

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0619	
1. Location	Bluebell Motors Garage Building, Bluebell Avenue, Bluebell Industrial Estate, Dublin 12.		
2. Development	Extension to rear (area 122 sq. m. Height 6.4m) for maintenance use and industrial development buildings in 4 No. units (area 1408 sq.m. Height 8.85m) for light industrial/warehouse use with advertising sign to front elevation, on site behind Bluebell Motors.		
3. Date of Application	18/11/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 16/01/97 2.	1. 11/02/97 2.
4. Submitted by	Name: Edward Brady & Associates Architects, Address: 65 Rock Road, Blackrock, Co. Dublin.		
5. Applicant	Name: D. Sheppard, Address: Bluebell Motor Company, Bluebell Avenue, Bluebell Ind. Est. Dublin 12.		
6. Decision	O.C.M. No. 0657  Date 09/04/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1005  Date 26/05/97	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

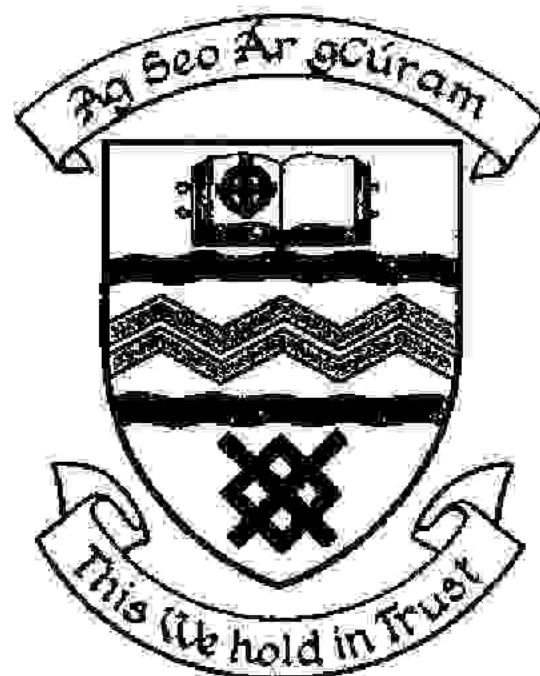
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**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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Edward Brady & Associates Architects,  
65 Rock Road,  
Blackrock,  
Co. Dublin.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 1005	<b>Date of Final Grant</b> 26/05/97
<b>Decision Order Number</b> 0657	<b>Date of Decision</b> 09/04/97
<b>Register Reference</b> S96A/0619	<b>Date</b> 11th February 1997

**Applicant** D. Sheppard,

**Development** Extension to rear (area 122 sq. m. Height 6.4m) for maintenance use and industrial development buildings in 4 No. units (area 1408 sq.m. Height 8.85m) for light industrial/warehouse use with advertising sign to front elevation, on site behind Bluebell Motors.

**Location** Bluebell Motors Garage Building, Bluebell Avenue, Bluebell Industrial Estate, Dublin 12.

**Floor Area** 2013.750 Sq Metres

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

**Additional Information Requested/Received** 16/01/97 /11/02/97

A Permission has been granted for the development described above,  
subject to the following (13) Conditions.

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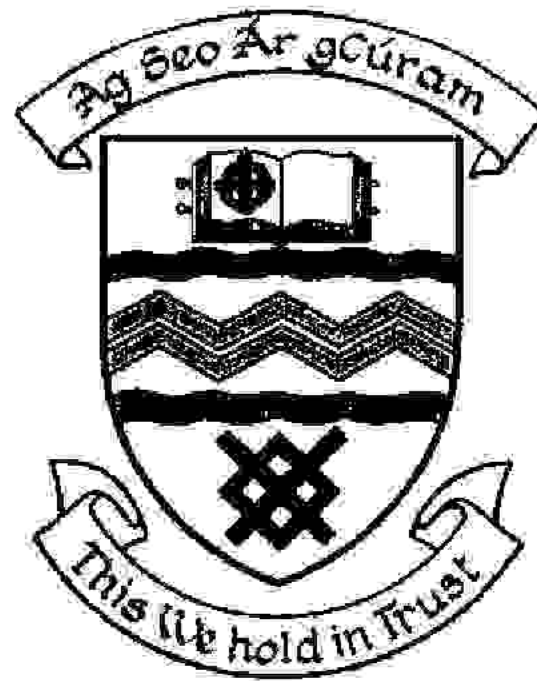
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**Conditions and Reasons**

