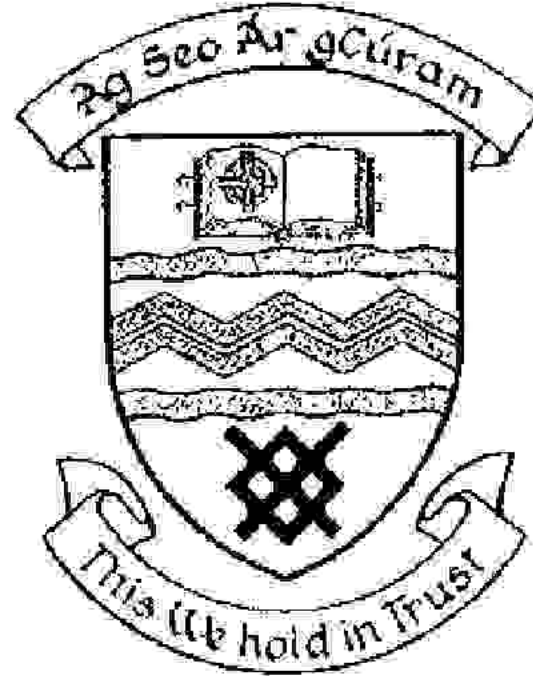


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No.  S01A/0622	
1. Location	Maxol Filling Station/Oakway Motors, Ballymount Road, Dublin 12.		
2. Development	Redevelop existing filling station incorporating: demolition of existing shop building and portion of existing tyre centre building; a new two-storey building comprising a convenience store with ancillary office and stores of 298sq.m; a new 5m high canopy to replace existing canopy; 4 no. 40,000 litre underground storage tanks to replace 3no. tanks; a new automatic brush wash facility; a 6m high company sign to replace existing sign, new corporate signs and insignia and any ancillary contingent works.		
3. Date of Application	24/09/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/11/2001 2.	1. 07/12/2001 2.
4. Submitted by	Name: Niall Montgomery & Partners Architects, Address: 27 Merrion Square North, Dublin 2.		
5. Applicant	Name: Maxol Ltd., Address: 3 Custom House Plaza, I.F.S.C., Dublin 1.		
6. Decision	O.C.M. No. 0266  Date 04/02/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0477  Date 21/03/2002	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			

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Niall Montgomery + Partners  
27 Merrion Sq North  
Dublin 2.

Date: 4/4/02

Reg. Ref. no. S014/10622

RE: Maxol Filling Station/Oakway Motors  
Ballymount Rd, Dublin 12.

Dear Sir,

Please be advised that due to a typographical error the Final Grant Order Number for the above application appeared as 04.7.7. The Final Grant Order Number should read 04.7.7a. This letter should be read in conjunction with the original Notification of Grant of Permission.

I apologise for any inconvenience caused.

Yours sincerely,

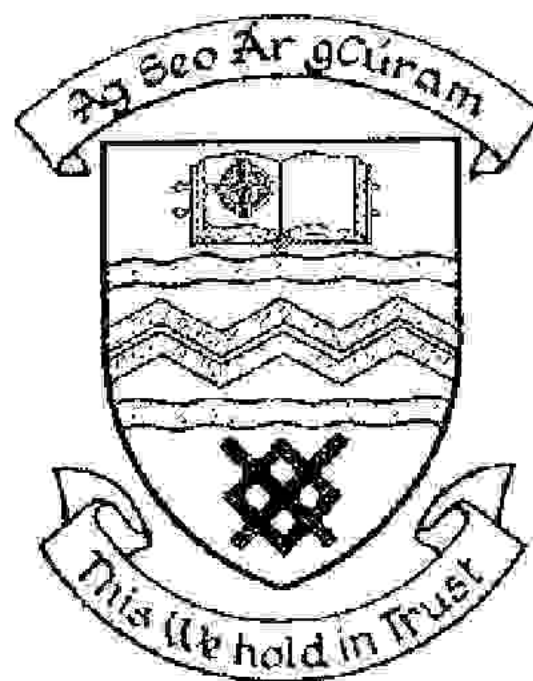
  
for Senior Administrative Officer.

