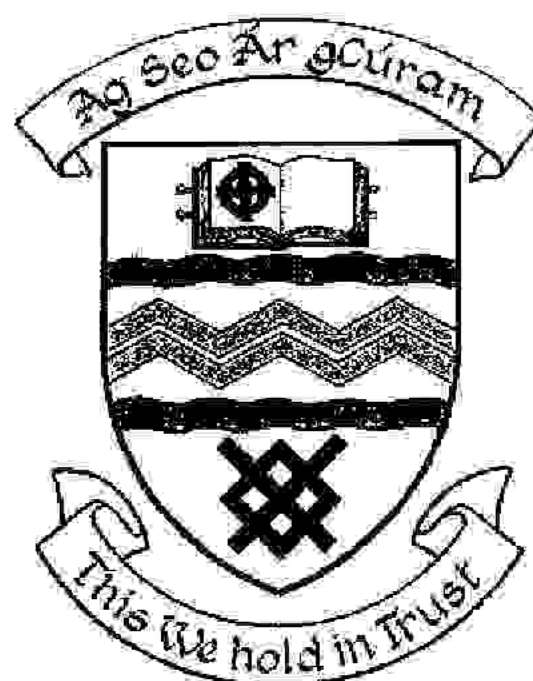


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0657	
1. Location	Knocklyon Service Station (Esso), Knocklyon Rd., Templeogue, Dublin 16.		
2. Development	Extension to stores and toilets and renovations to existing shop and forecourt to include new canopy, pumps, signage, car wash, underground storage tanks and ancillary works.		
3. Date of Application	06/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/02/97 2.	1. 27/02/97 2.
4. Submitted by	Name: Paul Redmond, Address: 50 River Forest View, Leixlip, Co. Kildare.		
5. Applicant	Name: Petrogas Group Ltd., Address: 250 Sarsfield Road, Inchicore, Dublin 8.		
6. Decision	O.C.M. No. 0784 Date 24/04/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1112 Date 10/06/97	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 Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0657	
1. Location	Knocklyon Service Station (Esso), Knocklyon Rd., Templeogue, Dublin 16.		
2. Development	Extension to stores and toilets and renovations to existing shop and forecourt to include new canopy, pumps, signage, car wash, underground storage tanks and ancillary works.		
3. Date of Application	06/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/02/97 2.	1. 27/02/97 2.
4. Submitted by	Name: Paul Redmond, Address: 50 River Forest View, Leixlip, Co. Kildare.		
5. Applicant	Name: Petrogas Group Ltd., Address: 250 Sarsfield Road, Inchicore, Dublin 8.		
6. Decision	O.C.M. No. 0784 Date 24/04/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT 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,
Baile Átha Cliath 24.

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Paul Redmond,
50 River Forest View,
Leixlip,
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1112	Date of Final Grant 10/06/97
Decision Order Number 0784	Date of Decision 24/04/97
Register Reference S96A/0657	Date 27th February 1997

Applicant Petrogas Group Ltd.,

Development Extension to stores and toilets and renovations to existing shop and forecourt to include new canopy, pumps, signage, car wash, underground storage tanks and ancillary works.

Location Knocklyon Service Station (Esso), Knocklyon Rd., Templeogue, Dublin 16.

