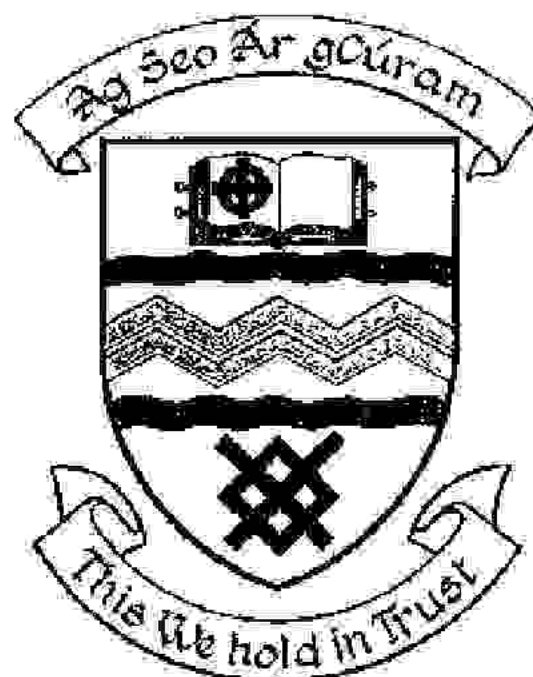


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0532	
1. Location	Longmile Road, Dublin 12.		
2. Development	A change of use from warehouse to Motor Service Retail Outlet, new reception and offices, elevation alterations and new signage and boundary treatment.		
3. Date of Application	20/08/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Seamus Ruddy, Address: Architect, 9 Brighton Avenue, Rathgar,		
5. Applicant	Name: Motokov (Ireland) Limited, Address: Longmile Road, Dublin 12.		
6. Decision	O.C.M. No. 2065  Date 17/10/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4172  Date 28/11/97	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



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

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Seamus Ruddy,  
Architect,  
9 Brighton Avenue,  
Rathgar,  
Dublin 6.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 4172	Date of Final Grant 28/11/97
Decision Order Number 2065	Date of Decision 17/10/97
Register Reference S97A/0532	Date 20th August 1997

**Applicant** Motokov (Ireland) Limited,

**Development** A change of use from warehouse to Motor Service Retail Outlet, new reception and offices, elevation alterations and new signage and boundary treatment.

**Location** Longmile Road, Dublin 12.

**Floor Area** 606.000 Sq Metres

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

**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (10) Conditions.

# SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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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, 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 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 South Dublin County Council and in this regard
  - . applicant to submit full details of existing and proposed foul and surface water drainage system to include details of pipe sizes, gradients, cover and invert levels up to and including connection to public sewer.
  - . applicant to accurately locate, plot and submit details of the existing 450 diameter sewer which crosses the south east corner of the site.
  - . applicant to ensure full and complete separation of foul and surface water system.
  - . no building to be within a distance of 5m from public sewers or watermains.
  - . truck marshalling/parking areas and oil change areas to be drained via petrol/oil/diesel interceptor. Interceptor to be designed to British standard 8301 and certification to that effect to be submitted to the Planning Authority.
  - . In respect of water supply existing 100mm pvc foremain to be diverted to accommodate proposed development and applicant to submit watermain layout.
  - . applicant to consult with Mr. D. Callaghan of Water Division of Dublin Corporation regarding construction of new boundary wall within the sterile area of the 12 inch AC watermain along the Longmile Road.

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**REASON:**

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

- 4 That no industrial effluent be permitted without prior approval from Planning Authority.

**REASON:**

In the interest of health.

- 5 That the car parking area indicated on the submitted plans 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.

**REASON:**

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

- 6 That a landscaped margin planted with intermittent trees shall be provided between the proposed boundary wall and car parking area. Details to be submitted for written agreement with the Planning Authority and works to be completed prior to occupancy of units.