13.	E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14.	..... Registrar	..... Date	..... Receipt No.

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Niall Montgomery & Partners Architects,  
27 Merrion Square North,  
Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 0472	Date of Final Grant 21/03/2002
Decision Order Number 0266	Date of Decision 04/02/2002
Register Reference S01A/0022	Date 07/12/01

**Applicant** Maxol Ltd.,

**Development** Redevelop existing filling station incorporating: demolition of existing shop building and portion of existing tyre centre building; a new two-storey building comprising a convenience store with ancillary office and stores of 298sq.m; a new 5m high canopy to replace existing canopy; 4 no. 40,000 litre underground storage tanks to replace 3no. tanks; a new automatic brush wash facility; a 6m high company sign to replace existing sign, new corporate signs and insignia and any ancillary contingent works.

**Location** Maxol Filling Station/Oakway Motors, Ballymount Road,  
Dublin 12.

**Floor Area** 298.00 Sq Metres

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

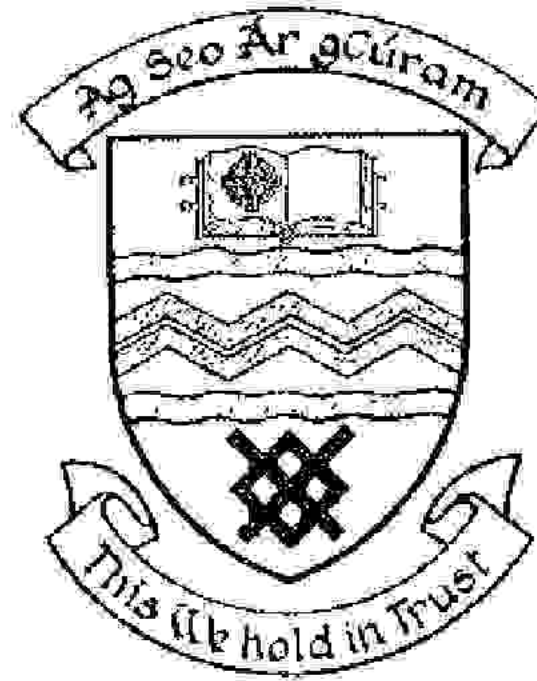
**Additional Information Requested/Received** 22/11/2001 /07/12/2001

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



# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A7/0522 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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## Conditions and Reasons

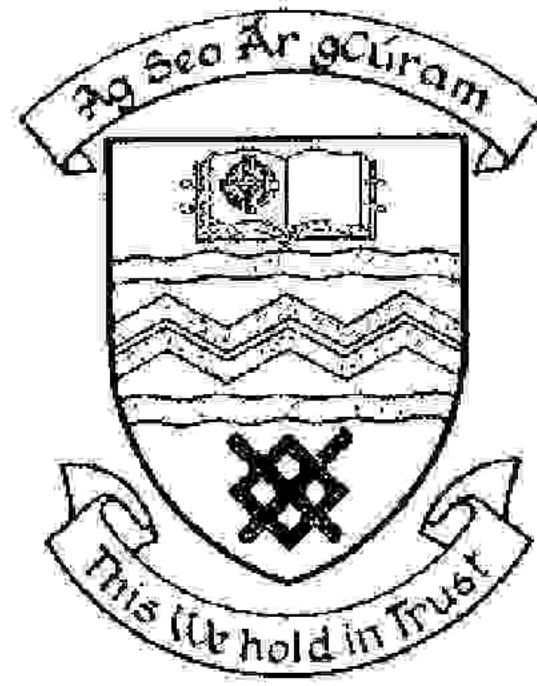
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 07/12/01, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
  - i) No discharge of trade effluent to sewer, including that from the carwash, shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under section 16 of the Water Pollution Acts 1977-1990.
  - ii) All runoff from car wash and petrol pump areas to be routed to foul sewer via an adequate silt trap and petrol / oil / diesel interceptor meeting the requirements of BS 8301:1985.
  - iii) All wastewater from any food preparation areas shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
  - iv) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - v) Applicant to ensure full and complete separation of foul and surface water systems.
  - vi) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
  - vii) All liquid storage areas shall be contained within a watertight bund structure, capable of containing at least 110% of the volume of the largest drum / tank within the bund.
  - viii) All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.
  - ix) All surface water run-off from the canopy and other roof areas shall be discharged into the surface water system.

# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S016/0477 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- x) If not already the case the water supply to the garage and the carwash shall be commercially metered.
- xi) Full 24 hour water storage shall be provided for the development.
- xii) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

- 3 The total floor area devoted to ancillary retail sales within the petrol station shall not exceed 80-sq.m.

REASON:

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

- 4 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 5 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.

REASON:

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

- 6 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.

- 7 The requirements of the Principal Environmental Health Officer shall be strictly adhered to in that respect:

- i) Full consultation shall take place with the Environmental Health Department prior to the commencement of the development.
- ii) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps,



# SOUTH DUBLIN COUNTY COUNCIL

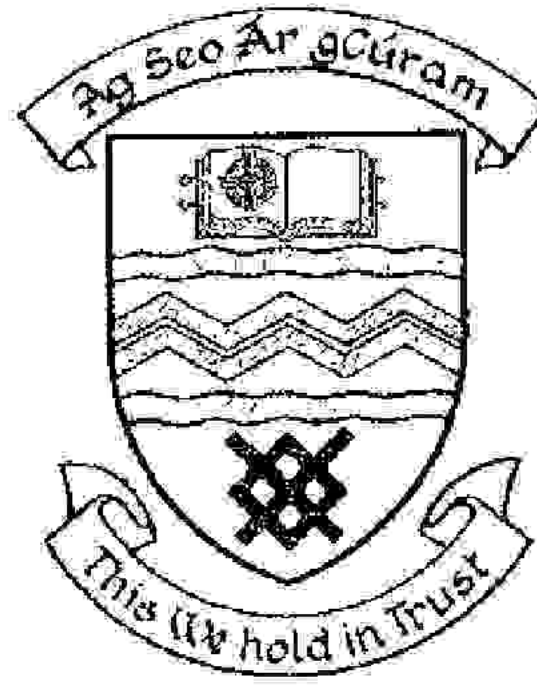
REG REF. S01A/C0074

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- netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open sites.
- iii) A suitable location for the storage of refuse shall be provided.
  - iv) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.
  - v) During demolition works on the site, all necessary steps to contain dust arising from the demolition shall be taken so as to prevent a nuisance being carried to occupiers of other buildings in the locality. This shall include covering skips and slack-heaps, daily washing down of pavements or other public areas, use of water spray at demolition site to suppress dust and any other precautions necessary to prevent dust nuisances. During the demolition phase the proposed development shall comply with B.S. 6187 Code of Practice for Demolition.
  - vi) A grease trap shall be provided on the drainage system.
  - vii) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 08:00 hours on weekdays and 09:00 hours on Saturdays nor after 18:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
  - viii) Noise due to the normal operation of the proposed development, expressed as  $L_{aeq}$  over 1 hour at the facade of a noise sensitive location, shall not exceed the daytime background level by more than 10dB(A).
  - ix) Noise due to the normal operation of the proposed development, expressed as  $L_{aeq}$  over 15 minutes in a noise sensitive location, shall not exceed the background level for night time.
  - x) Clearly audible tones and impulsive noise at sensitive locations during evening and night shall be avoided irrespective of the noise level.

