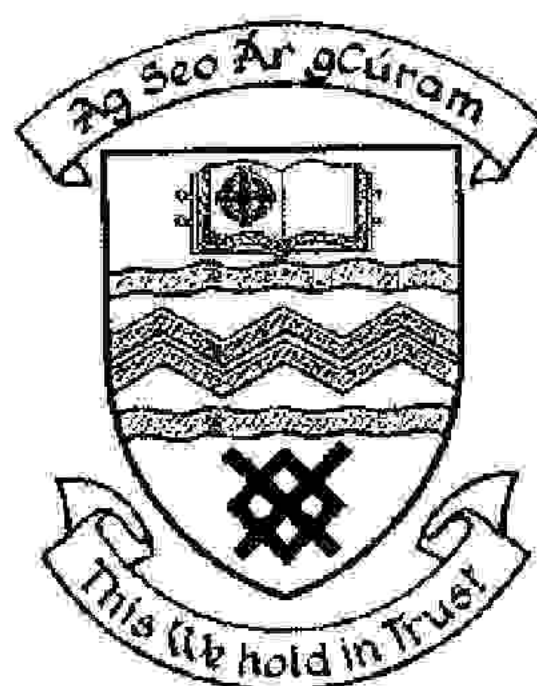


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0429	
1. Location	Rear/side 1-4 Balrothery Cottages, Old Blessington Road, Tallaght, Dublin 24.		
2. Development	178 sq.m single storey motor sales showroom (including ancillary offices and fascia sign), cobble-lock paving, landscaping and ancillary site development works at		
3. Date of Application	06/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 25/09/2001 2.	1. 19/12/2001 2.
4. Submitted by	Name: Kiaran O'Malley & Co. Ltd., Address: St. Heliers, Stillorgan Park,		
5. Applicant	Name: Drumhaven Ltd Address: Rear/side 1-4 Balrothery Cottages, Old Blessington Road, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0371 Date 18/02/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0721 Date 08/04/2002	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

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Kiaran O'Malley & Co. Ltd.,
St. Heliers,
Stillorgan Park,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0721	Date of Final Grant 08/04/2002
Decision Order Number 0371	Date of Decision 18/02/2002
Register Reference S01A/0429	Date 19/12/01

Applicant Drumhaven Ltd

Development 178 sq.m single storey motor sales showroom (including ancillary offices and fascia sign), cobble-lock paving, landscaping and ancillary site development works at

Location Rear/side 1-4 Balrothery Cottages, Old Blessington Road, Tallaght, Dublin 24.

Floor Area 178.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 25/09/2001 /19/12/2001

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

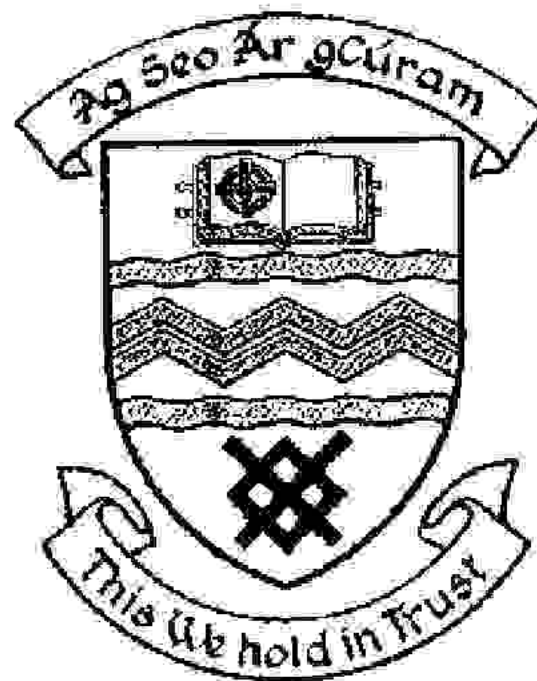
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REG REF. S014/0449

