

	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/0543	
1. Location	Old Lucan Road, Palmerstown, Dublin 20.		
2. Development	Demolition of the existing sales office and workshop, and construction of new motor sales showroom, office and workshop.		
3. Date of Application	15/08/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 10/10/2001 2.	1. 23/11/2001 2.
4. Submitted by	Name: Design Draftechniques, Address: 37 Ashgrove Park, Naas,		
5. Applicant	Name: Geoff Richardson, Address: C/O Palmerstown Motor Company, Old Lucan Road, PalmerstownDublin 20.		
6. Decision	O.C.M. No. 0162  Date 22/01/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0551  Date 08/03/2002	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**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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Design Draftechniques,  
37 Ashgrove Park,  
Naas,  
Co. Kildare.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0551	Date of Final Grant 08/03/2002
Decision Order Number 0162	Date of Decision 22/01/2002
Register Reference S01A/0543	Date 23/11/01

**Applicant** Geoff Richardson,

**Development** Demolition of the existing sales office and workshop, and  
construction of new motor sales showroom, office and  
workshop.

**Location** Old Lucan Road, Palmerstown, Dublin 20.

**Floor Area** 335.00 Sq Metres

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

**Additional Information Requested/Received** 10/10/2001 /23/11/2001

A Permission has been granted for the development described above,  
subject to the following (11) Conditions.



# SOUTH DUBLIN COUNTY COUNCIL

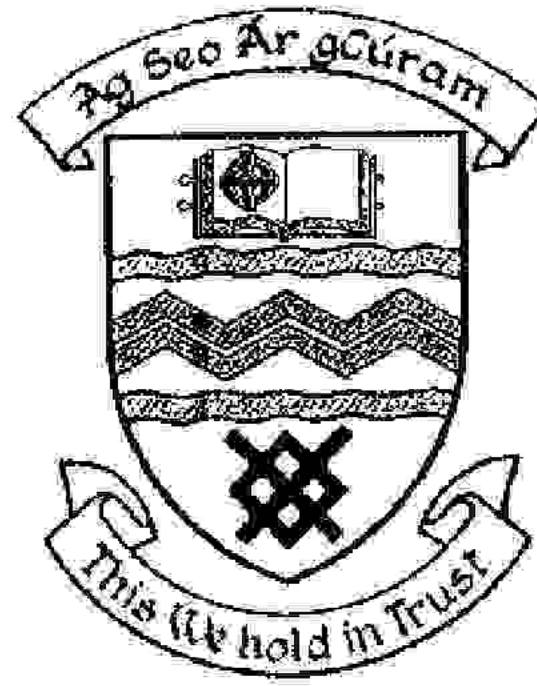
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## Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information received on the 23/11/2001, 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 The following requirements of the Environmental Services Department shall be met in full and the applicant shall contact this department for further advice:
  - a) No new buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - b) No discharge of trade effluent to sewer 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.
  - c) The applicant is to ensure that there is a full and complete separation of the foul and surface water systems.
  - d) All water runoff from vehicle parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the sewer.
  - e) The unit shall have its own commercially metered water connection and full 24-hour water storage.
  - f) 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 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.

- 4 That prior to the commencement of the main development, the following shall be carried out:

- a) The applicant shall ensure that the boundary as set out in the approved design in An Bord Pleanála decision Ref. 06/S/100893 be constructed.

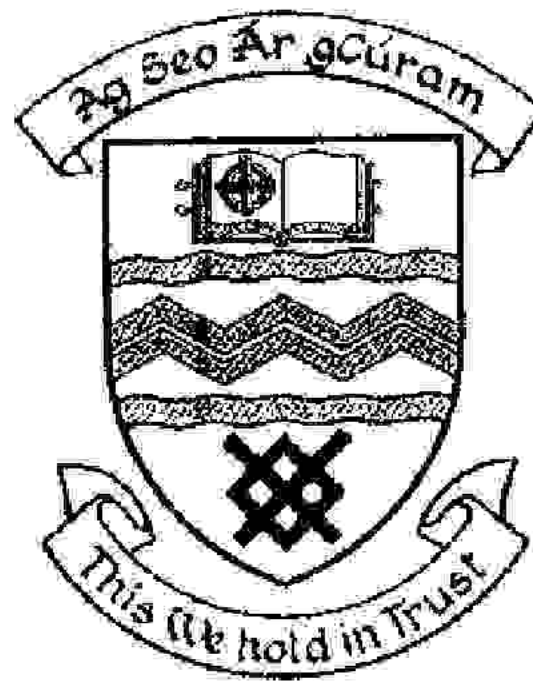
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/00/001

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- b) All signage that is not exempted or that does not have full planning approval shall be removed.

REASON:

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

- 5 The existing fencing on the eastern boundary shall be removed and replaced with a block wall not less than 2 metres high with a palisade railing painted either black/green.

REASON:

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

REASON:

In the interest of amenity.

- 7 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.

- 8 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.

- 9 That a financial contribution in the sum of EUR 3,229 (three thousand two hundred and twenty nine 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.