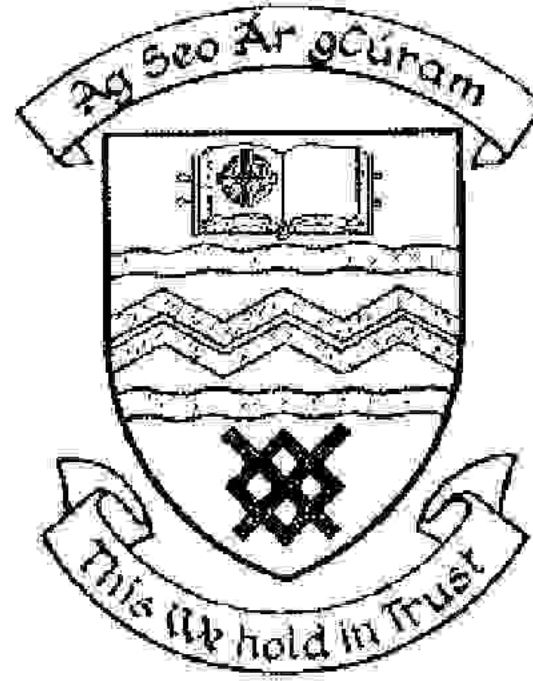
NOTE: A noise sensitive location is any dwelling house, hotel or hostel, health building educational establishment when in use, places of worship when in use, places of entertainment which for their proper enjoyment require the absence of noise at

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REG. REF. S014/0072 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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nuisance levels, or any other facility or area of high amenity which for its proper enjoyment requires the absence of noise at nuisance levels.

- xi) Separate staff sanitary accommodation must be provided.

REASON:

In the interest of public health.

- 8 The proposed free-standing company sign shall not exceed 5 metres in height.

REASON:

In the interest of amenity.

- 9 Access and provision for people with disabilities shall be provided in accordance with Part M of the Building Regulations, as amended. This shall include level access to building, disabled toilet facilities and disabled parking provision.

REASON:

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

- 10 The proposed concrete roof tiles shall be dark in colour.

REASON:

In the interest of visual amenity.

- 11 That a financial contribution in the sum of EUR 2,235 (two thousand two hundred and thirty five euro) 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.

- 12 That a financial contribution in the sum of EUR 5,813 (five thousand eight hundred and thirteen euro) 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 facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should

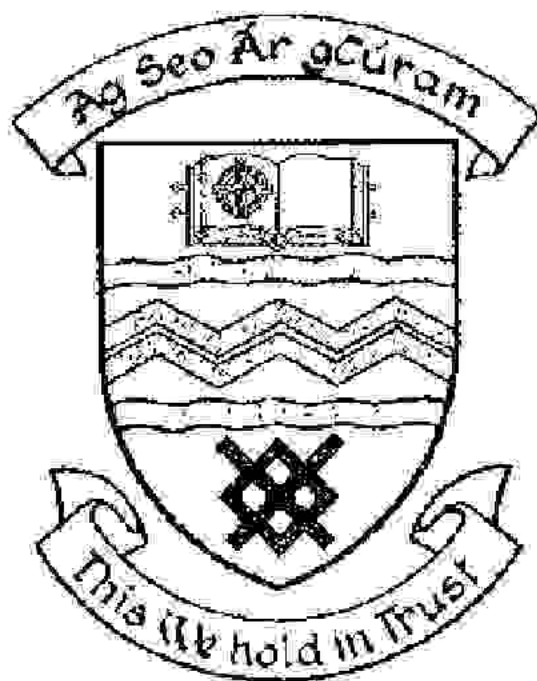


# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S018/0071 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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.

- 13 That a financial contribution in the sum of EUR 1,121 (one thousand one hundred and twenty one euro) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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 the works.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.
- (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.

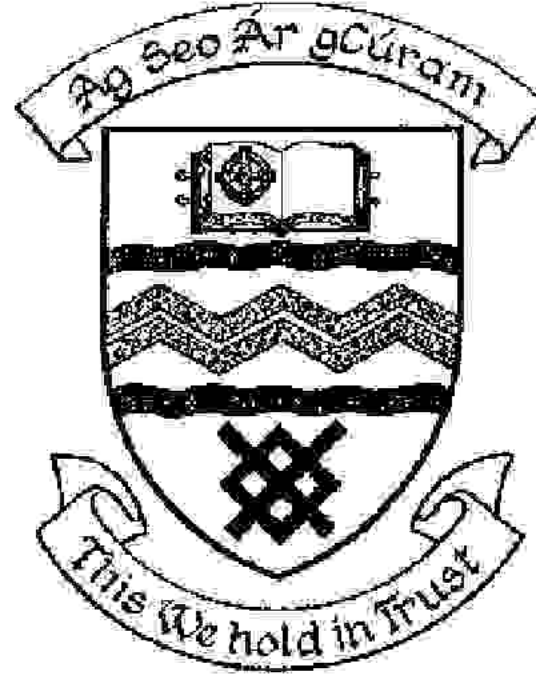
.....22/03/02  
for SENIOR ADMINISTRATIVE OFFICER