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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 19/12/01, 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 The applicant shall ascertain and strictly comply with the requirements of the Public Lighting Section of the Roads Traffic Department (Catriona Lambert 4149000 ext 3241).
REASON:
In the interest of residential amenity
- 3
 - i) The level of illumination shall be kept at such a level so as not to adversely affect residential amenity.
 - ii) The level of illumination shall be reviewable at any time by the Roads Traffic Department or the Planning Authority and adjustments shall be made at applicant's own expense if requested to do so by South Dublin County Council.
REASON:
In the interest of traffic safety and residential amenity.
- 4 Prior to the commencement of development on the site the applicant shall submit a planning application for the retention of all structures on the site which neither have been authorised by a grant of planning permission, nor constitute exempt development.
REASON:
In order to regularise the development on the site in the interest of the proper planning and development of the area.
- 5 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards and said off-street parking areas shall not be used for the display or storage of motor vehicles during business opening hours.
REASON:
In the interest of the proper planning and development of the area.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the

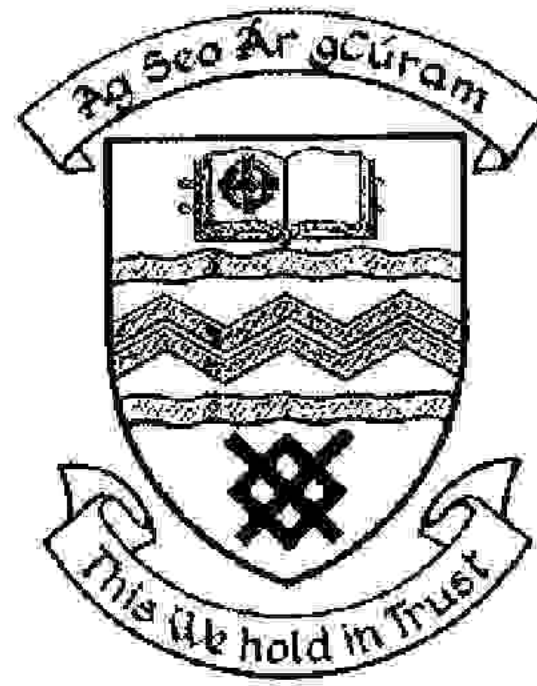
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REG. REF. S01A/0049

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requirements of the County Council.

- i) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- ii) Applicant to ensure full and complete separation of foul and surface water systems.
- iii) 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.
- iv) 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.
- v) The property shall have its own commercially metered connection to the public watermain and full 24hour water storage.
- vi) 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.

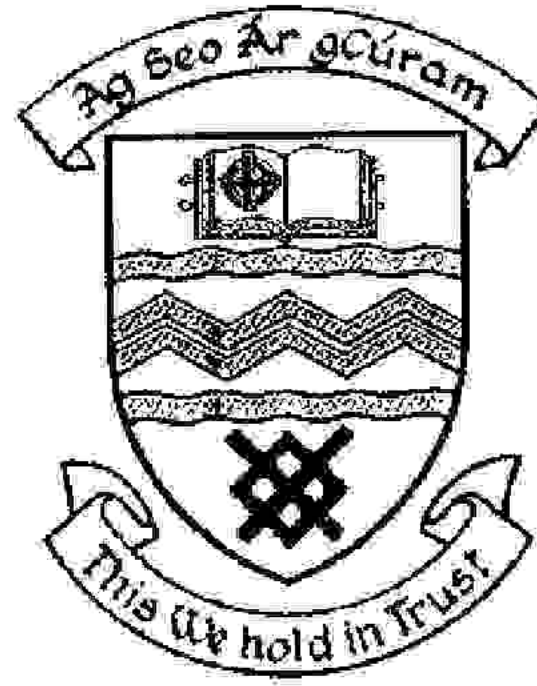
7 The requirements of the Environmental Health Officer shall be strictly adhered to. In that respect:

- i) 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'.
- ii) 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.
- iii) 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 by more than 10dB(A).

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REASON:

In the interest of public health and residential amenity.

- 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 1,825 (one thousand eight hundred and twenty 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.

- 10 That a financial contribution in the sum of EUR 4,746 (four thousand seven hundred and forty six 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 1,808 (one thousand eight hundred and eight euro) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works 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.