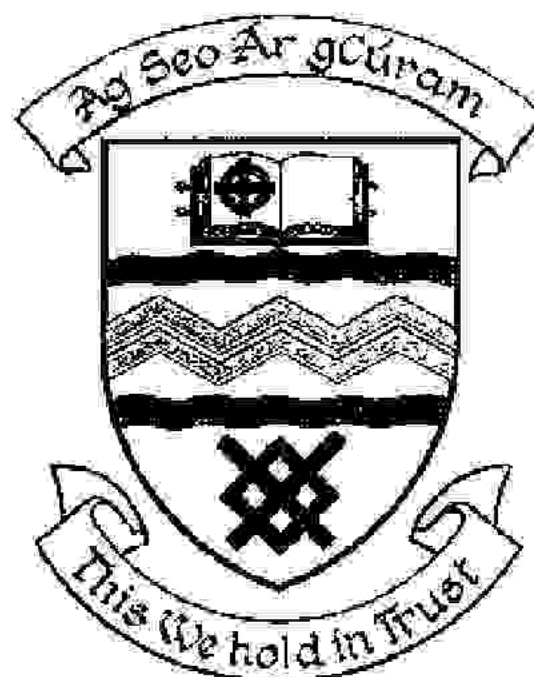
**REASON:**

In the interest of visual amenity.

- 7 In respect of the proposed signage the following shall apply:

- (a) Signage shall be restricted to that which is included in the submitted drawings.
- (b) The 'motokov' and 'motofit' sign shall be lowered to below the eaves level as opposed to parapet level.
- (c) Illumination of 'motofit' and 'motokov' signs shall be restricted to backlighting of individually mounted letters.
- (d) The signage for 'testing oil' and all such signs shall consist of individually mounted or painted letters and shall have a nonshiny surface. Letters shall not be illuminated and shall be restricted to an overall height not exceeding 300mm. All of these signs to be consistent in colour.
- (e) The Planning Authority shall reserve the right to prohibit illumination where it is considered to unduly distract road users and cause a traffic

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hazard.

**REASON:**

In the interest of visual amenity.

- 8 All external finishes of proposed extension to harmonise with existing premises.

**REASON:**

In the interest of visual amenity.

- 9 The boundary wall shall be externally faced with a maintenance free material and railings if painted to be dark or muted in colour. All materials of boundary treatment shall be harmonious with existing premises.

**REASON:**

In the interest of visual amenity and orderly development.

- 10 That a financial contribution in the sum of #861 (eight hundred and sixty one 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:**

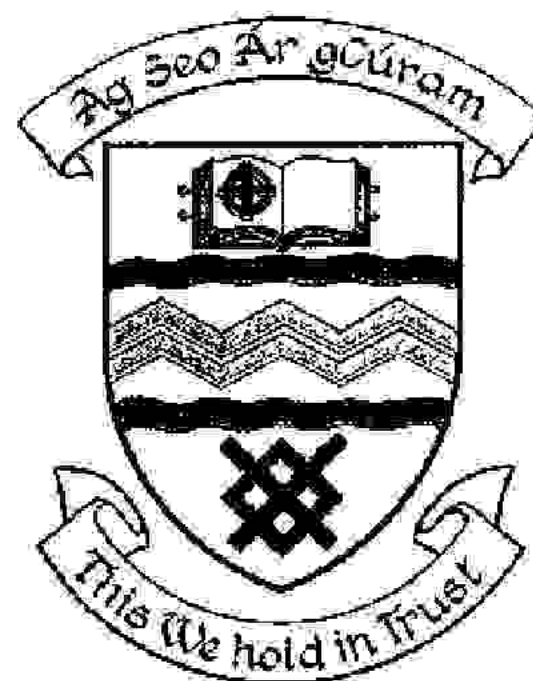
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- (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.

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Signed on behalf of South Dublin County Council.

  
..... 1 December 1997  
for SENIOR ADMINISTRATIVE OFFICER