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|-----------------------------|--|--|-------------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S97A/0398 | |
| 1. Location | Fortunestown Road, Jobstown, Dublin 24. | | |
| 2. Development | Service Station signage and for variations to elevations for which permission has been granted | | |
| 3. Date of Application | 19/06/97 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 19/09/97 2. | 1. 13/02/98 2. |
| 4. Submitted by | Name: Lyons Associates Address: 36 Leeson Park Dublin 6 | | |
| 5. Applicant | Name: Gay Carter Ltd Address: 136 Emmet Road, Inchicore | | |
| 6. Decision | O.C.M. No. 0645 Date 06/04/98 | Effect RP REFUSE PERMISSION | |
| 7. Grant | O.C.M. No. Date | Effect RP REFUSE PERMISSION | |
| 8. Appeal Lodged | | | |
| 9. Appeal Decision | | | |
| 10. Material Contravention | | | |
| 11. Enforcement | Compensation | Purchase Notice | |
| 0 | 0 | 0 | |
| 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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Lár an Bhaile, Tamhlacht,
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**PLANNING
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

| | |
|------------------------------|---------------------------|
| Decision Order Number 0645 | Date of Decision 06/04/98 |
| Register Reference S97A/0398 | Date 19th June 1997 |

Applicant Gay Carter Ltd

Development Service station signage and for variations to
elevations for which permission has been granted

Location Fortunestown Road, Jobstown, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/09/97 /13/02/98

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 **REFUSE PERMISSION** in respect of the above proposal.

for the (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

A.O.F...... 07/04/98
for SENIOR ADMINISTRATIVE OFFICER

Lyons Associates
36 Leeson Park
Dublin 6

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Reasons

- 1 The overall design of the facility, both existing and proposed, represents a considerable disimprovement on that for which permission was granted ref. S95A/0264 and, as such, would be seriously detrimental to the visual amenities of the area.
- 2 The proposal to leave part of the rear boundary wall of this site unplastered and uncapped would be seriously injurious to the visual amenities of the area.
- 3 The proposed development would result in a reduction of the potential range of retail facilities available to local residents by providing for the duplication of one type of retail outlet and, as such, would be contrary to the proper planning and development of the area.
- 4 It is an objective of the Planning Authority as set out in the 1993 Dublin County Development Plan (Appendix A) to limit the total area devoted to retail sales within petrol stations and that the retail area shall be in scale with the size of the filling station. Having regard to the ancillary nature of retail space in a petrol filling station development, it is considered that the proposed retail area is excessive. The proposed development would, therefore, contravene materially this objective and be contrary to the proper planning and development of the area.

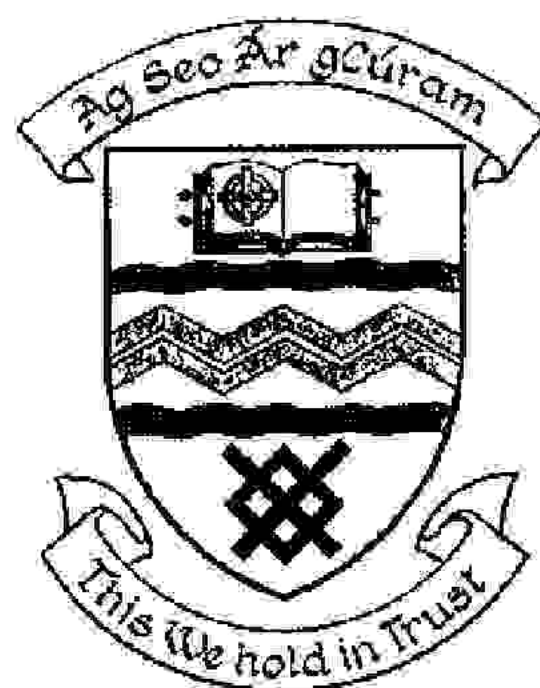
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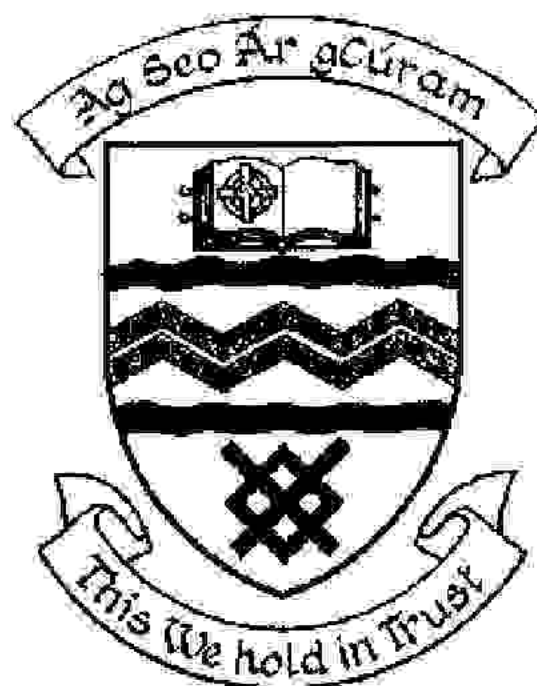
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

| | |
|------------------------------|---------------------------|
| Decision Order Number 1888 | Date of Decision 19/09/97 |
| Register Reference S97A/0398 | Date 19th June 1997 |

