

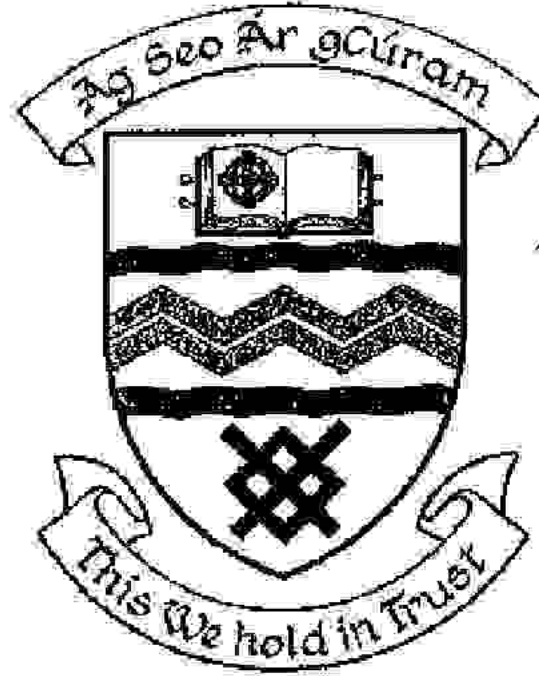
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0377
1. Location	Renault Trucks & Vans, Kingswood Road, Brownsbarn, Dublin 22	
2. Development	New van showroom and offices, new vehicular entry site modifications also signage based on previously approved plans.	
3. Date of Application	20/06/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 26/09/2001 2.
4. Submitted by	Name: Design Projects and Planning, Address: 6 Orchard Avenue, Clonsilla,	
5. Applicant	Name: Glencullen Group Ltd Address: Glencullen House, Kylemore Road, Dublin 10.	
6. Decision	O.C.M. No. 3438  Date 22/11/2001	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 0101  Date 14/01/2002	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.

C

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

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Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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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 3438	Date of Decision 22/11/2001
Register Reference S01A/0377	Date: 20/06/01

**Applicant** Glencullen Group Ltd

**Development** New van showroom and offices, new vehicular entry site modifications also signage based on previously approved plans.

**Location** Renault Trucks & Vans, Kingswood Road, Brownsbarn, Dublin 22

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** /26/09/2001

**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.

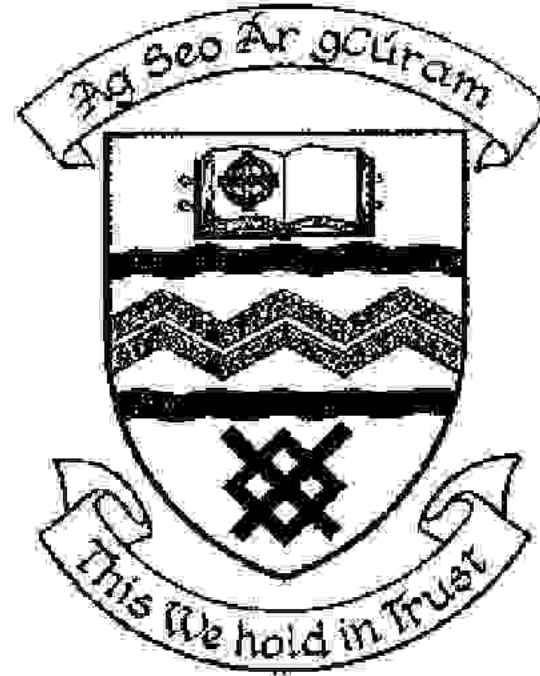
Subject to the conditions ( 13 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

 ..... 26/11/01  
for SENIOR ADMINISTRATIVE OFFICER

Design Projects and Planning,  
6 Orchard Avenue,  
Clonsilla,  
Dublin 15.



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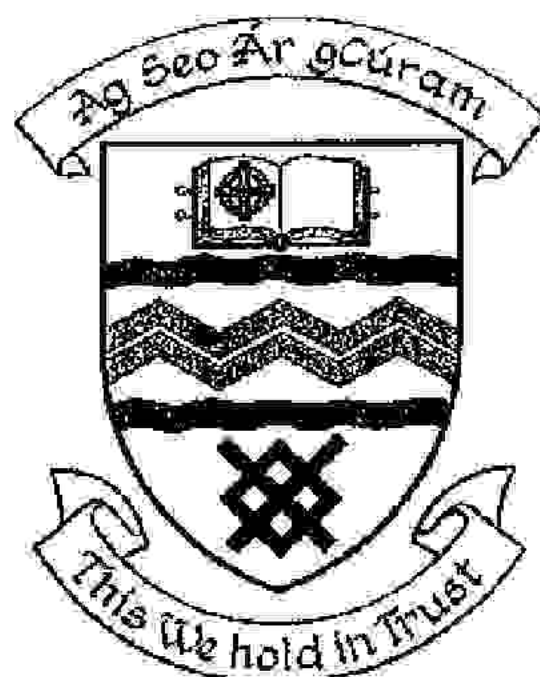
**Conditions and Reasons**

