, pumps, islands, jetwash, underground storage tanks and ancillary works.
	Date of Application	15/09/97 (a) Requested (b) Received
	Type of Application	Permission 1. 2.
	Submitted by	Name: Kavanagh Ryan & Associates, Address: Unit 68, Western Parkway Business Park,
5	Applicant	Name: Jeunesse Limited, Address: Nangor Lea, Nangor Road, Ballybane, Clondalkin, Dublin 22.
2 6	Décision	O.C.M. No. 2126 AP GRANT PERMISSION Date
7 	Grant	O.C.M. NO. AP GRANT PERMISSION Date
8	Appeal Lodged	
9.	Appeal Decision	
10.	Material Contra	vention
	Enforcement	Compensation 0
12.	Revocation or A	
13.	E.I.S. Requeste	d E.I.S. Received E.I.S. Appeal
14	Registrar	Date Receipt No.



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

Telephone: 01-414 9000 Fax: 01-414 9104

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

Decision Order Number 2219	Date of Decision 03/11/98
Register Reference S97A/0597	Date 15th September 1997

Applicant Jeunesse Limited,

Bosca 4122,

Lår an Bhaile, Tamhlacht,

Baile Átha Cliath 24.

Telefon: 01-414 9000

Facs: 01-414 9104

Development A new petrol service station including the construction of a new retail building, canopy, pumps, islands, jetwash, underground storage tanks and ancillary works.

Location Nangor Lea, Nangor Road, Ballybane, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including 04/11/98

Additional Information Requested/Received

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 (8) on the attached Numbered Pages. Signed on behalf of the South Dublin County Council.

for SENIOR ADMINISTRATIVE OFFICER

Kavanagh Ryan & Associates, Unit 68, Western Parkway Business Park, Ballymount Road, Dublin 12.



PLANNING DEPARTMENT P.O. Box 4122,

Town Centre, Tallaght, Dublin 24.

Telephone: 01-414 9000 Fax: 01-414 9104

REG REF. S97A/0597

Lár an Bhaile, Tamhlacht,

Baile Átha Cliath 24.

Telefon: 01-414 9000

Facs: 01-414 9104

Bosca 4122,

Conditions and Reasons

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.

2 That no development takes place until the following have been agreed with the Councils Environmental Services

Department:-

- (a) Details to be submitted to show that the discharge from the jet wash units complies with the provisions of the Water Pollution Acts;
- (b) Soakways to be designed and constructed in accordance with B.S. 6297 and certification of compliance by a competant Engineer submitted to the Council;
- (c) All drainage details, pipe sizes gradients, design of Biofiltration units and percolation areas in respect of foul and surface water drainage to be agreed and construction certified by a competant engineer;
- (d) Written evidence to be submitted of permission to discharge to all sewers.

REASON:

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

3 That all details of water supply be agreed with the Councils Environmental Services Department before any work is commenced on site. REASON:

Page 2 of 4

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

Telephone: 01-414 9000 Fax: 01-414 9104

REG. REF. S97A/0597

Lár an Bhaile, Tamhlacht,

Baile Átha Cliath 24.

Telefon: 01-414 9000

Facs: 01-414 9104

Bosca 4122,

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

4 That all the provisions referred to in the applicants letter of 19 October 1998 be strictly adhered to in the permission including the following:-

- The proposed Kerbing in the area of the existing trees is to be moved as indicated in the attached drawing;
- b) Protective fencing is to be erected around the existing trees to be retained for the duration of the construction works;
- c) All underground services are to avoid the area of
 - the retained existing trees;
- d) A tree surgeons report on the trees to be retained is to be prepared and submitted before the commencement of works on the site;
- e) The existing ground level around the retained existing trees is to be maintained.

REASON:

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

5 That the retail sales area of the shop be reduced to not greater than 80sq.m. REASON: In order to comply with the provisions of the Development Plan and in the interest of the proper planning and development of the area.

6 That a financial contribution in the sum of £2,220 (two thousand two hundred and twenty 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

Page 3 of 4



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

Telephone: 01-414 9000 Fax: 01-414 9104

REG REF. S97A/0597

Lár an Bhaile, Tamhlacht,

Baile Átha Cliath 24.

Telefon: 01-414 9000

Facs: 01-414 9104

Bosca 4122,

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.

7 That prior to the commencement of the development the applicant shall pay a financial contribution of £5,180 (five thousand one hundred and eighty pounds) towards the cost of the Outer Ring Road construction works. REASON: These works will directly facilitate the development and it is considered reasonable that the developer should

contribute towards the cost.