- 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 11/02/97, 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 prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of safety and the avoidance of fire hazard.
- 3 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.
- 4 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 that all details shall be discussed with the Environmental Service Department and agreed in writing prior to commencement of development on site. In the event that a new connection to foul and or surface water sewer which are in the charge of Dublin Corporation evidence of permission shall be submitted to the Planning Authority prior to commencement of development.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 5 That no industrial effluent be permitted without prior approval from Planning Authority.  
REASON:  
In the interest of health.
- 6 That a satisfactory scheme of planting including the proposed programme for such works shall be submitted to for



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written agreement with the Parks Department prior to occupancy of units.

**REASON:**

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

- 7 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal.

**REASON:**

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

- 8 That the areas indicated for car parking (58 spaces in total one the submitted plans - drawing no. 9560/21 received on 11th February, 1997) shall be clearly marked out and available at all times for car parking use and shall not be used for the storage or display of goods.

**REASON:**

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

- 9 The display of cars shall be carried out in an orderly manner in the designated areas and the display of any other goods shall not be permitted without the grant of planning permission.

**REASON:**

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

- 10 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal.

**REASON:**

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

- 11 That details of external finishes shall be in accordance with those specified in the submitted details unless otherwise agreed in writing with the Planning Authority.

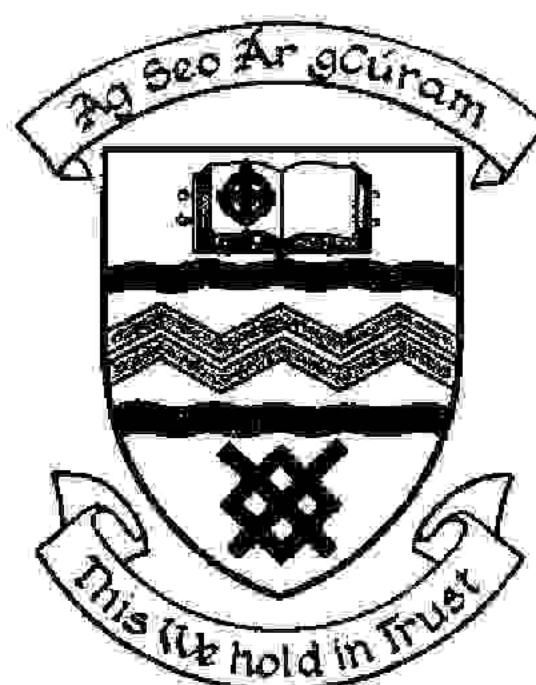
**REASON:**

In the interest of the visual amenity of the canal and in

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

- 12 That a financial contribution in the sum of £13,215 (thirteen thousand two hundred and fifteen 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.

- 13 That a financial contribution in the sum of money equivalent to the value of £8,600 (eight thousand six 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.



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- (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.

*B. Kennedy*  
.....May 1997  
for SENIOR ADMINISTRATIVE OFFICER

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

<b>Decision Order Number</b> 0657	<b>Date of Decision</b> 09/04/97
<b>Register Reference</b> S96A/0619	<b>Date</b> 18th November 1996

**Applicant** D. Sheppard,

**Development** Extension to rear (area 122 sq. m. Height 6.4m) for maintenance use and industrial development buildings in 4 No. units (area 1408 sq.m. Height 8.85m) for light industrial/warehouse use with advertising sign to front elevation, on site behind Bluebell Motors.