- 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 26/09/01, 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. In this respect:
  - i) Wastewater package treatment plant and percolation/irrigation area shall meet the requirements of BS 6297:1983 and the relevant manufacturers Agrément Certificate. Certification of compliance by an Engineer to the above standard or the relevant manufacturer's Agrément Certificate shall be submitted to South Dublin County Council.
  - ii) Wastewater package treatment plant and percolation/irrigation area shall meet the requirements of the E.H.O.
  - iii) Applicant shall enter into a maintenance agreement with the supplier.
  - iv) All wastewater from canteen kitchen shall be routed via an appropriate grease trap or grease removal system before being discharged to foul sewerage system.
  - v) Applicant is subject to the provisions of the water pollution acts and, depending on volume and nature of discharge, may be required to apply to the Environmental Services Department for a licence under Section 4 of the Local Government (Water Pollution) Acts 1977 and 1990 to discharge sewage and/or trade effluent to waters.
  - vi) 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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- vii) Applicant shall ensure full and complete separation of foul and surface water systems.
- viii) 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.
- ix) 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.
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- xi) No connection shall be made to the public water supply until such time as a watermain of adequate capacity exists to cater for the proposed development.
- xii) The development shall have its own connection to the public watermain and full 24hour water storage.
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- xiv) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
- xv) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.
- xvi) Prior to commencement of development, applicant shall submit for the approval of the Area Engineer, Deansrath (Tel. (01) 4570784) a detailed watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulations.

REASON:



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

- 3 The following requirements shall be adhered to:
- i) The level of illumination shall be kept at such a level so as not to adversely affect road traffic safety or amenity.
  - ii) The level of illumination to be reviewable at any time by Roads Traffic Department or the Planning Authority and adjustments made at applicant's own expense if requested to do so by South Dublin County Council.

REASON:

In the interest of traffic safety.

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The earth bank shall be removed and new driveway constructed to the satisfaction of Area Engineer, Roads Maintenance at the access point. No developments of any form shall be within area required to provide 3m x 90m visibility splays in both directions of entrance.

REASON:

In the interest of traffic safety.

- 5 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.

- 6 Full details and specification of landscaping and boundary treatment shall be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of the proposed development. The roadside boundary of the site shall consist of a dwarf wall and railings as indicated on Drawing No. 1027-008 submitted as additional information. Steel Palisade security fencing is not acceptable.

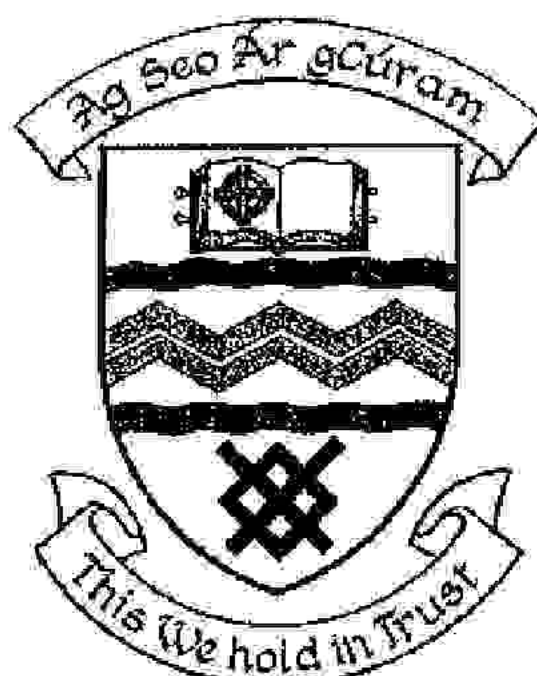
REASON:

In the interest of amenity.

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7 Prior to the commencement of development the requirements of the Environmental Health Officer shall be ascertained and strictly adhered to. In particular:

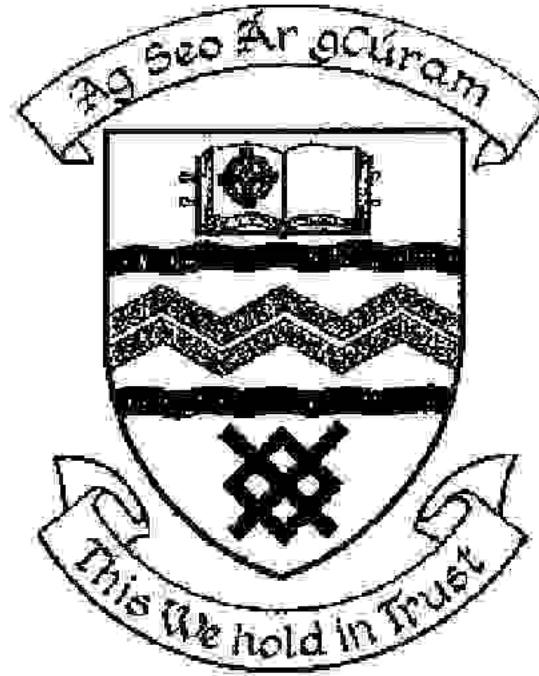
- (a) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open sites.
- (b) Smoke, grit, dust, ash, acid spray or liquid droplets shall not be emitted from the premises in such a manner or quantity as to give rise to a nuisance to persons in the neighbourhood.
- (c) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 8.00 hr on weekdays and 9.00 hr on Saturdays nor after 18.00 hr on weekdays and 13.00 hr. on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
- (d) 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 10 dB(A).
- (e) 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.
- (f) All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as Laeq over 15 minutes at 1 meter from the facade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and night time.
- (g) Where sanitary facilities are located internally, water closet accommodation, intervening lobbies and



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- bathrooms shall be permanently and independently ventilated to the open air by means of a mechanically aided system.
- (h) Adequate ventilation will be essential to the safe operation of the business. Suitable and sufficient ventilation shall be provided to remove all car exhaust fumes from the building. Details shall be provided to the Planning Authority. The ventilation inlets and outlets shall be properly sound insulated.
- Where large amounts of glazing are used, adequate ventilation must be provided to remove any build up of solar heat. All office spaces shall be provided with adequate ventilation.
- (i) The developer shall ensure that the lighting system is designed to minimise potential pollution from glare and spillage.
- (j) Drinking water facilities shall be available to staff at suitable locations in the office and retail units. Drinking water facilities available to staff should be taken directly from the rising main or other potable source.

REASON:

In the interest of public health.

- 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 all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

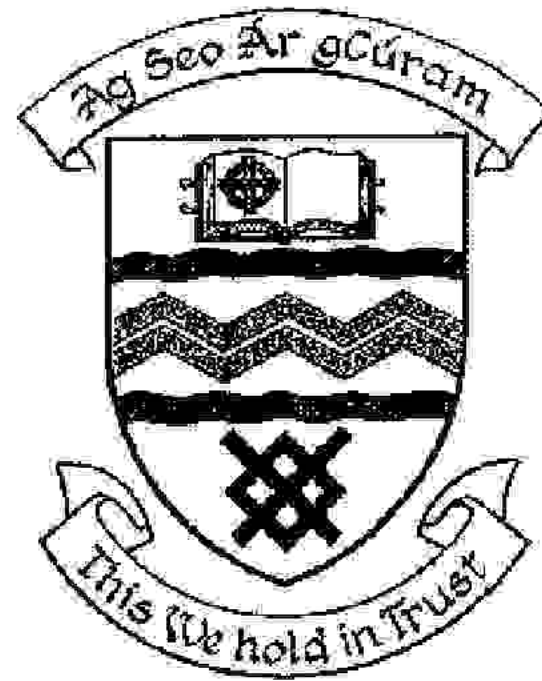
In the interest of amenity.

- 10 No signage other than that which is exempted development or which is included as part of the application shall be erected on the site or building and with the prior approval of the Planning Authority.

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REASON:

In the interest of visual amenity.

- 11 That a financial contribution in the sum of £19,852 (nineteen thousand eight hundred and fifty two pounds) EUR 25,207 (twenty five thousand two hundred and seven euros) 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 £51,639 (fifty one thousand six hundred and thirty nine pounds) EUR 65,568 (sixty five thousand five hundred and sixty eight euros) 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.

- 13 That a financial contribution in the sum of £18,443 (eighteen thousand four hundred and forty three pounds) EUR 23,417 (twenty three thousand four hundred and seventeen euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

REASON:

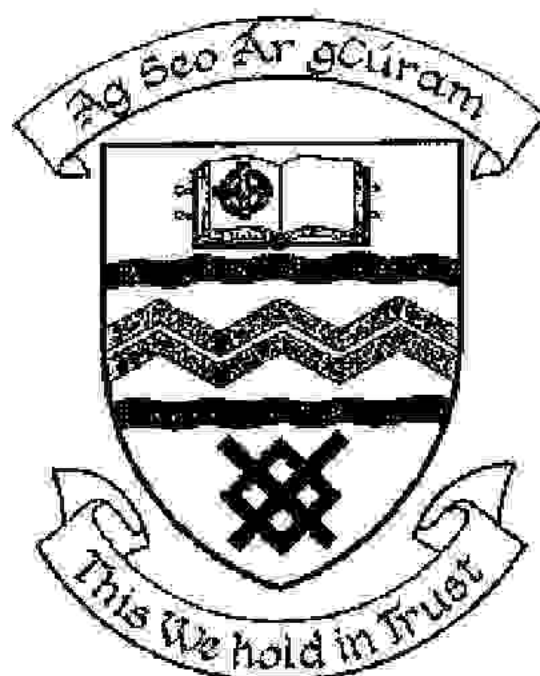
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.