C

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

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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999**  
**AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 0266	Date of Decision 04/02/2002
Register Reference S01A/0622	Date: 24/09/01

**Applicant** Maxol Ltd.,

**Development** Redevelop existing filling station incorporating: demolition of existing shop building and portion of existing tyre centre building; a new two-storey building comprising a convenience store with ancillary office and stores of 298sq.m; a new 5m high canopy to replace existing canopy; 4 no. 40,000 litre underground storage tanks to replace 3no. tanks; a new automatic brush wash facility; a 6m high company sign to replace existing sign, new corporate signs and insignia and any ancillary contingent works.

**Location** Maxol Filling Station/Oakway Motors, Ballymount Road, Dublin 12.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** 22/11/2001 /07/12/2001

**Clarification of Additional Information Requested/Received** /

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.

Niall Montgomery & Partners Architects,  
27 Merrion Square North,  
Dublin 2.



**SOUTH DUBLIN COUNTY COUNCIL**  
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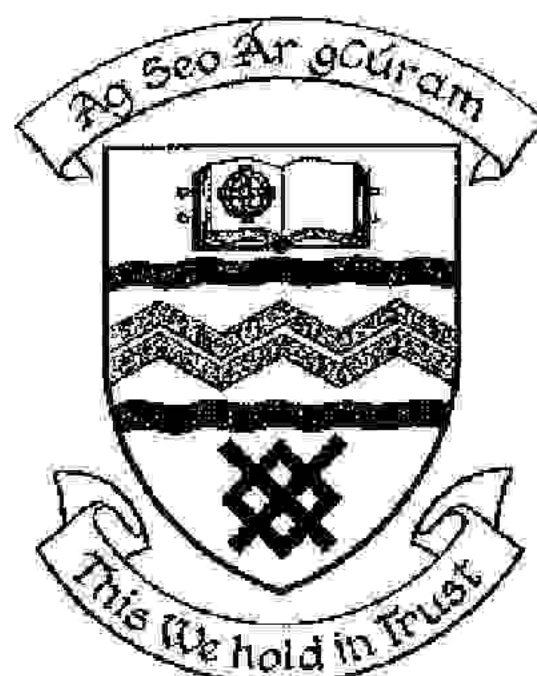
  
05/02/02  
For SENIOR ADMINISTRATIVE OFFICER

**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 by the Planning Authority on 07/12/01, 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 water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
  - i) No discharge of trade effluent to sewer, including that from the carwash, shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under section 16 of the Water Pollution Acts 1977-1990.
  - ii) All runoff from car wash and petrol pump areas to be routed to foul sewer via an adequate silt trap and petrol / oil / diesel interceptor meeting the requirements of BS 8301:1985.
  - iii) All wastewater from any food preparation areas shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.



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- iv) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- v) Applicant to ensure full and complete separation of foul and surface water systems.
- vi) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- vii) All liquid storage areas shall be contained within a watertight bund structure, capable of containing at least 110% of the volume of the largest drum / tank within the bund.
- viii) All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.
- ix) All surface water run-off from the canopy and other roof areas shall be discharged into the surface water system.
- x) If not already the case the water supply to the garage and the carwash shall be commercially metered.
- xi) Full 24 hour water storage shall be provided for the development.
- xii) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

**REASON:**

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

- 3 The total floor area devoted to ancillary retail sales within the petrol station shall not exceed 80-sq.m.