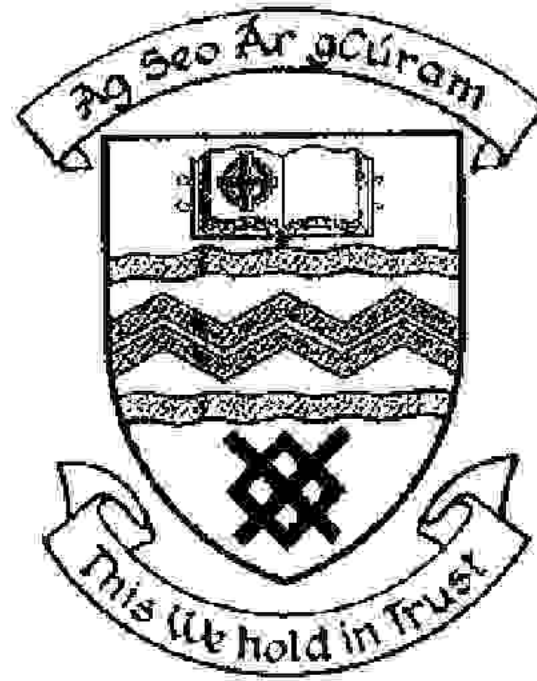
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0340

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- 10 That a financial contribution in the sum of EUR 8,399 (eight thousand three hundred and ninety nine 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 improvement works and traffic management schemes facilitating the proposed development.

- 11 That a financial contribution in the sum of EUR 971 (nine hundred and seventy one euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/ Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development 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.

.....11/03/02  
for SENIOR ADMINISTRATIVE OFFICER

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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 0162	Date of Decision 22/01/2002
Register Reference S01A/0543	Date: 15/08/01

**Applicant** Geoff Richardson,

**Development** Demolition of the existing sales office and workshop, and construction of new motor sales showroom, office and workshop.

**Location** Old Lucan Road, Palmerstown, Dublin 20.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** 10/10/2001 /23/11/2001

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

  
..... 22/01/02  
for SENIOR ADMINISTRATIVE OFFICER

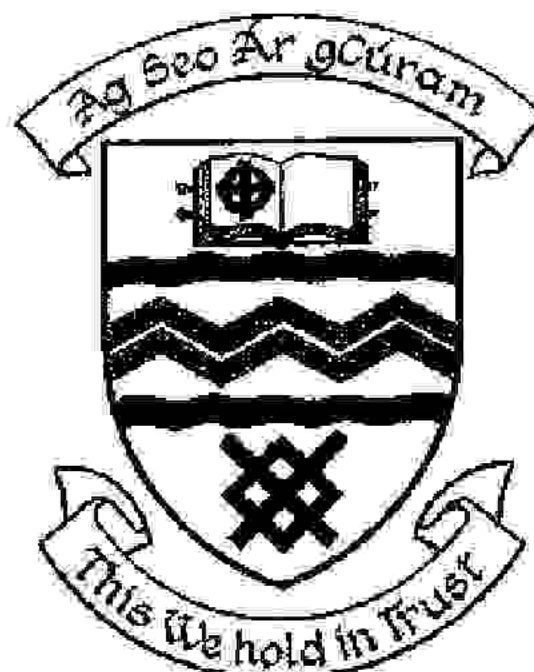
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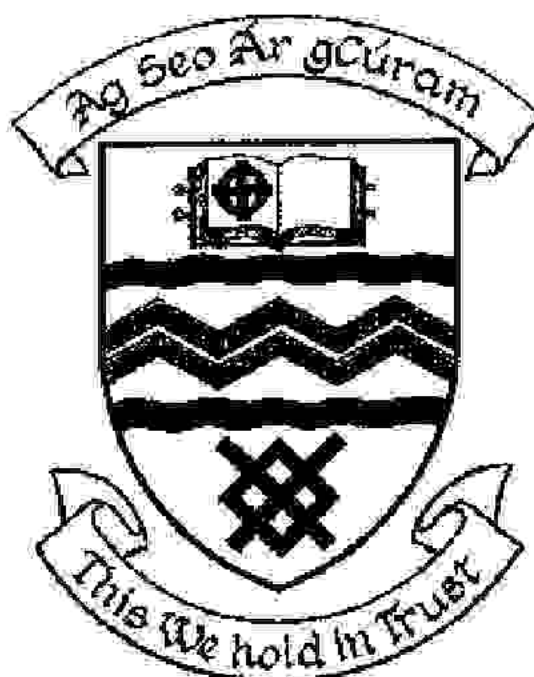
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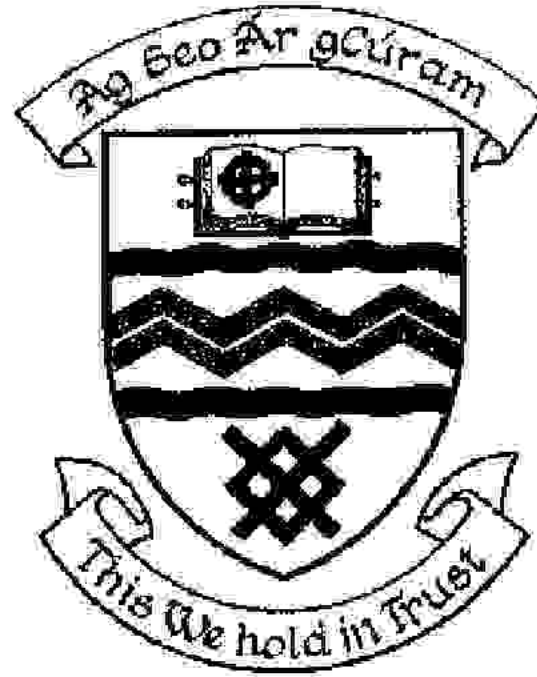
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