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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 3438	Date of Decision 22/11/2001
Register Reference S01A/0377	Date: 20/06/01

Applicant Glencullen Group Ltd

Development New van showroom and offices, new vehicular entry site modifications also signage based on previously approved plans.

Location Renault Trucks & Vans, Kingswood Road, Brownsbarn, Dublin 22

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /26/09/2001

Clarification of Additional Information Requested/Received /

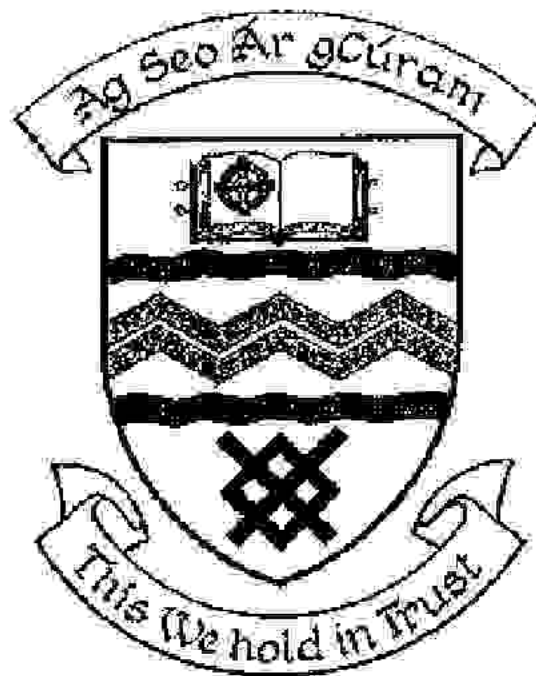
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions ( 13 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

  
..... 22/11/01  
for SENIOR ADMINISTRATIVE OFFICER

Project Architects,  
The Priory,  
John's Street West,  
Dublin 8.

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**Conditions and Reasons**

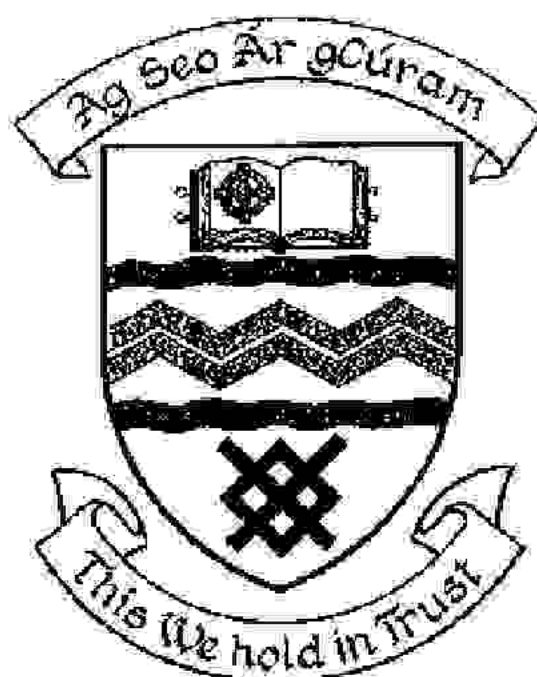
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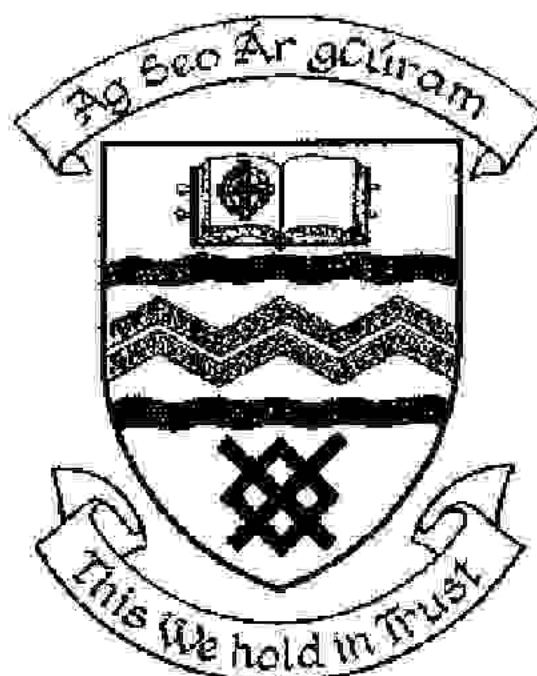
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In the interest of amenity.

- 10 No signage other than that which is exempted development or which is included as part of the application shall be erected on the site or building and with the prior approval of the Planning Authority.



**SOUTH DUBLIN COUNTY COUNCIL**  
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REG. REF. S01A/0377

**REASON:**

In the interest of visual amenity.