**Location** Bluebell Motors Garage Building, Bluebell Aveue, Bluebell Industrial Estate, Dublin 12.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** 16/01/97 /11/02/97

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

..... 09/04/97  
for SENIOR ADMINISTRATIVE OFFICER

Edward Brady & Associates Architects,  
65 Rock Road,  
Blackrock,  
Co. Dublin.

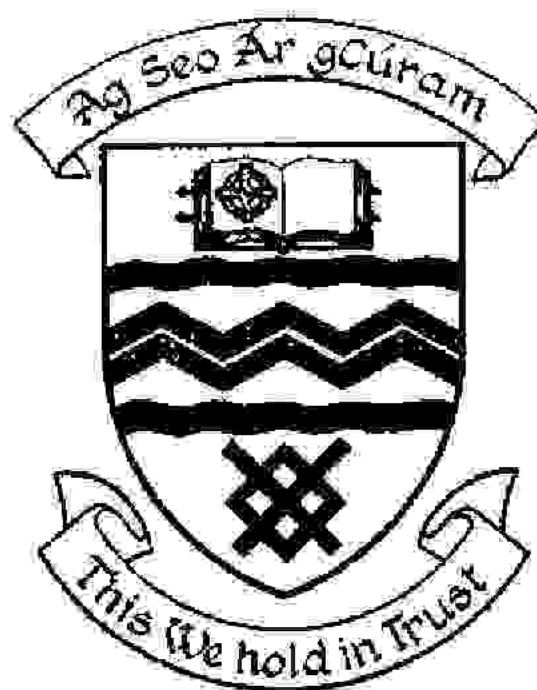


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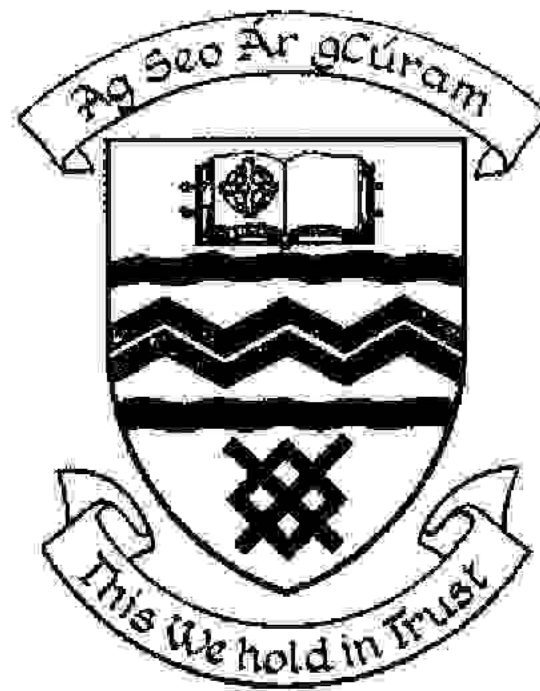
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**Conditions and Reasons**

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REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
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REASON:  
In the interest of safety and the avoidance of fire hazard.
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- 4 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 that all details shall be discussed with the Environmental Service Department and agreed in writing prior to commencement of development on site. In the event that a new connection to foul and or surface water sewer which are in the charge of Dublin Corporation evidence of permission shall be submitted



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to the Planning Authority prior to commencement of development.

REASON:

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

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

REASON:

In the interest of health.

- 6 That a satisfactory scheme of planting including the proposed programme for such works shall be submitted to for written agreement with the Parks Department prior to occupancy of units.

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- 11 That details of external finishes shall be in accordance with those specified in the submitted details unless otherwise agreed in writing with the Planning Authority.

REASON:

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

- 12 That a financial contribution in the sum of £13,215 (thirteen thousand two hundred and fifteen 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.