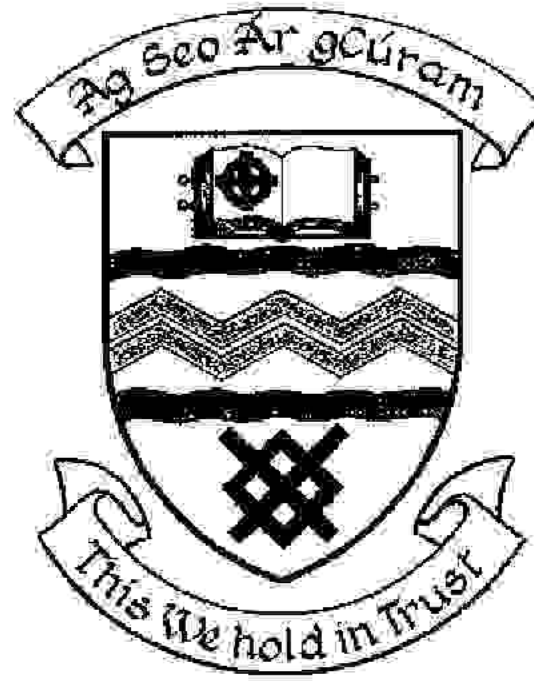
Floor Area 216.000 Sq Metres

Time extension(s) up to and including 03/03/97

Additional Information Requested/Received 27/02/97 /27/02/97

A Permission has been granted for the development described above,
subject to the following (18) 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 as amended by additional information received on 27/2/97 and 15/4/97, 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 this permission does not include permission for the MDA sign and industrial sign and boundary along the laneway.
REASON:
 To clarify the scope of permission and in the interest of the proper planning and development of the area.

- 3 That all unauthorised development be removed prior to commencement of development on site.
REASON:
 In the interest of the proper planning and development of the area.

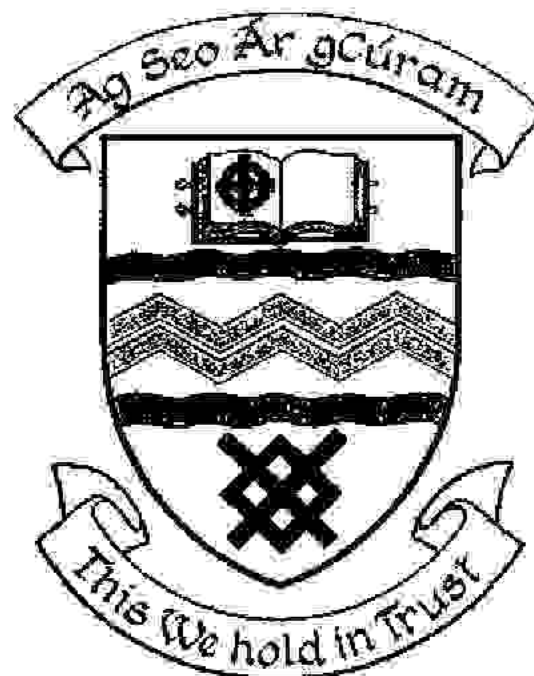
- 4 That two of the proposed poster boxes shall be omitted and details of the remaining poster box in regard to scale, size and location shall have regard to the requirements of the Development Plan. All such details shall be discussed and agreed with the Planning Authority prior to the development commencing.
REASON:
 In the interest of the proper planning and development of the area.

- 5 The canopy height shall not exceed an overall height of 5m
REASON:
 In the interest of visual amenity in a residential area and in the interest of the proper planning and development of the area.

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- 6 The identification sign shall not exceed an overall height of 5m above ground level.

REASON:

In the interest of visual amenity in a residential area and in the interest of the proper planning and development of the area.

- 7 The "Welcome to Knocklyon Service Station" panel shall not be used for any other signage or form of advertising.

REASON:

in the interest of visual amenity in a residential area and in the interest of the proper planning and development of the area.

- 8 That all details of signage relating to scale, lettering, colour, illumination level, materials and finish of the canopy, shopfront, id sign shall be discussed and agreed with the Planning Authority prior to commencement of development. Notwithstanding the provision of the Local Government (Planning and Development) Regulations 1994 all other advertising shall require planning permission.

REASON:

In the interest of visual amenity in a residential area, in the interest of traffic safety and in the interest of the proper planning and development.

- 9 Forecourt lighting shall be restricted to that which is necessary for the safe operation of the petrol station.

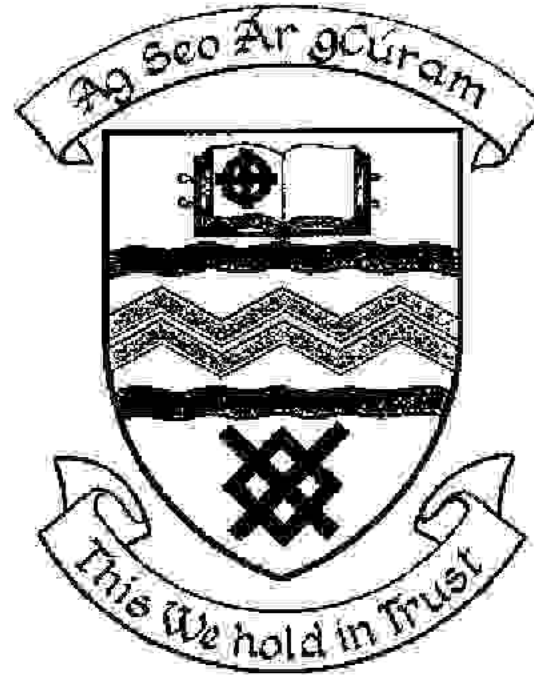
REASON:

In the interest of protecting the residential amenities of the area and in the interest of the proper planning and development of the area.