That prior to the commencement of the development, the applicant shall pay a special financial contribution of £5,180 (five thousand one hundred and eighty pounds) towards the cost of extending the Nangor Road Improvement works from the end of the Councils current contract to the western boundary of his site.

REASON:

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These works will directly facilitate the development and it is considered reasonable that the developer should contribute towards the cost.

Page 4 of 4



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

Telephone: 01-414 9000 Fax: 01-414 9104

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

Decision Orde	er Number 2107	Date of Decision 15/10/98
Register Refe	erence S97A/0597	Date 15th September 1997
App. Type Development	of a new retail bui	e station including the construction lding, canopy, pumps, islands, jetwash, tanks and ancillary works.
ocation	Nangor Lea, Nangor	Road, Ballybane, Clondalkin, Dublin 22.

Bosca 4122, Lár an Bhaile, Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9000 Facs: 01-414 9104

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 21/10/98

Yours faithfully

for SENIOR ADMINISTRATIVE OFFICER



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

Telephone: 01-414 9000 Fax: 01-414 9104

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

Decision Ord	er Number 1927	Date of Decision 24/09/98	
Register Ref	егепсе S97A/0597	Date 15th September 1997	
Applicant App. Type	Jeunesse Limited, Permission		
Development	A new petrol service of a new retail bui	e station including the construction lding, canopy, pumps, islands, jetwash, tanks and ancillary works.	
Location	Nangor Lea. Nangor	Road, Ballybane, Clondalkin, Dublin 22.	

Bosca 4122,

Lár an Bhaile, Tamhlacht,

Baile Átha Cliath 24.

Telefon: 01-414 9000

Facs: 01-414 9104

Nangor Lea, Nangor Koad, Barrybane, crondarkru, bubrru kk.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 07/10/98

Yours faithfully

for senior administrative officer



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

Telephone: 01-414 9000 Fax: 01-414 9104

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

Register Reference S97A/0597		Date 15th September 1997
Applicant	Jeunesse Limited,	
Арр. Туре	Permission	
Development	A new petrol servio	ce station including the construction
neverofmenc		ilding, canopy, pumps, islands, jetwash,

Bosca 4122, Lár an Bhaile, Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9000 Facs: 01-414 9104

نے لیا ہوت کے لیے

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 25/09/98

Yours faithfully

ł4 24/09/98 for SENIOR ADMINISTRATIVE OFFICER

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

Telephone: 01-414 9000 Fax: 01-414 9104

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

Decision Ord	er Number 1887	Date of Decision 18/09/98
Register Ref	erence \$97A/0597	Date 15th September 1997
Applicant App. Type Development	of a new retail buildi	tation including the construction ng, canopy, pumps, islands, jetwash, unks and ancillary works.
Location	Nangor Lea, Nangor Roa	d, Ballybane, Clondalkin, Dublin 22.

Bosca 4122, Lár an Bhaile, Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9000 Facs: 01-414 9104

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 23/09/98

> Yours faithfully M 18/09/98 for SENIOR ADMINISTRATIVE OFFICER

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

Telephone: 01-414 9000 Fax: 01-414 9104

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

Decision Orde	r Number 1814	Date of Decision 10/09/98
Register Refe	erence S97A/0597	Date 15th September 1997
pplicant	Jeunesse Limited, Permission	
pp. Type		e station including the construction
evelopment	of a new retail bui	lding, canopy, pumps, islands, jetwash, tanks and ancillary works.

Location

Bosca 4122,

Lár an Bhaile, Tamhlacht,

Baile Átha Cliath 24.

Telefon: 01-414 9000

Facs: 01-414 9104

Nangor Lea, Nangor Road, Ballybane, Clondalkin, Dublin 22.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 21/09/98

> Yours faithfully /// 10/09/98 for SENIOR ADMINISTRATIVE OFFICER



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

Telephone: 01-414 9000 Fax: 01-414 9104

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

Decision Orde	r Number 1619	Date of Decision 14/08/98
Register Refe	erence \$97A/0597	Date 15th September 1997
Applicant App. Type Development	of a new retail buil	station including the construction ding, canopy, pumps, islands, jetwash, tanks and ancillary works.
Location	Nangor Lea, Nangor R	oad, Ballybane, Clondalkin, Dublin 22.

Dear Sir / Madam,

Bosca 4122,

Lár an Bhaile, Tamhlacht,

Baile Átha Cliath 24.