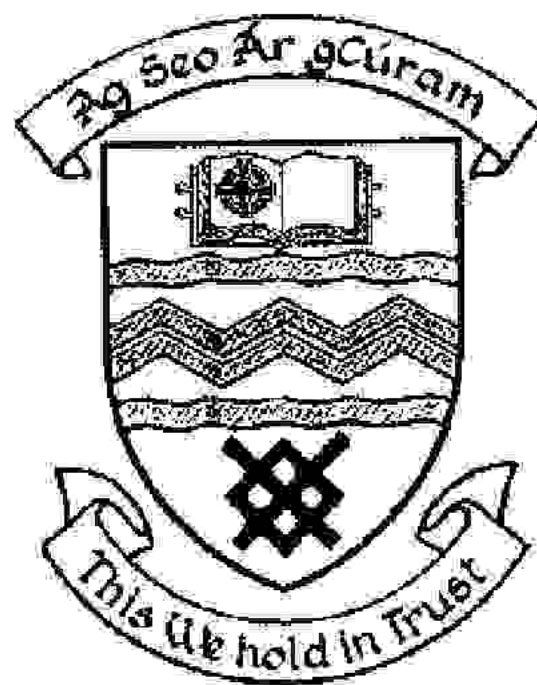
SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/0472

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- (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.

Snath Hayt
.....08/04/02
for SENIOR ADMINISTRATIVE OFFICER

C

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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 0371	Date of Decision 18/02/2002
Register Reference S01A/0429	Date: 06/07/01

Applicant Drumhaven Ltd

Development 178 sq.m single storey motor sales showroom (including ancillary offices and fascia sign), cobble-lock paving, landscaping and ancillary site development works at

Location Rear/side 1-4 Balrothery Cottages, Old Blessington Road, Tallaght, Dublin 24.

Floor Area sq. Metres

Time extension(s) up to and including

Additional Information Requested/Received 25/09/2001 /19/12/2001

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

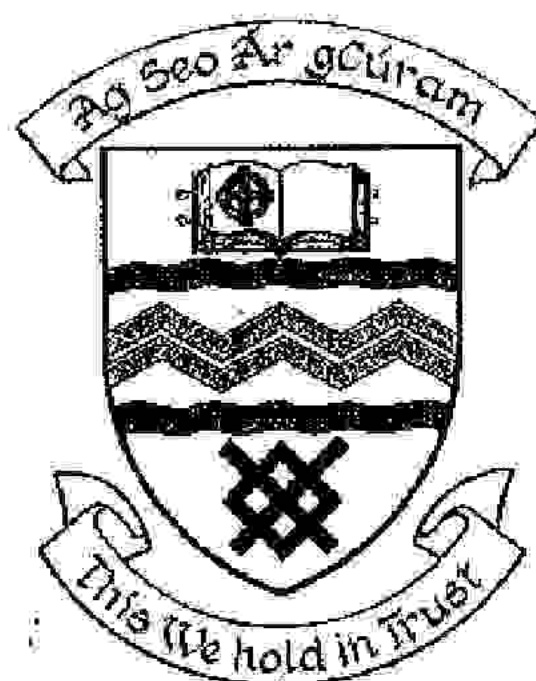

..... 18/02/02
for SENIOR ADMINISTRATIVE OFFICER

Kiaran O'Malley & Co. Ltd.,
St. Heliers,
Stillorgan Park,
Blackrock,
Co. Dublin.

