

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0094	
1. Location	Cranley Cars Ltd, Naas Road, Dublin 22.		
2. Development	(a) The demolition and removal of the existing petrol station, car showrooms, workshops and underground tanks; (b) The construction of a new two-storey car showrooms with motor retail and servicing facilities, illuminated signage and fore-court flood-lighting with associated car-parking and landscaping; (c) The construction of a new combined single-storey petrol filling station with retail shop, ancillary staff, office and storage accommodation along with a drive-thru restaurant with take-away facility for the consumption of hot food off the premises, with ancillary staff, office and storage accommodation and associated illuminated signage and car-parking; (d) The construction of a new canopy over pump islands, underground tanks, and illuminated identity and site directional signage; (e) The construction of a new car-wash and car-valet bay; (f) The construction of a new E.S.B. sub-station.		
3. Date of Application	27/02/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Arthur Gibney and Partners, Address: 20, Harcourt Street, Dublin 2.		
5. Applicant	Name: Cranley Cars Ltd., Naas Rd., Dublin 22. Address: McDonalds Restaurants of Irl. Ltd., 4 Adelaide Court, D2. Texaco Irl. Ltd., Texaco Hse., Ballsbridge, Dublin 4.		
6. Decision	O.C.M. No. 1397 Date 19/07/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect	

8.	Appeal Notified	12/08/96	Written Representations
9.	Appeal Decision	30/01/97	Grant Permission
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.

AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S96A/0094

APPEAL by Michael Long of 59 Willington Crescent, Templeogue, Dublin and by Modern Plant Limited care of Arthur Cox of 41-45 Saint Stephen's Green, Dublin and by Tom Moran of Red Cow, Moran's Hotel, Red Cow Complex, Naas Road, Dublin and by Cranley Cars Limited, Texaco Ireland Limited and McDonald's Restaurants of Ireland Limited care of Kiaran O'Malley and Company Limited of Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, County Dublin against the decision made on the 19th day of July, 1996 by the Council of the County of South Dublin to grant subject to conditions a permission to the said Cranley Cars Limited for development comprising (a) the demolition and removal of the existing petrol station, car showrooms, workshops and underground tanks, (b) the construction of a new two-storey car showrooms with motor retail and servicing facilities, illuminated signage and forecourt flood lighting with associated car parking and landscaping, (c) the construction of a new combined single storey petrol filling station with retail shop, ancillary staff office and storage accommodation, along with a drive-thru restaurant with take-away facility for the consumption of hot food off the premises, with ancillary staff office and storage accommodation and associated illuminated signage and car parking, (d) the construction of a new canopy over pump islands, underground tanks and illuminated identity and site directional signage, (e) the construction of a new car-wash and car valet bay and (f) the construction of a new E.S.B. sub-station all at Cranley Cars Limited, Naas Road, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the Council in respect of the provision of public water supplies and sewerage facilities facilitating the proposed development.

7. Prior to the commencement of development, the developer shall pay the sum of;

(a) £4,960 (four thousand nine hundred and sixty pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to South Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the Council regarding the closure of the gap in the median opposite Killeen Road facilitating the proposed development, and

(b) the sum of £5,600 (five thousand six hundred pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to South Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the Council regarding modifications to the Naas Road/Long Mile Road intersection to facilitate a u-turn manoeuvre facilitating the proposed development.

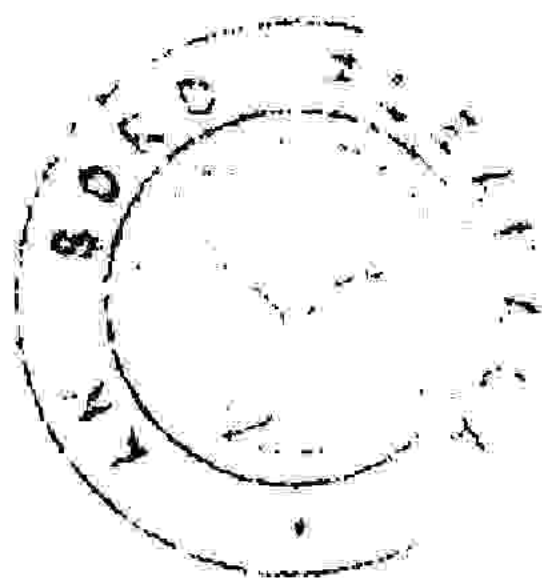
Payment of this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that is proposed to be incurred by the Council in respect of road works facilitating the proposed development.



Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 30th day of January 1997.