**REASON:**

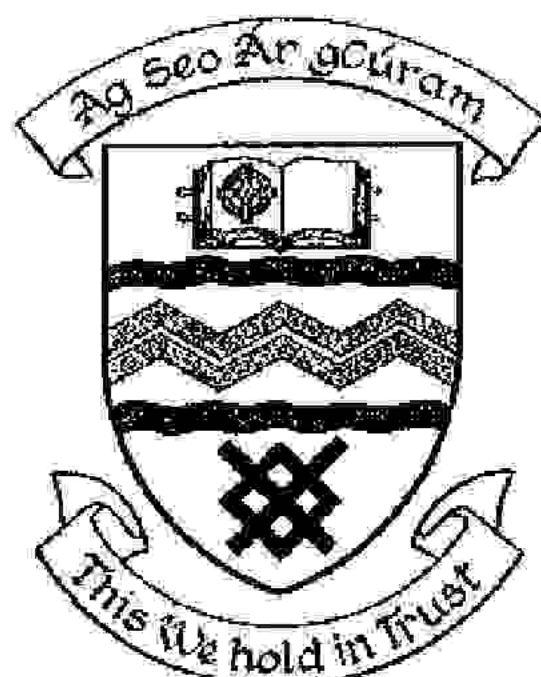
In the interest of the proper planning and development of the area.

- 4 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

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**REASON:**

To protect the amenities of the area.

- 5 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.

**REASON:**

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

- 6 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

**REASON:**

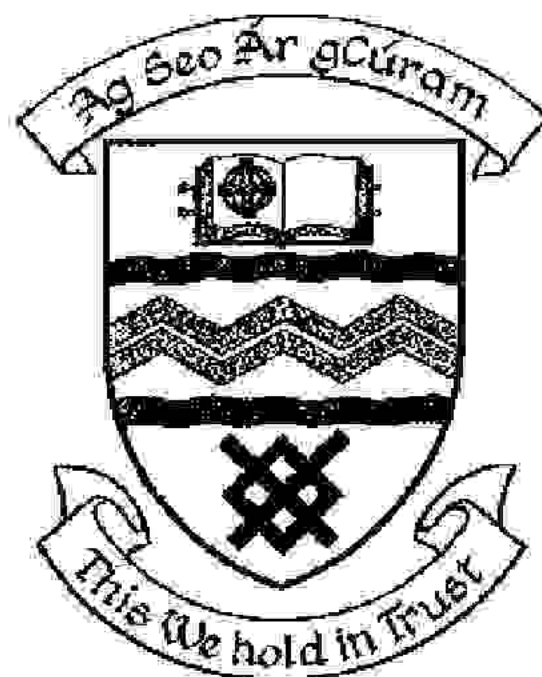
In the interest of safety and the avoidance of fire hazard.

- 7 The requirements of the Principal Environmental Health Officer shall be strictly adhered to in that respect:

- i) Full consultation shall take place with the Environmental Health Department prior to the commencement of the development.
- ii) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open sites.
- iii) A suitable location for the storage of refuse shall be provided.
- iv) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.
- v) During demolition works on the site, all necessary steps to contain dust arising from the demolition shall be taken so as to prevent a nuisance being carried to occupiers of other buildings in the locality. This shall include covering skips and slack-heaps, daily washing down of pavements or



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REG. REF. S01A/0622

other public areas, use of water spray at demolition site to suppress dust and any other precautions necessary to prevent dust nuisances. During the demolition phase the proposed development shall comply with B.S. 6187 Code of Practice for Demolition.

- vi) A grease trap shall be provided on the drainage system.
- vii) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 08:00 hours on weekdays and 09:00 hours on Saturdays nor after 18:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
- viii) Noise due to the normal operation of the proposed development, expressed as Laeq over 1 hour at the facade of a noise sensitive location, shall not exceed the daytime background level by more than 10dB(A).
- ix) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes in a noise sensitive location, shall not exceed the background level for night time.
- x) Clearly audible tones and impulsive noise at sensitive locations during evening and night shall be avoided irrespective of the noise level.