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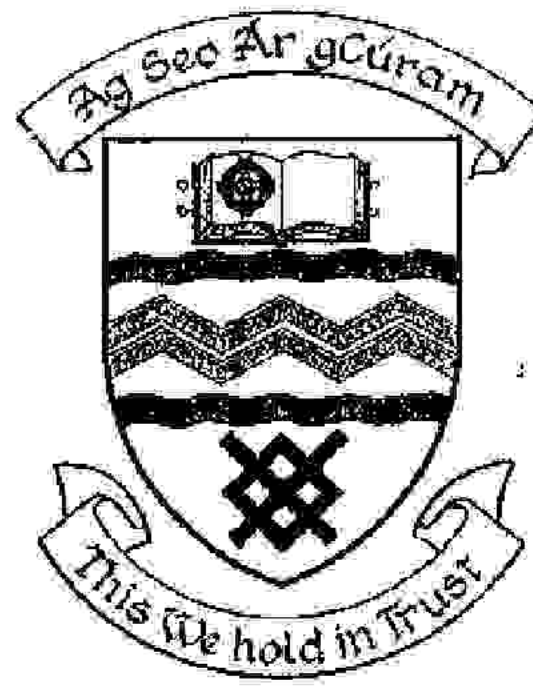
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REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
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REASON:
In the interest of residential amenity
- 3
 - i) The level of illumination shall be kept at such a level so as not to adversely affect residential amenity.
 - ii) The level of illumination shall be reviewable at any time by the Roads Traffic Department or the Planning Authority and adjustments shall be made at applicant's own expense if requested to do so by South Dublin County Council.
REASON:
In the interest of traffic safety and residential amenity.
- 4 Prior to the commencement of development on the site the applicant shall submit a planning application for the retention of all structures on the site which neither have been authorised by a grant of planning permission, nor constitute exempt development.
REASON:
In order to regularise the development on the site in the interest of the proper planning and development of the area.
- 5 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards and said off-street parking areas shall not be used for the display or storage of motor vehicles during

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REG. REF. S01A/0429

business opening hours.

REASON:

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

- 6 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 buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
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REASON:

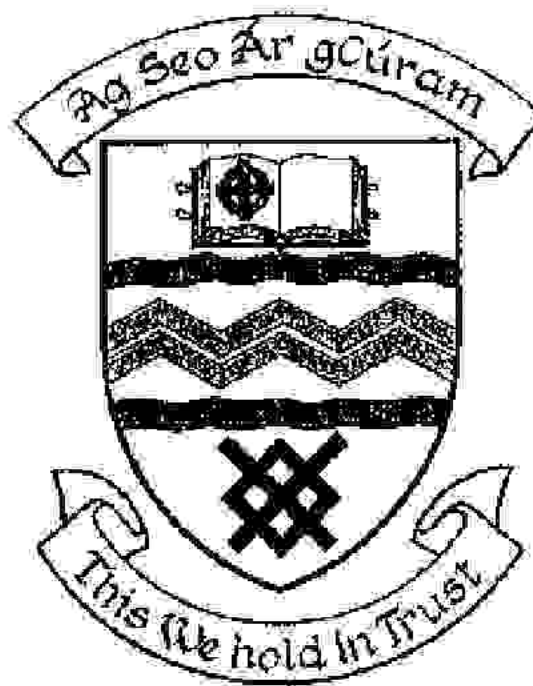
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- Sites'.
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To protect the amenities of the area.

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REASON:

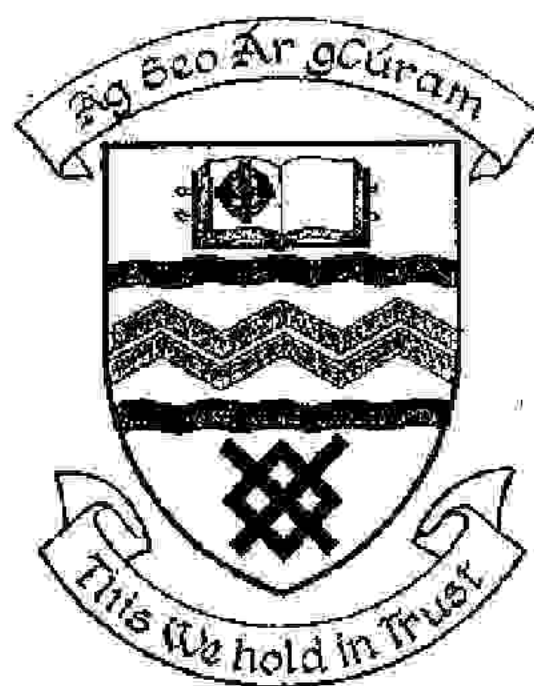
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REG. REF. S01A/0429

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 1,808 (one thousand eight hundred and eight euro) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works 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.