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REASON:

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

Decision Order Number 0088	Date of Decision 16/01/97
Register Reference S96A/0619	Date 18th November 1996

**Applicant** D. Sheppard,  
**Development** Extension to rear (area 122 sq. m. Height 6.4m) for maintenance use and industrial development buildings in 4 No. units (area 1408 sq.m. Height 8.85m) for light industrial/warehouse use with advertising sign to front elevation, on site behind Bluebell Motors.

**Location** Bluebell Motors Garage Building, Bluebell Avenue, Bluebell Industrial Estate, Dublin 12.

**App. Type** Permission

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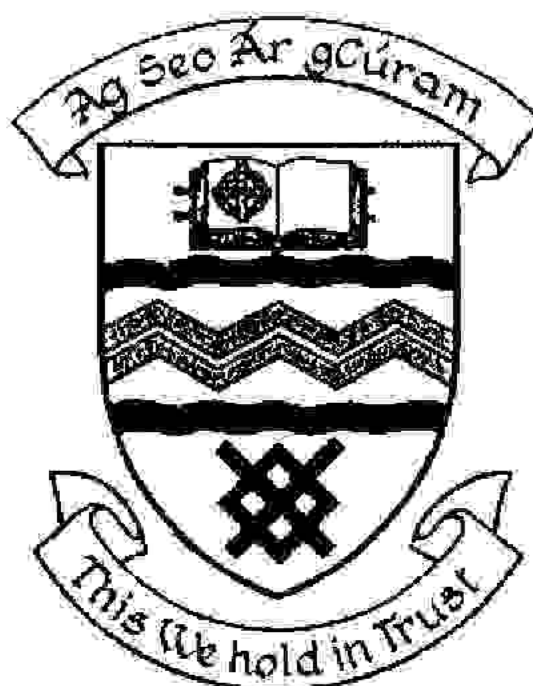
With reference to your planning application, received on 18/11/96 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 Relationship with the Grand Canal  
This site lies within the Grand Canal corridor which is the subject of study in the "Grand Canal Corridor Study (Grand Canal Dock to Lucan Road) - Strategy and Proposals". It states as an objective in the study, "to seek for high quality design and building standards that will respect and enhance the character of the area". The site lies in the corridor section 'Tyrconnell Road - M50' and proposals 'E' in the strategy report sets out a specific regeneration programme which will enhance the amenity potential of the area, e.g. pedestrian and cycle routes.

It is critical that buildings address the canal and provide a frontage which relates to this regeneration objective.  
Edward Brady & Associates Architects,  
65 Rock Road,  
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For example maximising overlooking by office layout, location of entrances/car parking, high quality design, landscaping. The current proposal is not considered to adequately address the issues.

- a. The applicant is requested to clarify how it is proposed to enhance overlooking of the canal by way of elevation treatment. The applicant is requested to submit proposals in relation to internal layout e.g. offices, entrance lobbies, etc.
- b. The applicant is requested to provide details in regard to the relationship of the proposed development with the adjoining premises. The applicant is requested to clarify how it is proposed to maintain the external walls of the proposed structure which bound the site to the East and West.

N.B. The applicant is advised to consult with the Chief Fire Officer in regard to ability to comply with Fire Safety Standards.

2

**Car park and overall Layout**

Car park spaces are questionable in the following locations:

- one space in the south-east corner;
- a number of spaces in the south-west corner which would appear to conflict with the entrance to the site and the circulation path for trucks accessing the rear of the site;
- to the front of Unit C, where three spaces would conflict with loading/unloading at roller shutter entrance;
- the three spaces along the proposed 5.1m wide access road would conflict with access to Unit D and access to rear.