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Decision Order Number 1397	Date of Decision 19/07/96
Register Reference S96A/0094	Date 27th February 1996

Development

(a) The demolition and removal of the existing petrol station, car showrooms, workshops and underground tanks; (b) The construction of a new two-storey car showrooms with motor retail and servicing facilities, illuminated signage and fore-court flood-lighting with associated car-parking and landscaping; (c) The construction of a new combined single-storey petrol filling station with retail shop, ancillary staff, office and storage accommodation along with a drive-thru' restaurant with take-away facility for the consumption of hot food off the premises, with ancillary staff, office and storage accommodation and associated illuminated signage and car-parking; (d) The construction of a new canopy over pump islands, underground tanks, and illuminated identity and site directional signage; (e) The construction of a new car-wash and car-valet bay; (f) The construction of a new E.S.B. sub-station.

Additional Information Requested/Received /

Page 1 of 5

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



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Subject to the conditions (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

19/07/96

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 the retail sales area of the filling station be reduced to 40 sq. metres and that revised plans be submitted to and agreed with the Planning Authority before work commences on the development.
REASON:
In order to comply with Development Plan standards for filling station development.
- 3 That the drive-thru restaurant and take away facility be omitted from the development.
REASON:
In the interest of traffic safety and to avoid generation of additional 'u' turning movements on the Naas Road dual carriageway.

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- 4 Water supply and drainage arrangements to be in accordance with the requirements of the Environmental Services Engineer.

In relation to drainage the applicant shall comply with the following before work commences on site:

- (a) Submit design calculations for proposed drainage system. Proposal appears small on pipe sizes;
- (b) Ensure full and proper separation of foul and surface water run-off;
- (c) Submit details of proposals to prevent accidental spillages in service areas (lube bays and works areas) from entering the drainage system;
- (d) Indicate clearly to which surface system it is proposed to connect. If to the existing road drains permission from the Councils Roads Department to be obtained;
- (e) Car wash run off to go via mud/grit interceptor and petrol/oil/diesel interceptor to foul sewer.

REASON:

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

- 5 The following signs shall be omitted from the development:

- (a) All roadside signs along front boundary of site, sign no.'s 1 to 5 inclusive;
- (b) West facing signs on filling station canopy.

REASON:

In the interest of traffic safety and to avoid unnecessary clutter.

- 6 The proposed new entrance/exit facilities and the closure of the existing entrance are to be constructed entirely

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REG REF. S96A/0094

at the applicants expense and with the agreement of the Councils Roads Department (Area Engineer, Roads Maintenance).

REASON:

In the interest of traffic safety.

- 7 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.

- 8 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.

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

REASON:

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

- 10 That a financial contribution in the sum of £324 (three hundred and twenty four 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.

- 11 That a financial contribution in the sum of money equivalent to the value of £400 (four hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale

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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.

NOTE:

The Council has initiated the necessary procedures for closing the break in the central median of the Naas Road dual carriageway in order to eliminate the potential serious traffic hazard resulting from the developers overall proposals for the site. Subject to the closing being approved by the Council sympathetic consideration will be given to the proposal for drive-thru restaurant subject to the developer bearing the full costs of such closure and related works.

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

Decision Order Number 1147	Date of Decision 04/07/96
Register Reference S96A/0094	Date 27th February 1996

Applicant Cranley Cars Ltd., Naas Rd., Dublin 22.
App. Type Permission
Development (a) The demolition and removal of the existing petrol station, car showrooms, workshops and underground tanks; (b) The construction of a new two-storey car showrooms with motor retail and servicing facilities, illuminated signage and fore-court flood-lighting with associated car-parking and landscaping; (c) The construction of a new combined single-storey petrol filling station with retail shop, ancillary staff, office and storage accommodation along with a drive-thru' restaurant with take-away facility for the consumption of hot food off the premises, with ancillary staff, office and storage accommodation and associated illuminated signage and car-parking; (d) The construction of a new canopy over pump islands, underground tanks, and illuminated identity and site directional signage; (e) The construction of a new car-wash and car-valet bay; (f) The construction of a new E.S.B. sub-station.

Location Cranley Cars Ltd, Naas Road, Dublin 22.

