

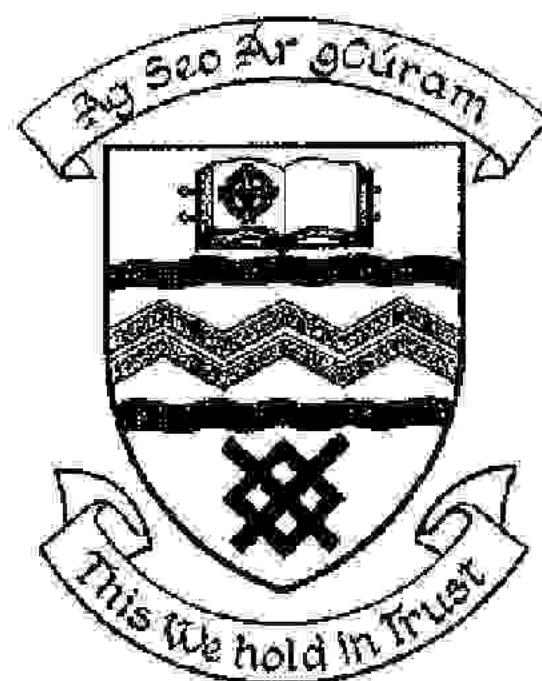
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0405	
1. Location	Glenstal, Ballymount Road, Walkinstown, Dublin 12.		
2. Development	Demolish the existing house to erect light industrial unit for car wholesale outlet on industrial zoned site.		
3. Date of Application	28/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Santry & Associates Address: 6 Esker Meadow Court, Lucan,		
5. Applicant	Name: White Brothers Address: 5 Robinhood Road, Dublin 22.		
6. Decision	O.C.M. No. 2759  Date 24/08/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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.

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

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

Decision Order Number 2759	Date of Decision 24/08/2001
Register Reference S01A/0405	Date: 28/06/01

**Applicant:** White Brothers  
**Development:** Demolish the existing house to erect light industrial unit for car wholesale outlet on industrial zoned site.

**Location:** Glenstal, Ballymount Road, Walkinstown, Dublin 12.

**App. Type:** Permission

Dear Sir/Madam,

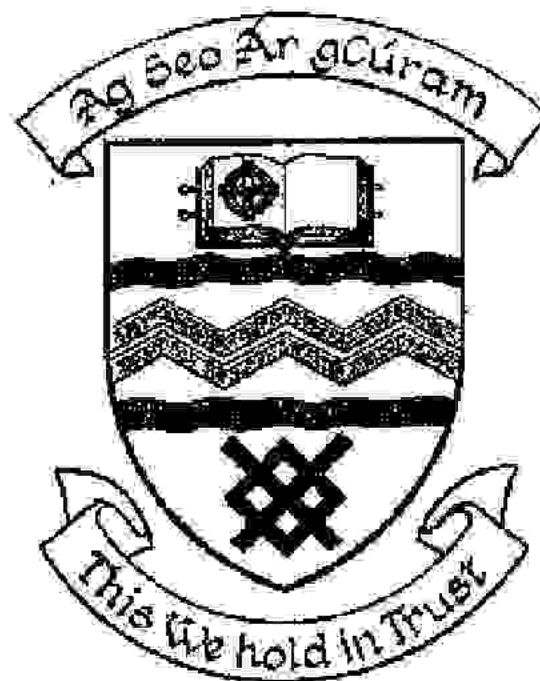
With reference to your planning application, received on 28/06/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is advised that in the opinion of the Planning Authority the proposed building is unacceptably dominant in relation to the adjoining residential property. Revised drawings are required to show how the proposed development may be revised to provide a minimum 2m separation distance from the common boundary and a suitably reduced height.
- 2 A revised forecourt car parking layout is required showing clearly spaces reserved for staff and customer car parking and any display parking proposed.
- 3 Revised drawings are required to show the proposed front boundary revised to align with general front boundary treatment in the area and to facilitate a wider public footpath.
- 4 In relation to proposed foul sewerage arrangements full details are required to demonstrate, by providing levels

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etc, that the site can be drained by gravity into the public sewer on Ballymount Road, and clearly showing all proposed drains, sewers and manholes within the site, in compliance with part 'H' of the 1997 Building Regulations, and pipe sizes gradients, cover, invert and finished floor levels up to public sewer connection.


- 5 As this part of Ballymount Road is subject to flooding the Environmental Services Department consider that the proposed development is premature pending a resolution of this flooding problem. Furthermore there is an existing public surface water sewer located along the lane beside the existing house and it appears that the proposed building will be within 5m of the sewer, contrary to the requirements of the Sanitary Authority that no development be permitted within 5 metres of such services.