- 11 That a financial contribution in the sum of £19,852 (nineteen thousand eight hundred and fifty two pounds) EUR 25,207 (twenty five thousand two hundred and seven euros) 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 £51,639 (fifty one thousand six hundred and thirty nine pounds) EUR 65,568 (sixty five thousand five hundred and sixty eight euros) 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.

- 13 That a financial contribution in the sum of £18,443 (eighteen thousand four hundred and forty three pounds) EUR 23,417 (twenty three thousand four hundred and seventeen euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

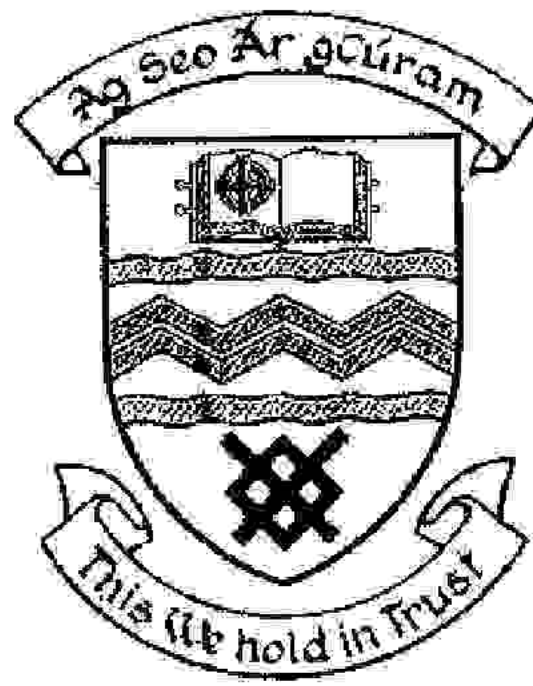
**REASON:**

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.

**SOUTH DUBLIN COUNTY COUNCIL**  
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Design Projects and Planning,  
6 Orchard Avenue,  
Clonsilla,  
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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0101	Date of Final Grant 14/01/2002
Decision Order Number 3438	Date of Decision 22/11/2001
Register Reference S01A/0377	Date 26/09/01

**Applicant** Glencullen Group Ltd

**Development** New van showroom and offices, new vehicular entry site modifications also signage based on previously approved plans.

**Location** Renault Trucks & Vans, Kingswood Road, Brownsbarn, Dublin 22

**Floor Area** 2459.00 Sq Metres

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

**Additional Information Requested/Received** /26/09/2001

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

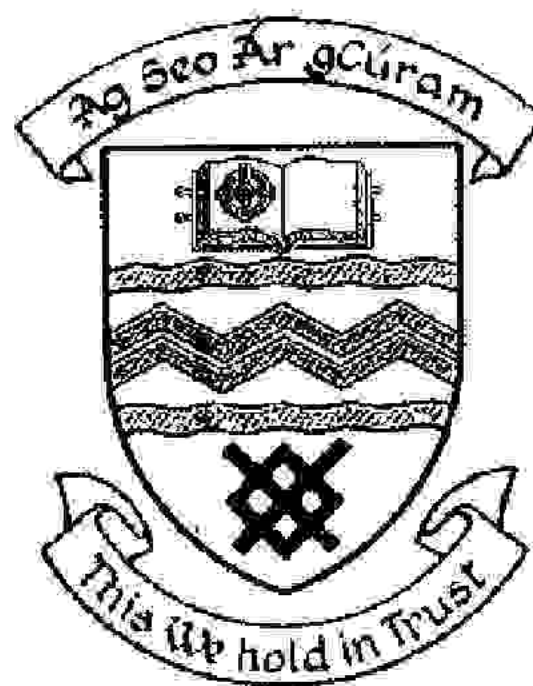


# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0077 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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## Conditions and Reasons