In addition, the overall layout is questionable in regard to:

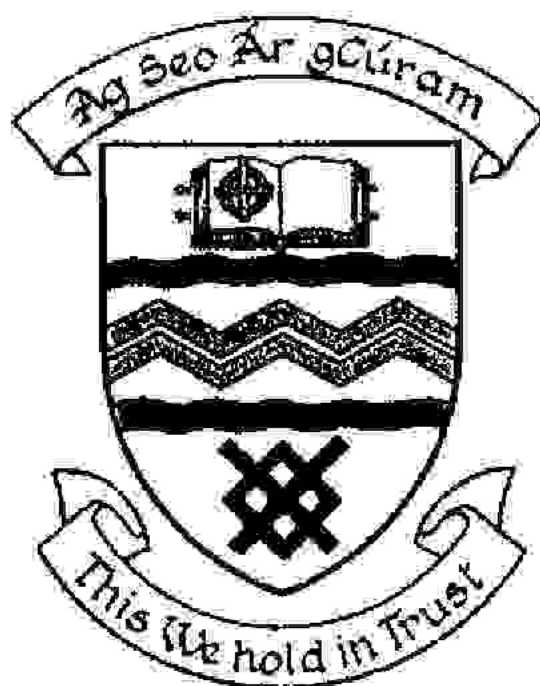
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- provision of space for adequate turning and circulation and loading/unloading of trucks;
- whether or not it is intended to display/store cars outside as is currently the situation;
- lack of provision for pedestrian/vehicular segregation;
- lack of details of landscaping to the south of the proposed development.

The applicant is requested to clarify what future commercial activities are intended in the existing premises.

Specifically, the applicant is requested to clarify:-

- a. whether or not it is intended to display merchandise in the proposed car park area and;
- b. is it intended to retain the petrol pumps etc.;
- c. the applicant is requested to demonstrate by way of drawings how it is proposed to comply with the parking requirements of the Planning Authority without compromising provision for circulation and access, loading/unloading, pedestrian footpaths, and landscaping of site. All such details to be shown on drawings.

**3 ENVIRONMENTAL SERVICES**

**A. WATER SUPPLY:**

The applicant is requested to submit details of watermain layout, location for approval. Detail to include location of hydrants, sluice valves, etc.

**B. FOUL SEWER:**

- (ii) The applicant is requested to submit full details of the proposed foul sewer disposal system including pipe sizes, gradients, invert and cover levels up to and including connection to main foul sewer for approval.
- (ii) Applicant to submit written evidence of permission to connect to private sewer (sewer owned by Dublin Corporation);



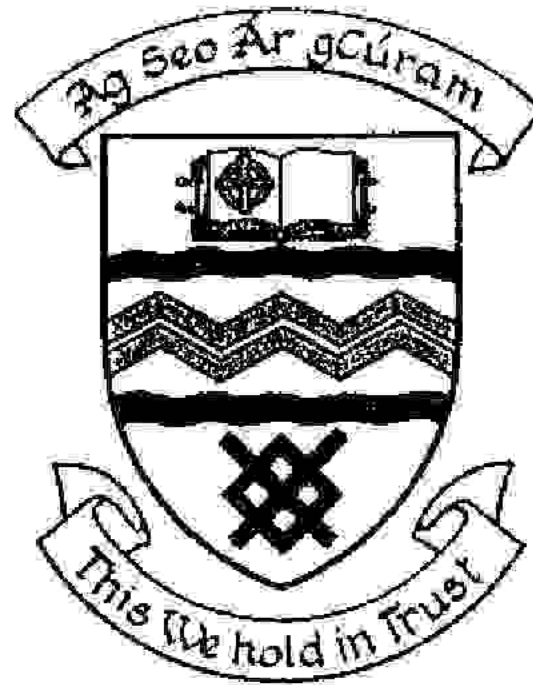
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- (iii) No trade effluent without prior approval of Planning Authority.

C. SURFACE WATER:

- (i) The applicant is requested to submit full details of surface water system including pipe sizes, gradients, invert and cover levels up to and including connection to main sewer for approval;
- (ii) The applicant is to submit written evidence of permission to connect to private sewer. (Sewers owned by Dublin Corporation);
- (iii) All surface runoff from truck parking and marshalling areas to be routed through suitable oil/petrol /diesel interceptor.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

16/01/97