

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0123	
1. Location	Old Belgard Rd., Tallaght, Dublin 24.		
2. Development	Petrol Filling Station to include, canopy, pump islands, underground storage tanks and car wash, alterations to existing building and change of use of part of existing building from showroom, offices and storage to retail shop, showroom and offices at existing showrooms/light industrial building.		
3. Date of Application	08/03/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/03/96 2.	1. 26/03/96 2.
4. Submitted by	Name: Ryan O'Brien Handy, Address: 6, Percy Place, Dublin 4.		
5. Applicant	Name: Belgard Motors Ltd., Address: Belgard Road, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0949 Date 23/05/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1278 Date 05/07/96	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. Date Receipt No.			

REG. REF. S96A/0123 **SOUTH DUBLIN COUNTY COUNCIL**
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Ryan O'Brien Handy,
6, Percy Place,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1278	Date of Final Grant 05/07/96
Decision Order Number 0949	Date of Decision 23/05/96
Register Reference S96A/0123	Date 26th March 1996

Applicant Belgard Motors Ltd.,

Development Petrol Filling Station to include, canopy, pump islands, underground storage tanks and car wash, alterations to existing building and change of use of part of existing building from showroom, offices and storage to retail shop, showroom and offices at existing showrooms/light industrial building.

Location Old Belgard Rd., Tallaght, Dublin 24.

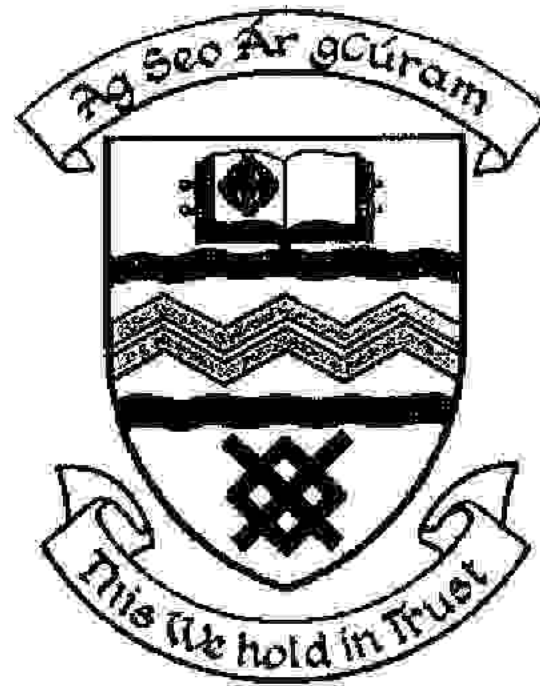
Floor Area 543.300 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 22/03/96 /26/03/96

A Permission has been granted for the development described above,
subject to the following (14) 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, 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 no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
 In the interest of health.
- 4 The area between the building and the road must not be used for truck parking or other storage or display purposes, but must be reserved for car-parking, petrol station forecourt use and landscaping as shown on lodged plans.
REASON:
 In the interest of proper planning and development of the area.
- 5 All existing free-standing signs on this site shall be removed permanently. No further signs, other than those proposed in this application or those which would otherwise be exempted development, shall be erected on or within the curtilage of this site.
REASON:
 In the interest of visual amenity.
- 6 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

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REASON:

In the interest of amenity.

- 7 That the area of the retail shop be reduced to 40 sq. metres and revised details to be submitted for the agreement of the Council.

REASON:

In order to comply with Development Plan Standards.

- 8 All external concrete block walls shall be plastered except where forticrete block is used.

REASON:

In the interest of visual amenity.

- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of South Dublin County Council.

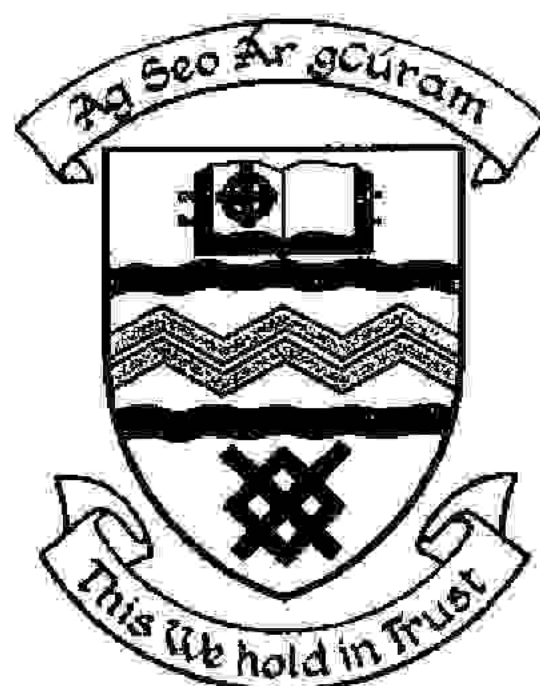
These to include, inter alia, the following:

- (i) A satisfactory maintenance wayleave for access and repair to the public foul and surface water sewers throughout the entire site to be submitted for the written agreement of the Planning Authority within 3 months of the date of final grant of permission;
- (ii) A satisfactory indemnification for South Dublin County Council for any damage caused to the building as a result of the presence of the foul sewer and for any damage that may be caused to the building as a result of maintenance of the sewer to be submitted for the written agreement of the Planning Authority within 3 months of the date of final grant of permission;
- (iii) All oil tanks shall be bunded to cater for 110% of the maximum capacity of any tank;
- (iv) The proposed car-wash shall be of recycling type. Full details of the unit proposed and a mud/grit trap shall be submitted for the written agreement of the Planning Authority prior to commencement of development on site;

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- (v) The petrol service area drainage shall be fully discharged via a petrol interceptor to the surface water drainage system.