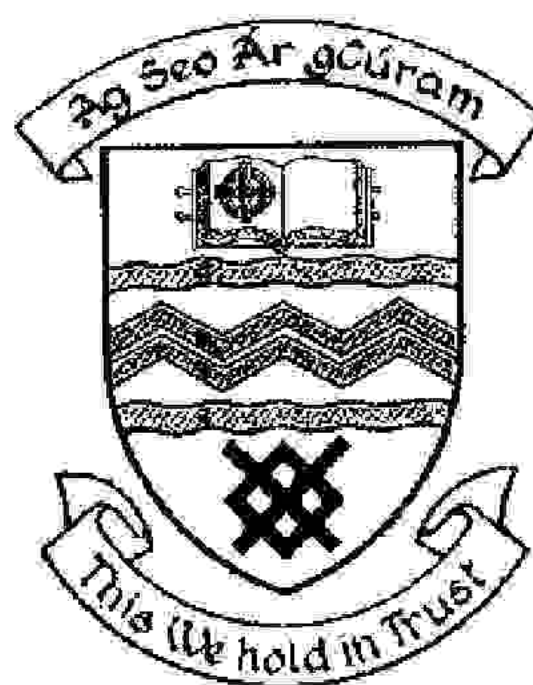
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 26/09/01, save as may be required by the other conditions attached hereto.  
REASON:  
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. In this respect:
  - i) Wastewater package treatment plant and percolation/irrigation area shall meet the requirements of BS 6297:1983 and the relevant manufacturers Agrément Certificate. Certification of compliance by an Engineer to the above standard or the relevant manufacturer's Agrément Certificate shall be submitted to South Dublin County Council.
  - ii) Wastewater package treatment plant and percolation/irrigation area shall meet the requirements of the E.H.O.
  - iii) Applicant shall enter into a maintenance agreement with the supplier.
  - iv) All wastewater from canteen kitchen shall be routed via an appropriate grease trap or grease removal system before being discharged to foul sewerage system.
  - v) Applicant is subject to the provisions of the water pollution acts and, depending on volume and nature of discharge, may be required to apply to the Environmental Services Department for a licence under Section 4 of the Local Government (Water Pollution) Acts 1977 and 1990 to discharge sewage and/or trade effluent to waters.
  - vi) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - vii) Applicant shall ensure full and complete separation of foul and surface water systems.
  - viii) 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.

# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S0117/07 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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- ix) 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.
- x) Applicant shall ensure that the surface water outfall is formed in such a way as to avoid, or provide against, local erosion and should be angled as to discharge in the direction of flow of the watercourse. For pipe sizes of 300mm diameter and greater, a suitable grating is required to prevent unauthorised access.
- xi) No connection shall be made to the public water supply until such time as a watermain of adequate capacity exists to cater for the proposed development.
- xii) The development shall have its own connection to the public watermain and full 24hour water storage.
- xiii) The water supply to the development shall be commercially metered.
- xiv) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
- xv) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.
- xvi) Prior to commencement of development, applicant shall submit for the approval of the Area Engineer, Deansrath (Tel. (01) 4570784) a detailed watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulations.

**REASON:**

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

3 The following requirements shall be adhered to:

- i) The level of illumination shall be kept at such a level so as not to adversely affect road traffic safety or amenity.
- ii) The level of illumination to be reviewable at any time by Roads Traffic Department or the Planning Authority and adjustments made at applicant's own expense if requested to do so by South Dublin County Council.

**REASON:**

In the interest of traffic safety.



# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S011703

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- 4 The requirements of the Roads Traffic Department shall be adhered to. In particular:

The earth bank shall be removed and new driveway constructed to the satisfaction of Area Engineer, Roads Maintenance at the access point. No developments of any form shall be within area required to provide 3m x 90m visibility splays in both directions of entrance.

REASON:

In the interest of traffic safety.

- 5 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.

- 6 Full details and specification of landscaping and boundary treatment shall be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of the proposed development. The roadside boundary of the site shall consist of a dwarf wall and railings as indicated on Drawing No. 1027-008 submitted as additional information. Steel Palisade security fencing is not acceptable.

REASON:

In the interest of amenity.

- 7 Prior to the commencement of development the requirements of the Environmental Health Officer shall be ascertained and strictly adhered to. In particular:

- (a) 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.
- (b) Smoke, grit, dust, ash, acid spray or liquid droplets shall not be emitted from the premises in such a manner or quantity as to give rise to a nuisance to persons in the neighbourhood.
- (c) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent

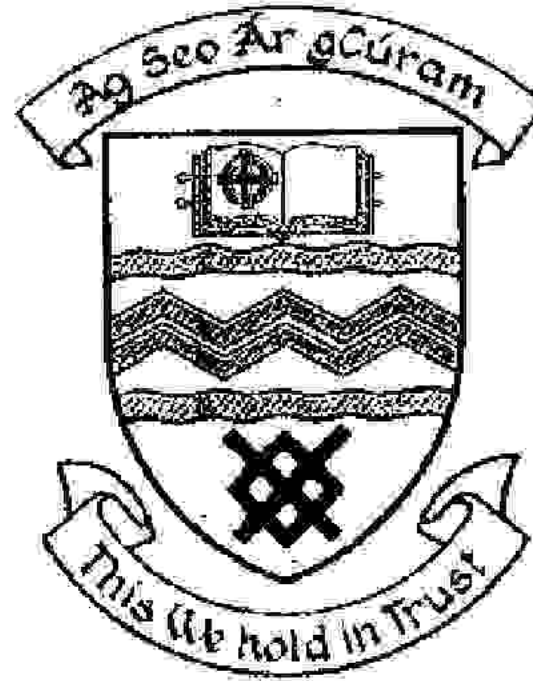
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. SOLA/01