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 20/09/96

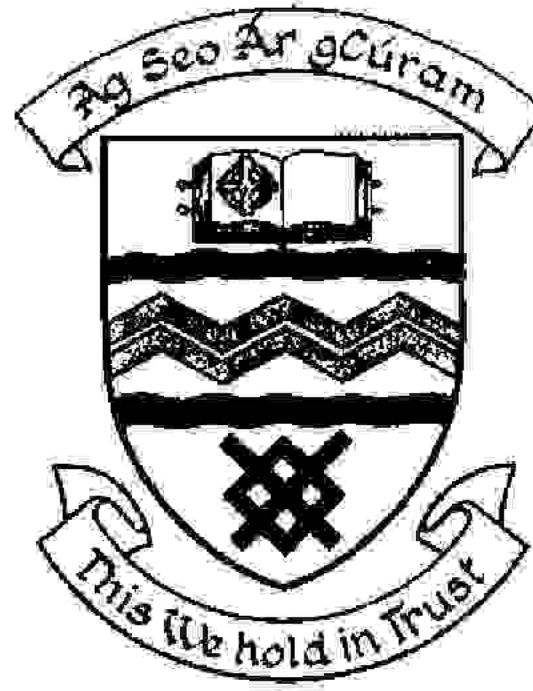
Yours faithfully

W. Tennell
for Senior Administrative Officer

SOUTH DUBLIN COUNTY COUNCIL
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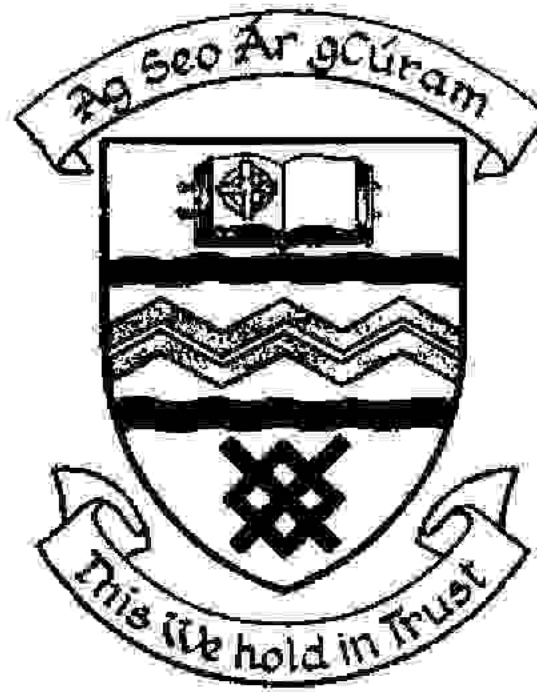
..... 04/07/96
for SENIOR ADMINISTRATIVE OFFICER

Arthur Gibney and Partners,
20, Harcourt Street,
Dublin 2.

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

Decision Order Number 1147	Date of Decision 19/06/96
Register Reference S96A/0094	Date 27th February 1996

Applicant Cranley Cars Ltd., Naas Rd., Dublin 22.
App. Type Permission
Development (a) The demolition and removal of the existing petrol station, car showrooms, workshops and underground tanks; (b) The construction of a new two-storey car showrooms with motor retail and servicing facilities, illuminated signage and fore-court flood-lighting with associated car-parking and landscaping; (c) The construction of a new combined single-storey petrol filling station with retail shop, ancillary staff, office and storage accommodation along with a drive-thru' restaurant with take-away facility for the consumption of hot food off the premises, with ancillary staff, office and storage accommodation and associated illuminated signage and car-parking; (d) The construction of a new canopy over pump islands, underground tanks, and illuminated identity and site directional signage; (e) The construction of a new car-wash and car-valet bay; (f) The construction of a new E.S.B. sub-station.

Location Cranley Cars Ltd, Naas Road, Dublin 22.

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 05/07/96

Yours faithfully

AS
for. Senior Administrative Officer

**SOUTH DUBLIN COUNTY COUNCIL
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.....
for SENIOR ADMINISTRATIVE OFFICER

19/06/96

Arthur Gibney and Partners,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1046	Date of Decision 05/06/96
Register Reference S96A/0094	Date 27th February 1996

Applicant Cranley Cars Ltd., Naas Rd., Dublin 22.
App. Type Permission
Development (a) The demolition and removal of the existing petrol station, car showrooms, workshops and underground tanks; (b) The construction of a new two-storey car showrooms with motor retail and servicing facilities, illuminated signage and fore-court flood-lighting with associated car-parking and landscaping; (c) The construction of a new combined single-storey petrol filling station with retail shop, ancillary staff, office and storage accommodation along with a drive-thru' restaurant with take-away facility for the consumption of hot food off the premises, with ancillary staff, office and storage accommodation and associated illuminated signage and car-parking; (d) The construction of a new canopy over pump islands, underground tanks, and illuminated identity and site directional signage; (e) The construction of a new car-wash and car-valet bay; (f) The construction of a new E.S.B. sub-station.

Location Cranley Cars Ltd, Naas Road, Dublin 22.