- 10 Details of the boundary wall in regard to materials, colour and finish shall be discussed and agreed with the Planning Authority prior to construction. The railings shall be consistent in height.

REASON:

SOUTH DUBLIN COUNTY COUNCIL
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In the interest of the proper planning and development of the area.

- 11 That the roof of the proposed and existing premises shall be pitched and shall be compatible with prevailing height and design of residential property in the vicinity. Details shall be discussed and agreed with the Planning Authority prior to commencement of development.

REASON:

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

- 12 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.

- 13 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.

REASON:

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

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

REASON:

In the interest of health.

- 15 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.

- 16 That prior to commencement of work on site the applicant shall submit details of foul and surface water sewer levels from site to public sewer for agreement of the Planning Authority.

REASON:

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

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- 17 That a financial contribution in the sum of £1,065 (one thousand and sixty five 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.

- 18 That a financial contribution in the sum of money equivalent to the value of £200 (two hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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.

- (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.

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- (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.

B. Conolly 11th
..... June 1997
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 0784	Date of Decision 24/04/97
Register Reference S96A/0657	Date 6th December 1996

Applicant Petrogas Group Ltd.,

Development Extension to stores and toilets and renovations to existing shop and forecourt to include new canopy, pumps, signage, car wash, underground storage tanks and ancillary works.

Location Knocklyon Service Station (Esso), Knocklyon Rd., Templeogue, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including 03/03/97

Additional Information Requested/Received 27/02/97 /27/02/97

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 (18) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

..... 24/04/97
for SENIOR ADMINISTRATIVE OFFICER

Paul Redmond,
50 River Forest View,
Leixlip,
Co. Kildare.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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REG REF. S96A/0657

Conditions and Reasons

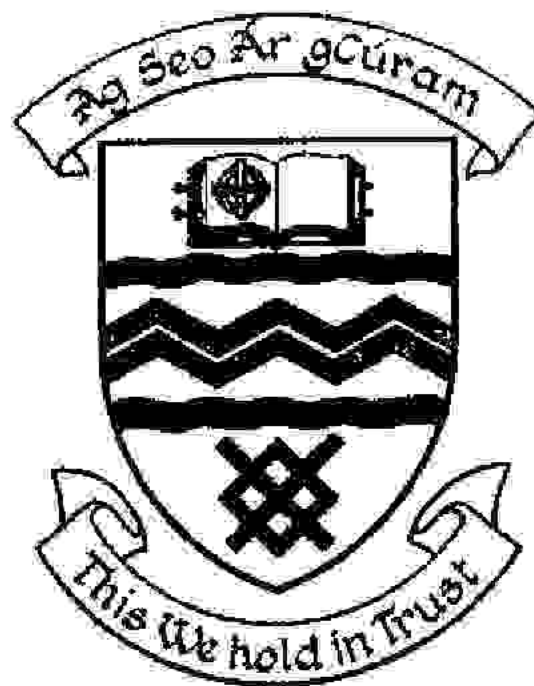
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information received on 27/2/97 and 15/4/97, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 That this permission does not include permission for the MDA sign and industrial sign and boundary along the laneway.
REASON:
To clarify the scope of permission and in the interest of the proper planning and development of the area.

- 3 That all unauthorised development be removed prior to commencement of development on site.
REASON:
In the interest of the proper planning and development of the area.