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- to the construction site before 8.00 hr on weekdays and 9.00 hr on Saturdays nor after 18.00 hr on weekdays and 13.00 hr. on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
- (d) 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 10 dB(A).
- (e) 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.
- (f) All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as Laeq over 15 minutes at 1 meter from the facade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and night time.
- (g) Where sanitary facilities are located internally, water closet accommodation, intervening lobbies and bathrooms shall be permanently and independently ventilated to the open air by means of a mechanically aided system.
- (h) Adequate ventilation will be essential to the safe operation of the business. Suitable and sufficient ventilation shall be provided to remove all car exhaust fumes from the building. Details shall be provided to the Planning Authority. The ventilation inlets and outlets shall be properly sound insulated.  
Where large amounts of glazing are used, adequate ventilation must be provided to remove any build up of solar heat. All office spaces shall be provided with adequate ventilation.
- (i) The developer shall ensure that the lighting system is designed to minimise potential pollution from glare and spillage.
- (j) Drinking water facilities shall be available to staff at suitable locations in the office and retail units. Drinking water facilities available to staff should be taken directly from the rising main or other potable source.

**REASON:**

In the interest of public health.



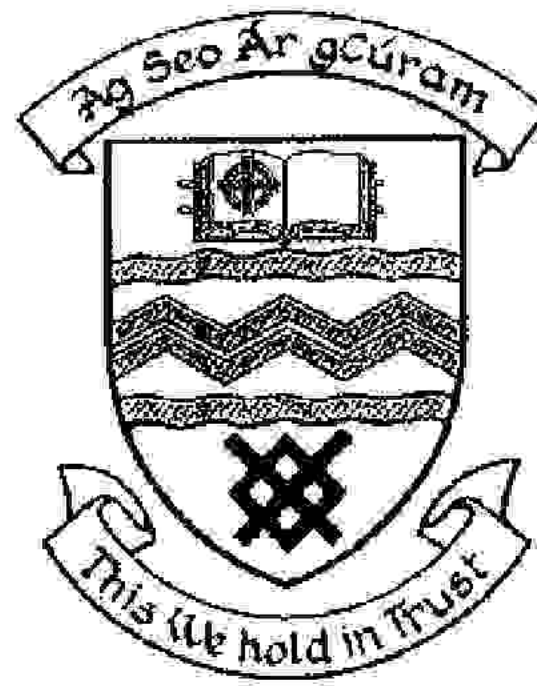
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REG REF. SOL17/09/11

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- 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 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.
- 10 No signage other than that which is exempted development or which is included as part of the application shall be erected on the site or building and with the prior approval of the Planning Authority.  
REASON:  
In the interest of visual amenity.
- 11 That a financial contribution in the sum of £19,852 (nineteen thousand eight hundred and fifty two pounds) EUR 25,207 (twenty five thousand two hundred and seven euros) 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 £51,639 (fifty one thousand six hundred and thirty nine pounds) EUR 65,568 (sixty five thousand five hundred and sixty eight euros) 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.

# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S0117/07

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- 13 That a financial contribution in the sum of £18,443 (eighteen thousand four hundred and forty three pounds) EUR 23,417 (twenty three thousand four hundred and seventeen euros) 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.

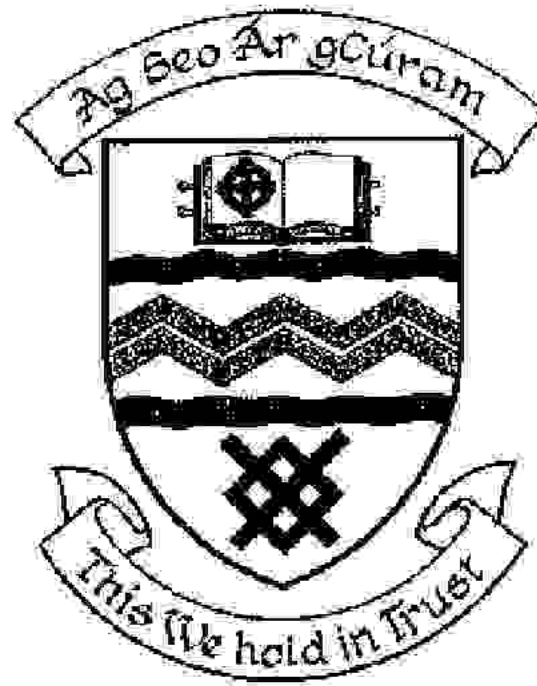
Signed on behalf of South Dublin County Council.

*Qis*  
.....14/01/02  
for SENIOR ADMINISTRATIVE OFFICER



C.

**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 2675	Date of Decision 16/08/2001
Register Reference S01A/0377	Date: 20/06/01

**Applicant**                      Glencullen Group Ltd  
**Development**                  New van showroom and offices, new vehicular entry site  
   modifications also signage based on previously approved  
   plans.