Telefon: 01-414 9000

Facs: 01-414 9104

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 15/09/98

Yours faithfully

17/08/98 for senior administrative officer

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Bosca 4122, Lár an Bhaile, Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9000 Facs: 01-414 9104 20 Seo Ar ochram

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

Telephone: 01-414 9000 Fax: 01-414 9104

22/05/98.

	LOCAL GOVERNMENT (PLANNING ANI	D DEVELOPMENT) ACTS, 1963 TO 1993
Decision	Order Number 0990	Date of Decision 21/05/98
Register	Reference S97A/0597	Date 15th September 1997
Applicant App. Type Development	of a new retail building	tation including the construction ng, canopy, pumps, islands, jetwash, nks and ancillary works.
Location	Nangor Lea, Nangor Road	d, Ballybane, Clondalkin, Dublin 22.

Door Circ / Madam

Dear Sir / Madall,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 22/07/98

Yours faithfully

for SENIOR ADMINISTRATIVE OFFICER



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

Telephone: 01-414 9000 Fax: 01-414 9104

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

Decision Orde	er Number 0455	Date of Decision 13/03/98
Register Reference S97A/0597		Date 15th September 1997
Applicant App. Type Development	of a new retail building	tation including the construction ng, canopy, pumps, islands, jetwash, nks and ancillary works.
Location	Nangor Lea, Nangor Road	d, Ballybane, Clondalkin, Dublin 22.

Bosca 4122,

Lár an Bhaile, Tamhlacht,

Baile Átha Cliath 24.

Telefon: 01-414 9000

Facs: 01-414 9104

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 29/05/98

Yours faithfully

13/03/98 for SENIOR ADMINISTRATIVE OFFICER



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

Telephone: 01-414 9000 Fax: 01-414 9104

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

Decision Order Number 0386		Date of Decision 02/03/98
Register Refe	erence S97A/0597	Date 15th September 1997
Applicant App. Type Development	of a new retail build	station including the construction ing, canopy, pumps, islands, jetwash, anks and ancillary works.
Location	Nangor Lea, Nangor Ro	ad, Ballybane, Clondalkin, Dublin 22.

Bosca 4122, Lár an Bhaile, Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9000 Facs: 01-414 9104

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 20/03/98

Yours faithfully 03/03/98 for senior auministrative officer

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

Telephone: 01-414 9000 Fax: 01-414 9104

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

Decision Order Number 0286	Date of Decision 16/02/98
Register Reference S97A/0597	Date 15th September 1997
plicant Jeunesse Limited,	

App. Type Permission

Development A new petrol service station including the construction of a new retail building, canopy, pumps, islands, jetwash, underground storage tanks and ancillary works.

Location Nangor Lea, Nangor Road, Ballybane, Clondalkin, Dublin 22.

Dear Sir / Madam,

Bosca 4122,

Lár an Bhaile, Tamhlacht,

Baile Átha Cliath 24.

Telefon: 01-414 9000

Facs: 01-414 9104

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 17/03/98

Yours faithfully 16/02/98 for senior administrative officer

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

Telephone: 01-414 9000 Fax: 01-414 9104

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

Decision Orde	er Number 0154	Date of Decision 26/01/98
Register Refe	erence S97A/0597	Date 15th September 1997
Applicant App. Type	Jeunesse Limited, Permission	
evelopment)	A new petrol servic of a new retail bui	e station including the construction Lding, canopy, pumps, islands, jetwash tanks and ancillary works.

Nangor Lea, Nangor Road, Ballybane, Clondalkin, Dublin 22. Location

Bosca 4122, Lár an Bhaile, Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9000 Facs: 01-414 9104

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 17/02/98

Yours faithfully for senior AUMINISTRATIVE OFFICER

27/01/98

- 94

2845405

JEUNESSE LIMITED

Tel: 4571945 / Fax: 2845405

26th January 1998

Ann O'Gorman Planning Department South Dublin County Council P.O. Box 4122 Town Ceatre Tallaght Dublin 24

Re: Planning Application - Your Ref. S97A / 0597

Dear Ms. O'Gorman,

I refer to the above and our conversation today and, as agreed, I am requesting an extension of time for a period of two weeks up to and including the 17/2/*98.

I further understand that a meeting will be set up for next week for us to attend at your offices to discuss our application.