Applicant Gay Carter Ltd
Development Service Station signage and for variations to
 elevations for which permission has been granted

Location Fortunestown Road, Jobstown, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 19/06/97 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 a revised site notice and revised newspaper notice - a copy of the site notice to be erected on the site for one month - to accurately describe this development - in particular in relation to the proposed increase in floor area of the shop from 40 metres squared to 100 metres squared. This proposal will also require an additional fee and the applicant should contact the Planning Department to ascertain the extra fee required which is £2.30 per square metre for change of use. The applicant should note that the Planning Authority considers the increase in the shop area to be excessive. Any shop should be ancillary to the use of the premises as a filling station. An increase in the floor area could have potential detrimental affects on existing shopping facilities in the area.

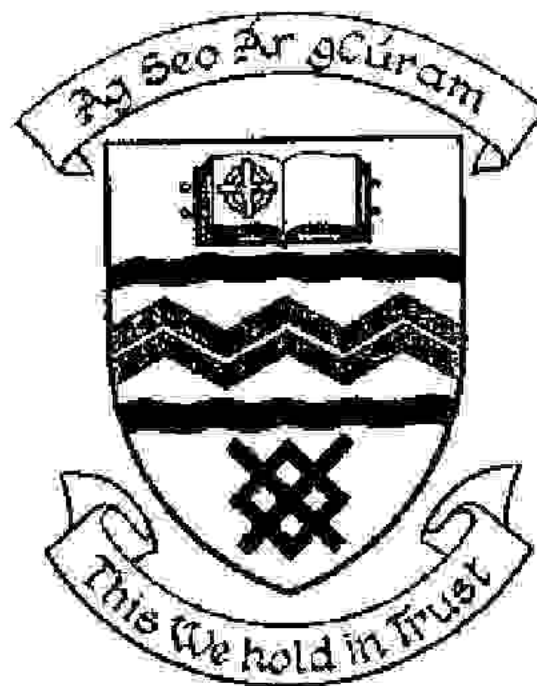
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- 2 The applicant is requested to submit a revised site layout plan to correctly indicate the site boundary particularly in relation to the rear of the shop/workshop building and the boundary wall of rear gardens of adjoining houses which has not been clearly indicated. Proposals for the treatment of the back of this building should also be indicated.
- 3 The directional arrows located in the grass margin in front of the garage are not acceptable and proposals should be submitted to relocate them within the site boundary.
- 4 The proposal to paint to the building with green and white stripes is not acceptable and revised proposals for the external finish should be submitted.
- 5 In general it is considered that the overall design of the proposed scheme is a disimprovement on the original proposal - particularly in relation to the design of the motor sales outlet and the blank gable wall of the shop facing onto the road. This is a prominent site which will be even more so when the N81 Blessington Road is realigned. The applicant is advised to consult with the Planning Department prior to the submission of revised proposals.
- 6 The applicant is requested to submit proposals to plaster the rear boundary wall and cap it where visible from the public road.

signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

Page 2 of 3

19/09/97

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

| | |
|------------------------------|------------------------|
| Order Number 1305 | Date of Order 03/07/97 |
| Register Reference S97A/0398 | Date 19th June 1997 |

Applicant Gay Carter Ltd

Development Permission sought for service station. Signage at
Fortunestown Rd, Jobstown, Dublin and for variations to
elevations for which permission has been granted

Location Fortunestown Road, Jobstown, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 27/6/97 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

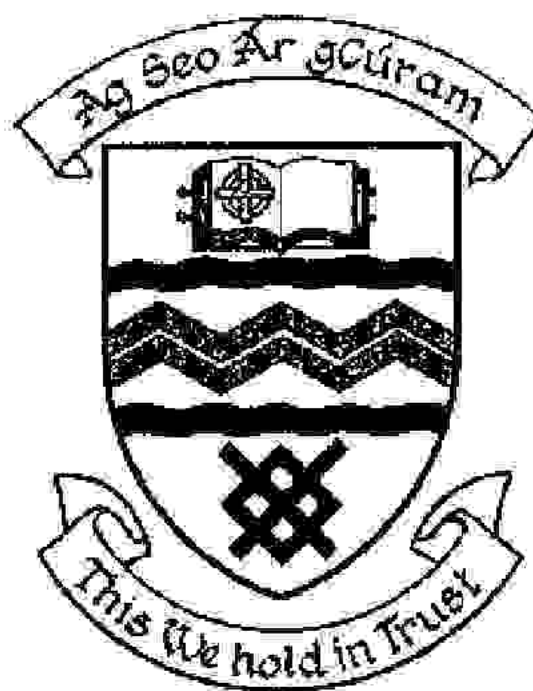
- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.

Lyons Associates
36 Leeson Park
Dublin 6

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-
- (c) nature and extent of development including number of dwellings (if any)
 - (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

LB
.....
for Senior Administrative Officer.

04/07/97