**Location**                        Renault Trucks & Vans, Kingswood Road, Brownsbarn, Dublin  
   22

**App. Type**                        Permission

Dear Sir/Madam,

With reference to your planning application, received on 20/06/01 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:

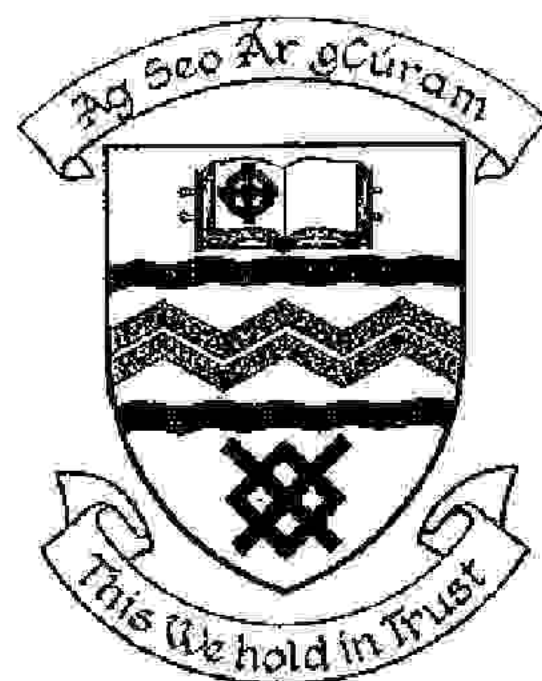
- 1     The proposed development would entail a significant increase in office and non-showroom space relative to that development permitted under planning grant reg.ref.S00A/0158. It is stated in a cover letter on file that the applicant has identified 'a need for additional accommodation associated with their Van Sales operation'. The applicant is requested to explain and justify the need for the additional office and non-showroom floor space.
- 2     It is indicated that the application is for a new van showroom, etc., yet on the floor plans the applicant shows the display of 'range 1' type vehicles which would appear to mean private motor cars. The applicant is requested to clarify exactly what type vehicles are to be displayed at the proposed showrooms and what customer base are they to be

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6 Orchard Ave.,  
Clonsilla,  
Dublin 15.

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REG REF. S01A/0377

marketed toward, i.e. commercial business, general public,  
etc.

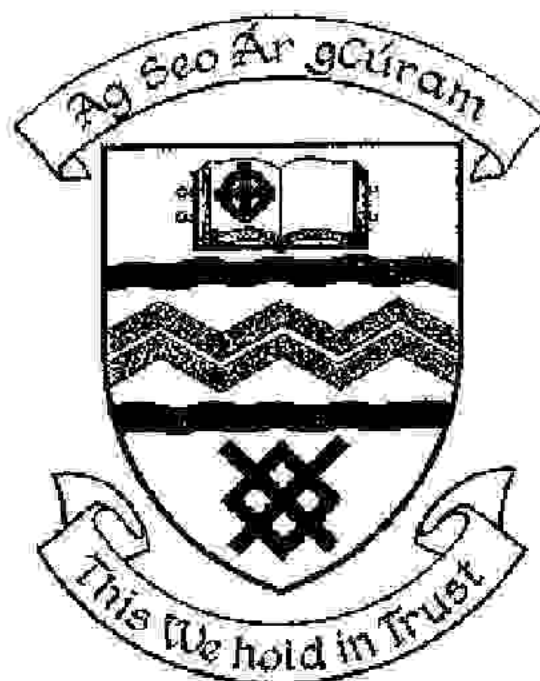
- 3 The site is to be accessed from a narrow road that would appear to be substandard.
  - i) The applicant is requested to detail projections for the levels of traffic accessing the proposed showrooms, including staff, customers and other visitors.
  - ii) The applicant is requested to show how the access road to the site would be able to cater for the expected increase in traffic levels.
- 4 The application is for a building of substantial scale at a very prominent position on the Naas Dual Carriageway. The applicant is therefore requested to submit a detailed landscape plan with full works specification showing how it is proposed to improve the appearance of the site and reduce the visual impact of the proposed structure. This plan should include mounding, grading, topsoiling, seeding, paths, drainage, boundary treatment and planting. The applicant should note that the current boundary treatment consisting of palisade fencing and wall is unsatisfactory and that an alternative treatment should be proposed.
- 5 The application is for a building of substantial scale at a very prominent position on the Naas Dual Carriageway. The applicant is therefore requested to submit a selection of photo-montage pictures showing the proposed development from a number of different locations along the Naas Road approaching from the north and south and the Citywest flyover.
- 6 The applicant is requested to submit full details of the proposed new effluent treatment plant serving the development.
- 7 The applicant is requested to submit a detailed plan of the kitchens and canteen on Level 4 and Level 1 of the proposed development in order to adequately assess the proposed development.
- 8 Given the height and location of the proposed building the applicant is requested to indicate why the additional accommodation sought on level 4 can not be provided in a



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REG. REF. S01A/0377  
re-designed three level building with an expanded building  
footprint.

Signed on behalf of South Dublin County Council

*MM*  
.....  
for Senior Administrative Officer

16/08/01