NOTE: A noise sensitive location is any dwelling house, hotel or hostel, health building educational establishment when in use, places of worship when in use, places of entertainment which for their proper enjoyment require the absence of noise at nuisance levels, or any other facility or area of high amenity which for its proper enjoyment requires the absence of noise at nuisance levels.

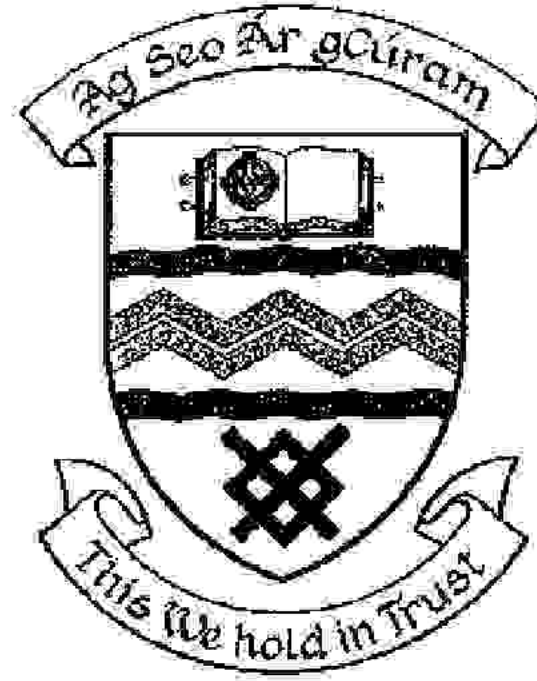
- xi) Separate staff sanitary accommodation must be provided.

REASON:

In the interest of public health.



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REG REF. S01A/0622

- 8 The proposed free-standing company sign shall not exceed 5 metres in height.

REASON:

In the interest of amenity.

- 9 Access and provision for people with disabilities shall be provided in accordance with Part M of the Building Regulations, as amended. This shall include level access to building, disabled toilet facilities and disabled parking provision.

REASON:

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

- 10 The proposed concrete roof tiles shall be dark in colour.

REASON:

In the interest of visual amenity.

- 11 That a financial contribution in the sum of EUR 2,235 (two thousand two hundred and thirty five euro) 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.

- 12 That a financial contribution in the sum of EUR 5,813 (five thousand eight hundred and thirteen euro) 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 facilitates this development; this contribution to be paid before the commencement of development on the site.

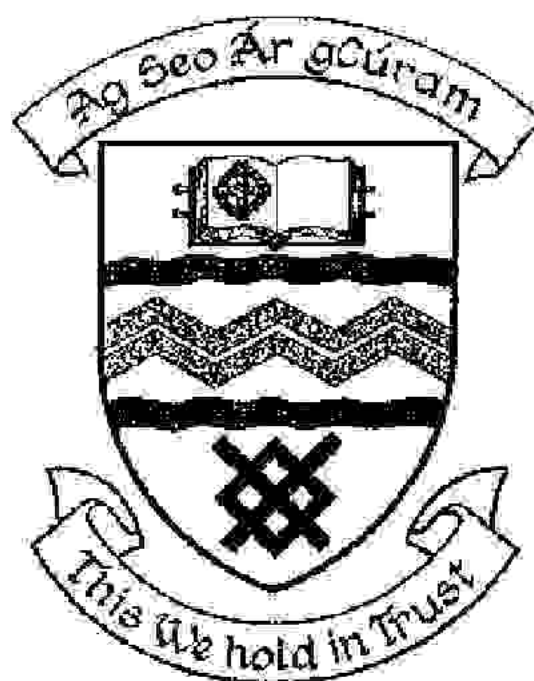
REASON:

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

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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
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REG. REF. S01A/0622

improvement works and traffic management schemes  
facilitating the proposed development.