The applicant is requested to show how the proposed development may be revised to satisfactorily meet the requirements of the Environmental Services Department Engineers. In this regard the applicant is advised to consult with Environmental Services Department prior to submitting the details requested.

- 6 Full details are required of the signs indicated on drawings submitted. In this regard the applicant should note that the signs indicated are not included in the description of the proposed development in the public notices and do not therefore form part of the planning applications in accordance with requirements under the Local Government (Planning and Development) Regulations 1994. Revised public notices are therefore required if the signs are to be considered as part of the application.

- 7 Full details of proposed boundary treatment are required including elevation drawings showing materials and overall height proposed.

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer  
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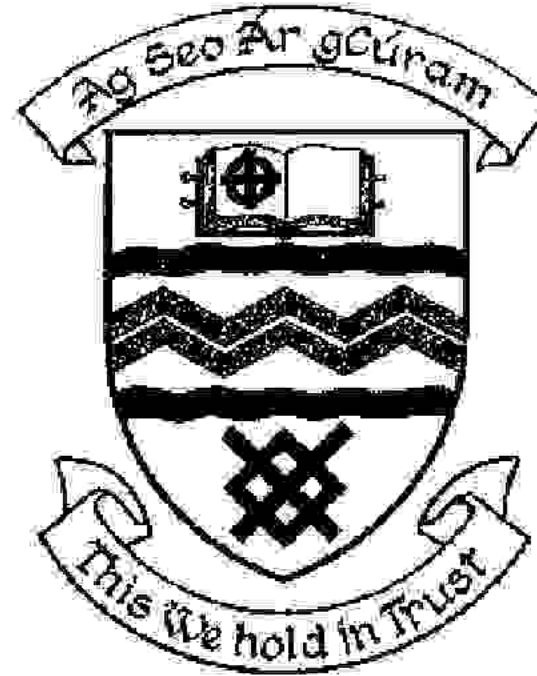
24/08/01

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

Decision Order Number 0032	Date of Decision 09/01/2002
Register Reference S01A/0405	Date 28/06/01

**Applicant** White Brothers  
**App. Type** Permission  
**Development** Demolish the existing house to erect light industrial unit  
for car wholesale outlet on industrial zoned site.  
**Location** Glenstal, Ballymount Road, Walkinstown, Dublin 12.

Dear Sir / Madam,

It is noted by letter dated 13/12/2001 that you have withdrawn the above mentioned application.

Yours faithfully

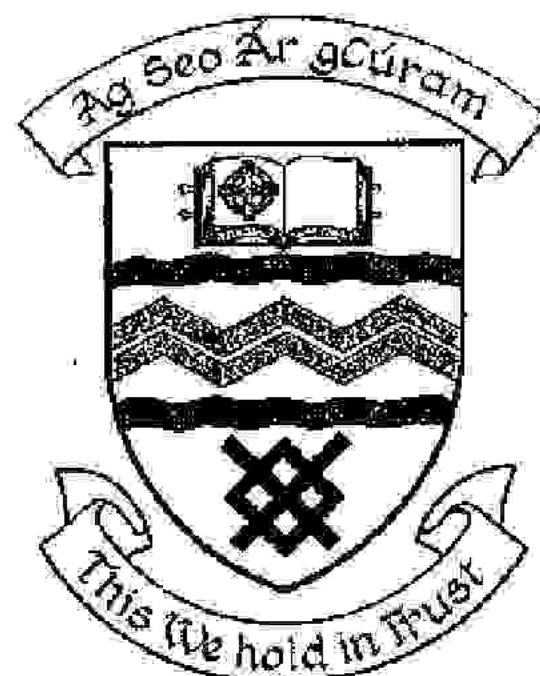
..... 09/01/02  
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 3458	Date of Decision 23/11/2001
Register Reference S01A/0405	Date 28/06/01

Applicant White Brothers  
App. Type Permission  
Development Demolish the existing house to erect light industrial unit  
for car wholesale outlet on industrial zoned site.  
  
Location Glenstal, Ballymount Road, Walkinstown, Dublin 12.

Dear Sir / Madam,

With reference to your planning application, additional information received on 27/09/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1999 and Planning and Development Act 2000, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 In relation to Item No. 1 of the request for Additional Information, revised front and rear elevation drawings submitted show a reduced building height of 4.5 metres adjoining the common boundary with the adjoining residential property, however the revised side elevation drawing submitted appears to show the height of the side elevation rising from 4.5 metres at one end to 6 metres at the other end. Also the entrance doors indicated at the side and rear are not consistent with the revised ground floor plan submitted. Clarification is required in this regard. If it is intended to raise existing site ground levels, details of both existing and proposed revised site ground levels are