- 4 That two of the proposed poster boxes shall be omitted and details of the remaining poster box in regard to scale, size and location shall have regard to the requirements of the Development Plan. All such details shall be discussed and agreed with the Planning Authority prior to the development commencing.
REASON:

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

- 5 The canopy height shall not exceed an overall height of 5m
REASON:
In the interest of visual amenity in a residential area and
in the interest of the proper planning and development of
the area.
- 6 The identification sign shall not exceed an overall height
of 5m above ground level.
REASON:
In the interest of visual amenity in a residential area and
in the interest of the proper planning and development of
the area.
- 7 The "Welcome to Knocklyon Service Station" panel shall not
be used for any other signage or form of advertising.
REASON:
in the interest of visual amenity in a residential area and
in the interest of the proper planning and development of
the area.
- 8 That all details of signage relating to scale, lettering,
colour, illumination level, materials and finish of the
canopy, shopfront, id sign shall be discussed and agreed
with the Planning Authority prior to commencement of
development. Notwithstanding the provision of the Local
Government (Planning and Development) Regulations 1994 all
other advertising shall require planning permission.
REASON:
In the interest of visual amenity in a residential area, in
the interest of traffic safety and in the interest of the
proper planning and development.

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- 9 Forecourt lighting shall be restricted to that which is necessary for the safe operation of the petrol station.
REASON:
In the interest of protecting the residential amenities of the area and in the interest of the proper planning and development of the area.
- 10 Details of the boundary wall in regard to materials, colour and finish shall be discussed and agreed with the Planning Authority prior to construction. The railings shall be consistent in height.
REASON:
In the interest of the proper planning and development of the area.
- 11 That the roof of the proposed and existing premises shall be pitched and shall be compatible with prevailing height and design of residential property in the vicinity. Details shall be discussed and agreed with the Planning Authority prior to commencement of development.
REASON;
in the interest of the proper planning and development of the area.
- 12 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.
- 13 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the

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REG. REF. S96A/0657

requirements of the South Dublin County Council.

REASON:

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

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

REASON:

In the interest of health.

- 15 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.

- 16 That prior to commencement of work on site the applicant shall submit details of foul and surface water sewer levels from site to public sewer for agreement of the Planning Authority.

REASON:

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

- 17 That a financial contribution in the sum of £1,065 (one thousand and sixty five 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.

- 18 That a financial contribution in the sum of money equivalent to the value of £200 (two hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index -

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Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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.

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

Decision Order Number 0413	Date of Decision 27/02/97
Register Reference S96A/0657	Date 6th December 1996

Applicant Petrogas Group Ltd.,
Development Extension to stores and toilets and renovations to existing shop and forecourt to include new canopy, pumps, signage, car wash, underground storage tanks and ancillary works.
Location Knocklyon Service Station (Esso), Knocklyon Rd., Templeogue, Dublin 16.
App. Type Permission

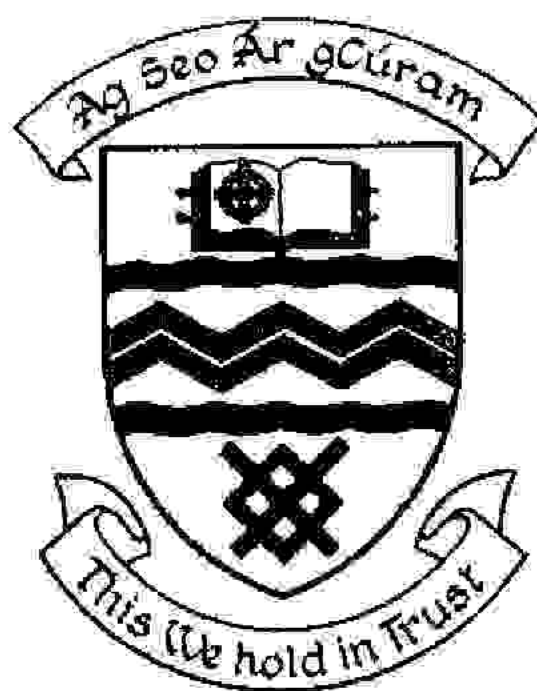
Dear Sir/Madam,

With reference to your planning application, received on 06/12/96 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 side elevation drawings and front-rear section which include roof pitch and design details.
- 2 It is considered that the front elevation of the proposed development is incongruous and constitutes disorderly development. A more pronounced pitched roof over the whole premises is considered to be more in keeping with the objectives of the area. The relocation of the windows to front would enhance the balance and elevation of the proposed development. The applicant is requested to confirm whether or not he is willing to submit such proposals. If so, the applicant is requested to submit appropriate drawings.

Paul Redmond,
50 River Forest View,
Leixlip,
Co. Kildare.