Yours sincerely,

James Fleming

Registered Office : Nangor Les, Nangor Road Ballybanc., Cloudalkin, Dublin 22 Directors : James Fleming, John Mooney B.Sc. Mgnt, M.A., F.C.A. Registered in Ireland Number: 263442



PLANNING DEPARTMENT P.O. Box 4122,

Town Centre, Tallaght, Dublin 24.

Telephone: 01-462 0000 Fax: 01-462 0104

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

	r Number 4034	Date of Decision 12/11/97
Register Refe	ence S97A/0597	Date 15th September 1997
Applicant App. Type	Jeunesse Limited, Permission	
Development	A new petrol service of a new retail but	e station including the construction ilding, canopy, pumps, islands, jetwash, a tanks and ancillary works.

Location Nangor Lea, Nangor Road, Ballybane, Clondalkin, Dublin 22.

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Bosca 4122, Lár an Bhaile, Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-462 0000 Facs: 01-462 0104

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 13/01/98

Yours faithfully 12/11/97 for SENIOR ADMINISTRATIVE OFFICER

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

Telephone: 01-414 9000 Fax: 01-414 9104

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

Decision Order Number 0043	Date of Decision 12/01/98
Register Reference S97A/0597	Date 15th September 1997

ApplicantJeunesse Limited,App. TypePermissionDevelopmentA new petrol service station including the constructionof a new retail building, canopy, pumps, islands, jetwash,
underground storage tanks and ancillary works.

Location Nangor Lea, Nangor Road, Ballybane, Clondalkin, Dublin 22.

Bosca 4122,

Lár an Bhaile, Tamhlacht,

Baile Átha Cliath 24.

Face: 01-414 9104

Telefon: 01-414 9000

REG REF. S97A/0597

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 27/01/98

Yours faithfully 13/01/98 for SENIOR ADMINISTRATIVE OFFICER

Kavanagh Ryan & Associates, Unit 68, Western Parkway Business Park, Ballymount Road, Dublin 12.

Page 2 of 1

		(P	h Dublin County Local Governme lanning & Develo Acts 1963 to 1 nning Register (nt omént 993		Flan Register S97A/0597	NO:
<u> </u>	Location	Nangor Lea	, Nangor Road, B	aliyb	ane, Clonda	lkin, Dublin 22.	
2	Development	of a new r	ol service stati etail building, d storage tanks	anop	y, pumps, i	slands, jetwash,	
	Date of Application	15/09/97			E & A A EXECUTIVE A M K 0 KE SE	her Particulars sted (b) Received	
3a.	Type of Application	Permission			1. 2	1. 2.	
4	Submitted by	Name: Address:	Kavanagh Ryan & Unit 68, Wester	W., 🔊	್ಯಾಸ್ಟ್ ಬಿಕ್ಕಾ ವಿವರ್ಷ ಮೊದಲ್ಲಿ ಎಸ್. ಎಸ್. ಮೊದಲ್ಲಿ ಎಸ್. ಮೊದಲ್ಲಿ	ss Park	
5.	Applicant	Name: Address:	Jeunesse Limite Nangor Lea, Nan Dublin 22.		oad, Ballyb	ane, Clondalkin,	
6	Decision	0.C.M. No. Date	2219 03/11/98	Ef: AP	fect Grant	PERMISSION	
7.	Grant	O.C.M. No. Date	2556 16/12/98	Ef Ap	fect GRANT	PERMISSION	
	Appeal Lodged						
9	Appeal Decision						
10.	Material Contra	vention					
11.	Enforcement	Con	pensation		Purchase	Notice	
12.	Revocation or A	nendment					2 2 2 2 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3
19'.	E.I.S. Requeste		E.I.S. Received		E.1.S. A	ppeal	
14.	Régistrar	ไ ได้พลร์≃ โดรเพื่มได้เรติ	Date		Receipt	NO .	



PLANNING DEPARTMENT

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

Telephone: 01-414 9000 Fax: 01-414 9104

Kavanagh Ryan & Associates, Unit 68, Western Parkway Business Park, Ballymount Road, Dublin 12.

31

Bosca 4122

Lár an Bhaile, Tamhlacht

Baile Átha Cliath 24

Telefon: 01-414 9000

Facs: 01-414 9104

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2556	Date of Final Grant 16/12/98
Decision Order Number 2219	Date of Decision 03/11/98

1	Register Referen	ICE S97A/0597	Date 15th September 1997				
Aj	pplicant	Jeunesse Limited,		<u></u>		0 7 00 97 001 F P	<u>., 6 "v</u> . 1949-1943
De	evelopment	A new petrol service sta of a new retail building underground storage tan	g, canop	y, p	mps, island:		
L	ocation	Nangor Lea, Nangor Road	, Ballyk	oane,	Clondalkin,	Dublin	22.
		163.000 Sq Met up to and including	tres 04/11/9	98			

A Permission has been granted for the development described above,

subject to the following (8) Conditions.