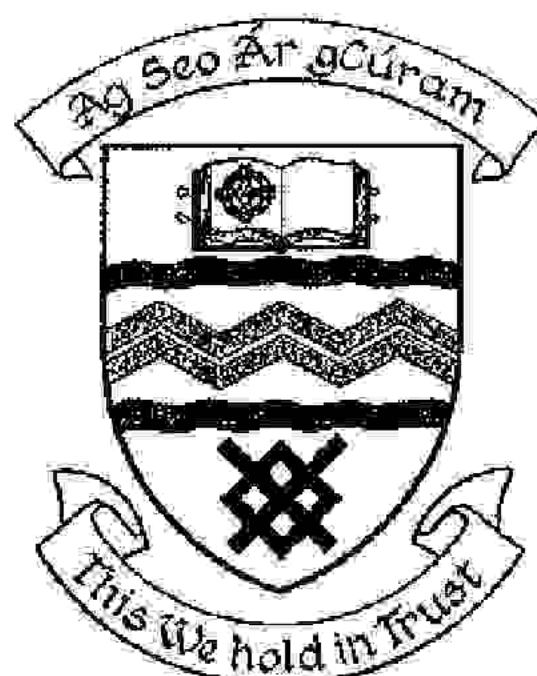
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required to enable the impact of the revised building height on the adjoining property to be assessed.

- 2 In relation to Item No's. 2 and 3 of the request for Additional Information the revised car parking layout is not satisfactory in regard to aisle width between car spaces. The staff/customer car spaces were not delineated and also car space 10 is not feasible and no. 11 does not exist. The front boundary has been set back further than adjacent properties (approx. 5m from existing kerblines) as shown on the site plan. However, if the front boundary were relocated to line up with that of adjacent property it would be possible to provide adequate off street parking for display staff/customer cars. Forecourt parking to be as follows:

- (i) Display cars to be along road frontage (i.e. right hand side of entrance when exiting).
- (ii) Customer car spaces to be along east boundary of site.
- (iii) Staff car spaces to be along frontage of building and set back a minimum 6m from customer car spaces.

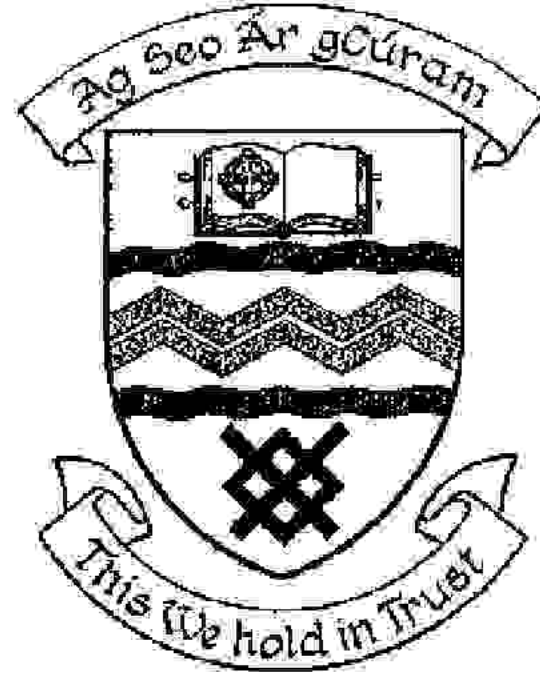
- 3 In relation to Item No. 4 of the request for Additional Information the applicant is requested to submit full details of proposed foul drainage as previously requested.

- 4 In relation to Item No. 5 of the request for Additional Information, Environmental Services Department reports that the proposal is unacceptable for the following reasons:

- (a) This part of Ballymount Road is very prone to flooding. Any development in this location is therefore premature pending the resolution of flooding problem. The applicants' proposal to raise the level of the site above the road level will increase the risk of surface water run-off from the site causing flooding on the two adjoining sites.
- (b) A public surface water sewer runs along the lane beside the existing house. This sewer has been damaged by the applicant in recent months while carrying out work on the site. As a result the Environmental Services Department have to replace approximately 30m of this pipe through the applicants site. A minimum separation of 5m from any



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- new building to this sewer will be required to minimise the risk of future damage and to facilitate access for maintenance and repair.
- (c) Additionally this sewer does not have the capacity to cater for the additional surface water run-off that will be generated from the development and therefore the applicants proposal to connect to it is unacceptable.

Clarification is required in this regard to show how it is proposed to comply with the requirements of the Environmental Services Department. The applicant is advised to consult with Michael Tinsley, Executive Engineer before submitting further information.

- 5 In relation to Item No. 7 of the request for Additional Information the applicant is requested to clarify how the proposed palisade fence can be considered to provide an acceptable level of protection of the amenity of the adjoining property. It is considered that the provision of a two metre high block wall along the common boundary from the front building line of the proposed building to the rear boundary of the application site would be more satisfactory in this regard.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

  
.....  
for SENIOR ADMINISTRATIVE OFFICER

23/11/01