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 21/06/96

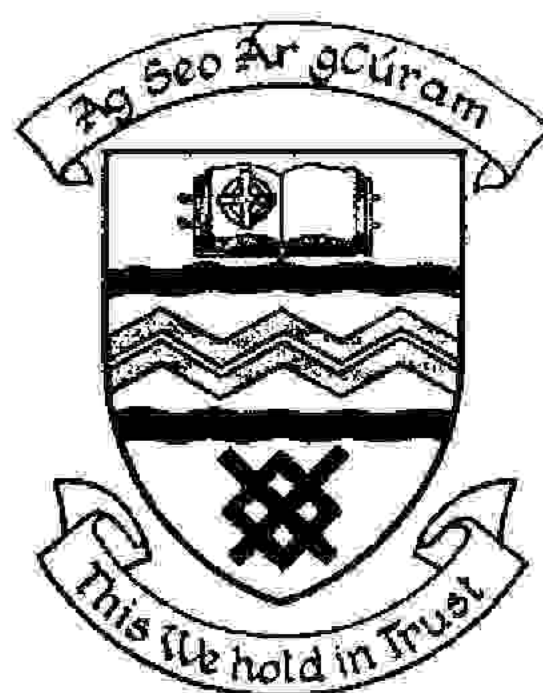
Yours faithfully

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05/06/96

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

Decision Order Number 0666	Date of Decision 22/05/96
Register Reference S96A/0094	Date 27th February 1996

Applicant Cranley Cars Ltd., Naas Rd., Dublin 22.
App. Type Permission
Development (a) The demolition and removal of the existing petrol station, car showrooms, workshops and underground tanks; (b) The construction of a new two-storey car showrooms with motor retail and servicing facilities, illuminated signage and fore-court flood-lighting with associated car-parking and landscaping; (c) The construction of a new combined single-storey petrol filling station with retail shop, ancillary staff, office and storage accommodation along with a drive-thru' restaurant with take-away facility for the consumption of hot food off the premises, with ancillary staff, office and storage accommodation and associated illuminated signage and car-parking; (d) The construction of a new canopy over pump islands, underground tanks, and illuminated identity and site directional signage; (e) The construction of a new car-wash and car-valet bay; (f) The construction of a new E.S.B. sub-station.

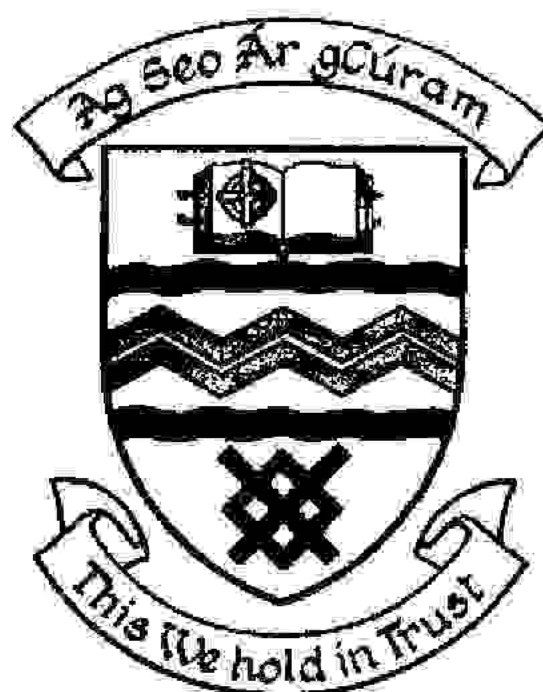
Location Cranley Cars Ltd, Naas Road, Dublin 22.

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 07/06/96

Yours faithfully

SOUTH DUBLIN COUNTY COUNCIL
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for SENIOR ADMINISTRATIVE OFFICER

22/05/96

Arthur Gibney and Partners,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0666	Date of Decision 17/04/96
Register Reference S96A/0094	Date 27th February 1996

Applicant
App. Type
Development

Cranley Cars Ltd., Naas Rd., Dublin 22.
Permission

(a) The demolition and removal of the existing petrol station, car showrooms, workshops and underground tanks; (b) The construction of a new two-storey car showrooms with motor retail and servicing facilities, illuminated signage and fore-court flood-lighting with associated car-parking and landscaping; (c) The construction of a new combined single-storey petrol filling station with retail shop, ancillary staff, office and storage accommodation along with a drive-thru restaurant with take-away facility for the consumption of hot food off the premises, with ancillary staff, office and storage accommodation and associated illuminated signage and car-parking; (d) The construction of a new canopy over pump islands, underground tanks, and illuminated identity and site directional signage; (e) The construction of a new car-wash and car-valet bay; (f) The construction of a new E.S.B. sub-station.

Location

Cranley Cars Ltd, Naas Road, Dublin 22.

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 24/05/96

Yours faithfully

for Senior Administrative Officer

SOUTH DUBLIN COUNTY COUNCIL
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17/04/96

Arthur Gibney and Partners,
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