Additional Information Requested/Received

REG REF. 897A/0597 SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING DEPARTMENT

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

Telephone: 01-414 9000 Fax: 01-414 9104

Telefon: 01-414 9000 Facs: 01-414 9104

Baile Átha Cliath 24

Lár an Bhaile, Tamhlacht

Bosca 4122

Conditions and Reasons

- 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.
- 2 That no development takes place until the following have been agreed with the Councils Environmental Services Department:-
 - (a) Details to be submitted to show that the discharge from the jet wash units complies with the provisions of the Water Pollution Acts;
 - (b) Soakways to be designed and constructed in

accordance with B.S. 6297 and certification of compliance by a competant Engineer submitted to the Council;

- (c) All drainage details, pipe sizes gradients, design of Biofiltration units and percolation areas in respect of foul and surface water drainage to be agreed and construction certified by a competant engineer;
- (d) Written evidence to be submitted of permission to discharge to all sewers.

REASON:

4

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

3 That all details of water supply be agreed with the Councils Environmental Services Department before any work is commenced on site. REASON: The interest of the proper planning and development of the area.

That all the provisions referred to in the applicants letter of 19 October 1998 be strictly adhered to in the permission including the following:-

REG. REF. S97A/0597 SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING DEPARTMENT

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

Telephone: 01-414 9000 Fax: 01-414 9104

a)	The proposed Kerbing in the area of the existing
	trees is to be moved as indicated in the attached
	drawing;
b)	Protective fencing is to be erected around the
	existing trees to be retained for the duration of
	the construction works;
C)	All underground services are to avoid the area of
-	the retained existing trees;
d)	A tree surgeons report on the trees to be retained
	is to be prepared and submitted before the
	commencement of works on the site;
e)	The existing ground level around the retained
-,	existing trees is to be maintained.
REASON	
In the	interest of the proper planning and development of
the ar	

Bosca 4122 Lár an Bhaile, Tamhlacht Baile Átha Cliath 24

Telefon: 01-414 9000 Facs: 01-414 9104

5 That the retail sales area of the shop be reduced to not

greater than 80sq.m. REASON: In order to comply with the provisions of the Development Plan and in the interest of the proper planning and development of the area.

That a financial contribution in the sum of £2,220 (two thousand two hundred and twenty 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.

7 That prior to the commencement of the development the applicant shall pay a financial contribution of £5,180 (five thousand one hundred and eighty pounds) towards the cost of the Outer Ring Road construction works. REASON:

0.625

These works will directly facilitate the development and it

REG REF. 597A/0597 SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING DEPARTMENT

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

Telephone: 01-414 9000 Fax: 01-414 9104

Telefon: 01-414 9000 Facs: 01-414 9104

Lár an Bhaile, Tamhlacht

Baile Átha Cliath 24

is considered reasonable that the developer should contribute towards the cost.

8

Bosca 4122

That prior to the commencement of the development, the applicant shall pay a special financial contribution of £5,180 (five thousand one hundred and eighty pounds) towards the cost of extending the Nangor Road Improvement works from the end of the Councils current contract to the western boundary of his site. REASON: These works will directly facilitate the development and it is considered reasonable that the developer should contribute towards the cost.

- (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.

H:December 1998 for SENIOR ADMINISTRATIVE OFFICER



PLANNING DEPARTMENT P.O. Box 4122,

Town Centre, Tallaght, Dublin 24.

Telephone: 01-414 9000 Fax: 01-414 9104

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

Decision Orde	r Number 2027	Date of Decision 07/10/98
Register Refe	rence \$97A/0597	Date 15th September 1997
Applicant App. Type Development	of a new retail bu	ce station including the construction ilding, canopy, pumps, islands, jetwash, e tanks and ancillary works.

Nangor Lea, Nangor Road, Ballybane, Clondalkin, Dublin 22.

Bosca 4122, Lár an Bhaile, Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9000 Facs: 01-414 9104

Location

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 16/10/98

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Yours faithfully

for SENIOR ADMINISTRATIVE OFFICER

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