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- 3 The applicant to submit full details of foul and surface water drainage systems including pipe size, invert and cover level and gradients up to and including connection to existing public sewer including revised car wash discharge to comply with the requirements of the Council's Environmental Services Department.
- 4 The applicant is requested to submit layout plan showing existing locations surface water and foul sewers adjacent to site.

Signed on behalf of South Dublin County Council

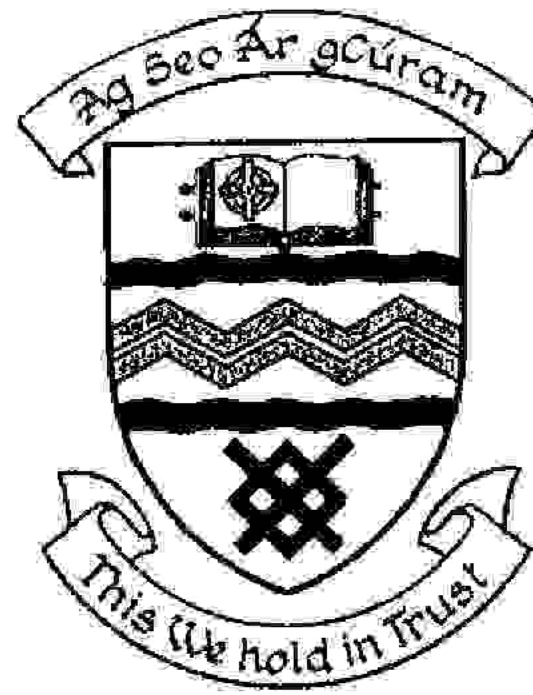
.....
for Senior Administrative Officer

27/02/97

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

Decision Order Number 0357	Date of Decision 21/02/97
Register Reference S96A/0657	Date 6th December 1996

Applicant Petrogas Group Ltd.,
App. Type Permission
Development Extension to stores and toilets and renovations to
existing shop and forecourt to include new canopy, pumps,
signage, car wash, underground storage tanks and ancillary
works.

Location Knocklyon Service Station (Esso), Knocklyon Rd., Templeogue,
Dublin 16.

Dear Sir / Madam,

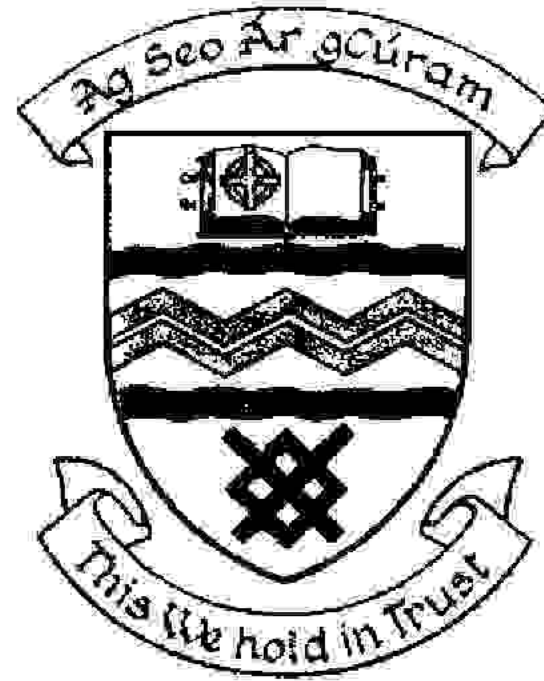
In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of Sub-section 4 (a) of section 26 , up to and including 03/03/97

Yours faithfully

..... 21/02/97
for SENIOR ADMINISTRATIVE OFFICER

Paul Redmond,
50 River Forest View,
Leixlip,
Co. Kildare.

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

Order Number 2460	Date of Order 19/12/96
Register Reference S96A/0657	Date 6th December 1996

Applicant Petrogas Group Ltd.,

Development Extension to stores and toilets and renovations to existing shop and forecourt to include new canopy, pumps, signage, car wash, underground storage tanks and ancillary works.

Location Knocklyon Service Station (Esso), Knocklyon Rd., Templeogue, Dublin 16.

Dear Sir/Madam,

An inspection carried out on 13.12.1996 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 this 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 fulfil 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

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REG REF. S96A/0657

- (b) whether application is for Permission, Outline Permission, or Approval.
- (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,


..... 19/12/96
for Senior Administrative Officer.