- 13 That a financial contribution in the sum of EUR 1,121 (one thousand one hundred and twenty one euro) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

**REASON:**

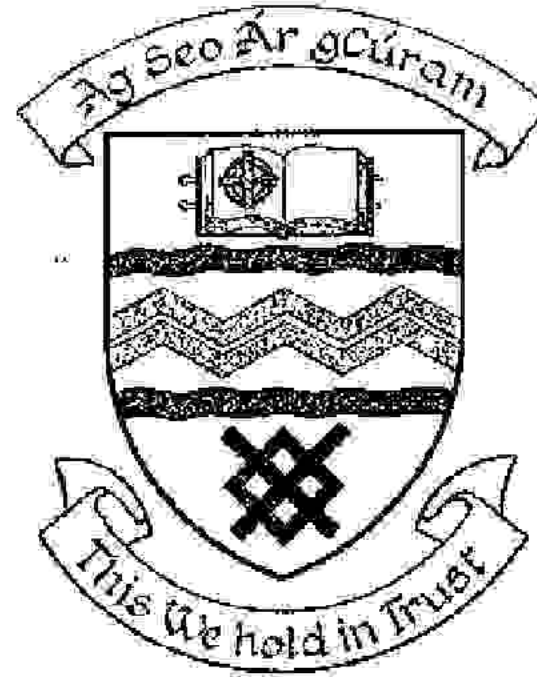
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

C

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3440	Date of Decision 22/11/2001
Register Reference S01A/0622	Date: 24/09/01

**Applicant** Maxol Ltd.,  
**Development** Redevelop existing filling station incorporating: demolition of existing shop building and portion of existing tyre centre building; a new two-storey building comprising a convenience store with ancillary office and stores of 298sq.m; a new 5m high canopy to replace existing canopy; 4 no. 40,000 litre underground storage tanks to replace 3no. tanks; a new automatic brush wash facility; a 6m high company sign to replace existing sign, new corporate signs and insignia and any ancillary contingent works.

**Location** Maxol Filling Station/Oakway Motors, Ballymount Road, Dublin 12.

**App. Type** Permission

Dear Sir/Madam,

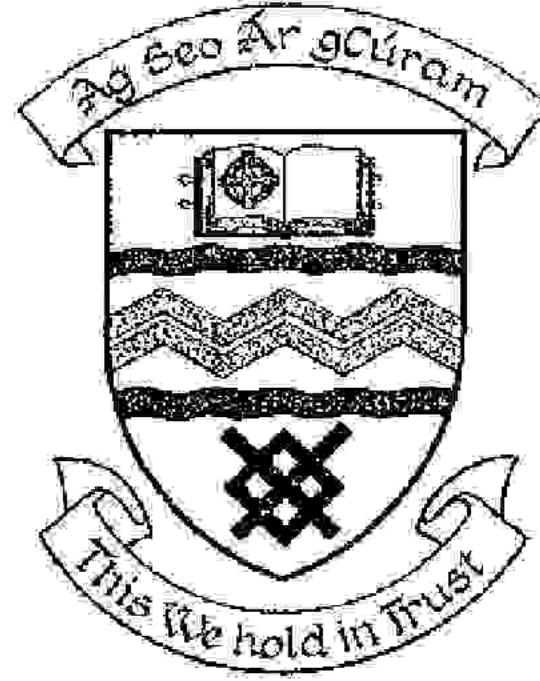
With reference to your planning application, received on 24/09/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 According to paragraph 3.5.7 (iv), of the South Dublin County Development Plan, 1998 which deals with petrol stations, it is Council policy that the area of ancillary retail floor space in petrol stations be subject to strict limitations. The applicant is requested to submit revised drawings showing the total floor area devoted to ancillary retail sales within the petrol station restricted to 80-sq.m or less.

Niall Montgomery & Partners Architects,  
27 Merrion Square North,  
Dublin 2.



**SOUTH DUBLIN COUNTY COUNCIL**  
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- 2 Due to the lack of fenestration, particularly at first floor level on the west elevation, and at ground and first floor level on the north elevation, the proposed two-storey building would present an unsatisfactory appearance. The applicant is requested to submit revised drawings showing an adequate level of fenestration to avoid the large blank spaces of brickwork shown on the submitted drawings.

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

22/11/01