REASON:

In order to comply with the Sanitary Services Acts, 1878 - 1964 and the proper planning and development of the area.

- 10 The applicant shall submit for the written agreement of Planning Authority proposals for replacing/upgrading that part of the existing chain-link fence along the northern boundary of the site forward of the building line. Details to be agreed prior to commencement of development.

REASON:

In the interest of visual amenity.

- 11 The existing palisade fence along the southern boundary of the site shall be painted in a dark colour prior to the commencement of development on site.

REASON:

In the interest of visual amenity.

- 12 Details of the access to the site shall be agreed with the Roads Department, South Dublin County Council prior to construction.

REASON:

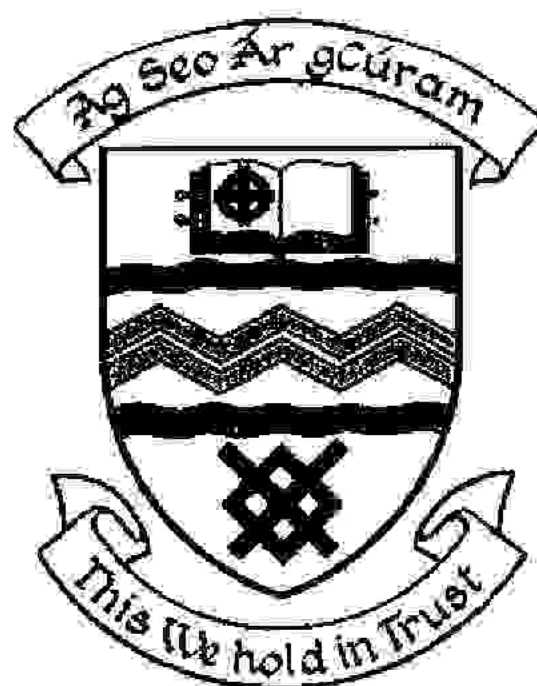
In the interest of traffic safety and proper planning and development of the area.

- 13 That a financial contribution in the sum of £7,113 (seven thousand one hundred and thirteen 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

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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.

- 14 that a financial contribution in the sum of money equivalent to the value of £12,000 (twelve thousand 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 the 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 development.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

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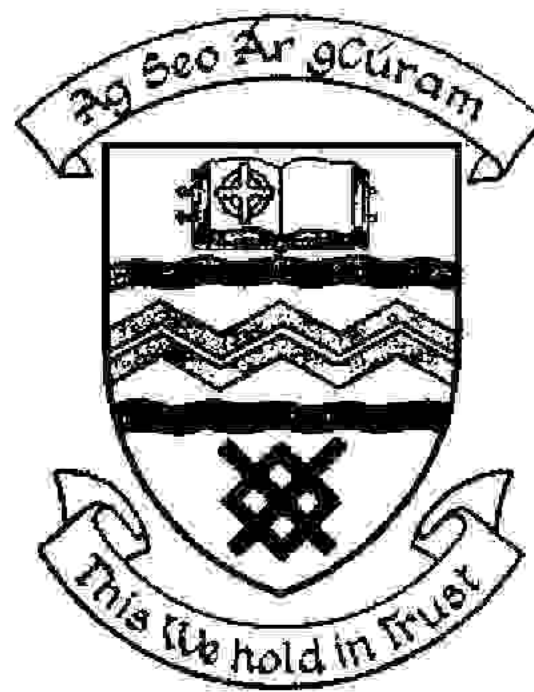


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[Signature] 8th July 1996
for SENIOR ADMINISTRATIVE OFFICER

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

Order Number 0521	Date of Order 22/03/96
Register Reference S96A/0123	Date 8th March 1996

Applicant Belgard Motors Ltd.,

Development Petrol Filling Station to include, canopy, pump islands, underground storage tanks and car wash, alterations to existing building and change of use of part of existing building from showroom, offices and storage to retail shop, showroom and offices at existing showrooms/light industrial building.

Location Old Belgard Rd., Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 14.03.1996 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the site notice is in a window and cannot be read from the roadway. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

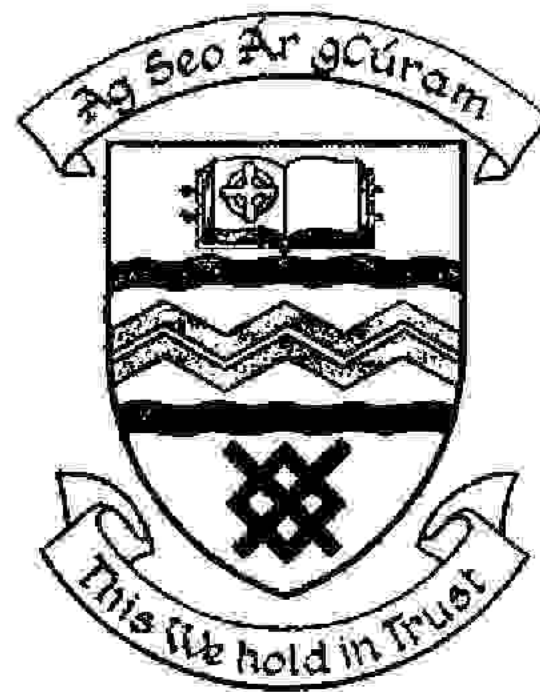
- (a) a copy of the text of the notice
- (b) a plan showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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

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6, Percy Place,
Dublin 4.

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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.
 - (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,

.....
for Senior Administrative Officer.

22/03/96