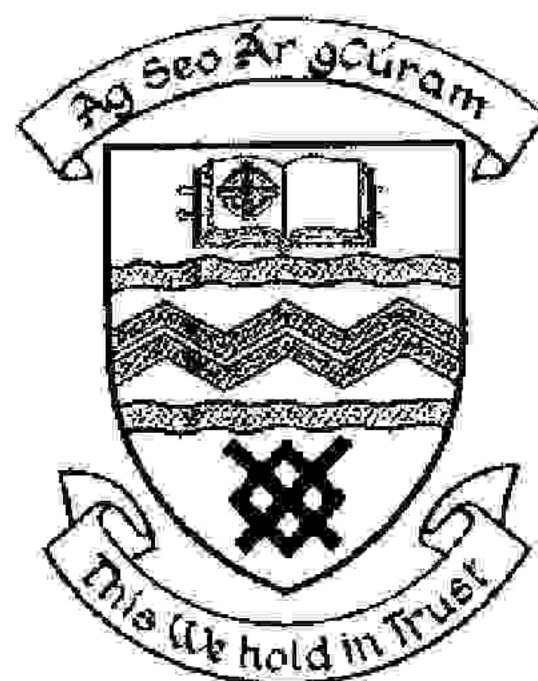


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0369	
1. Location	Dennings Garage, Bella Vista, Spawell, Dublin 6W.		
2. Development	Permanent retention of first floor storage area, additional workshop area and existing vehicular entrance.		
3. Date of Application	19/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 17/08/2001 2.	1. 30/10/2001 2.
4. Submitted by	Name: Frank Elmes & Co. Address: 2 Waldemar TCE, Main Street,		
5. Applicant	Name: Dennings Garage Address: Bella Vista, Spawell, Dublin 6W.		
6. Decision	O.C.M. No. 3762 Date 19/12/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0304 Date 06/02/2002	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
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Website: www.sdcc.ie

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2 Waldemar TCE,
Main Street,
Dundrum,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0304	Date of Final Grant 06/02/2002
Decision Order Number 3762	Date of Decision 19/12/2001
Register Reference S01A/0369	Date 30/10/01

Applicant Dennings Garage

Development Permanent retention of first floor storage area, additional workshop area and existing vehicular entrance.

Location Dennings Garage, Bella Vista, Spawell, Dublin 6W.

Floor Area 153.52 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 17/08/2001 /30/10/2001

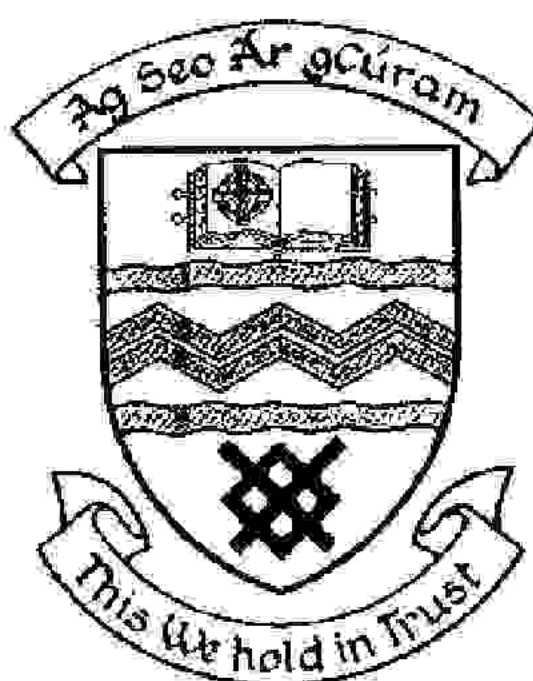
A permission has been granted for the development described above,
subject to the following (8) Conditions.

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Website: www.sdco.ie

Conditions and Reasons

- 1 The development to be retained in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information received on the 30/10/2001, 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 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 4 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 5 This decision does not confer a grant of permission for the signage at the premises. A separate application is required in relation to any proposals for signage.
REASON:
In the interest of clarity and the proper planning and development of the area.
- 6 That a financial contribution in the sum of £1,240 (one thousand two hundred and forty pounds) EUR 1,574 (one thousand five hundred and seventy four 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 on receipt of final grant of permission.
REASON:
The provision of such services in the area by the Council will facilitate the proposed development. It is considered

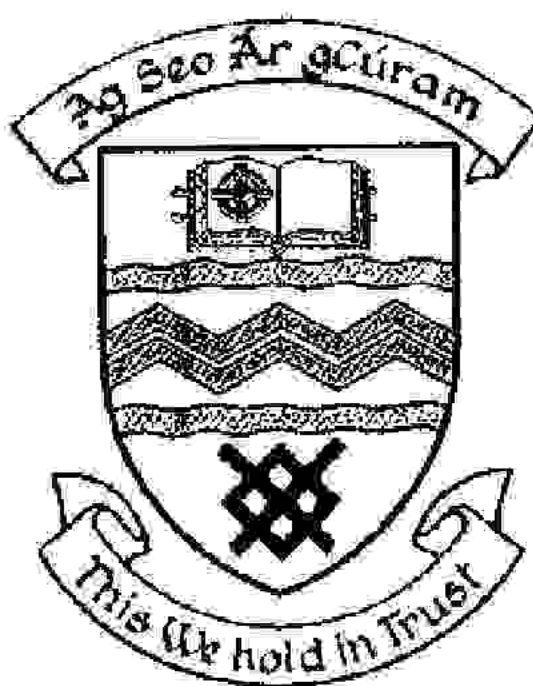
SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/00001

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reasonable that the developer should contribute towards the cost of providing the services.

- 7 That a financial contribution in the sum of £3,224 (three thousand two hundred and twenty four pounds) EUR 4,093 (four thousand and ninety three 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 facilitate this development; this contribution to be paid on receipt of final grant of permission.

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.

- 8 That a financial contribution in the sum of £1,228 (one thousand two hundred and twenty eight pounds) EUR 1,559 (one thousand five hundred and fifty nine euros) 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; this contribution to be paid on receipt of final grant of permission.

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.

SOUTH DUBLIN COUNTY COUNCIL

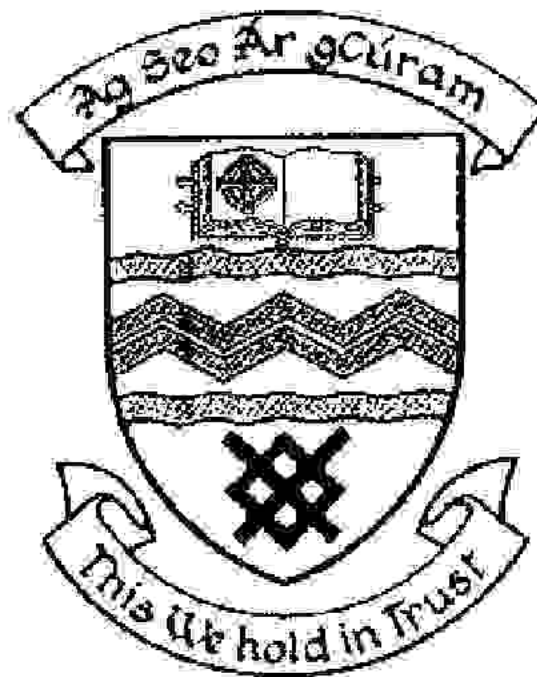
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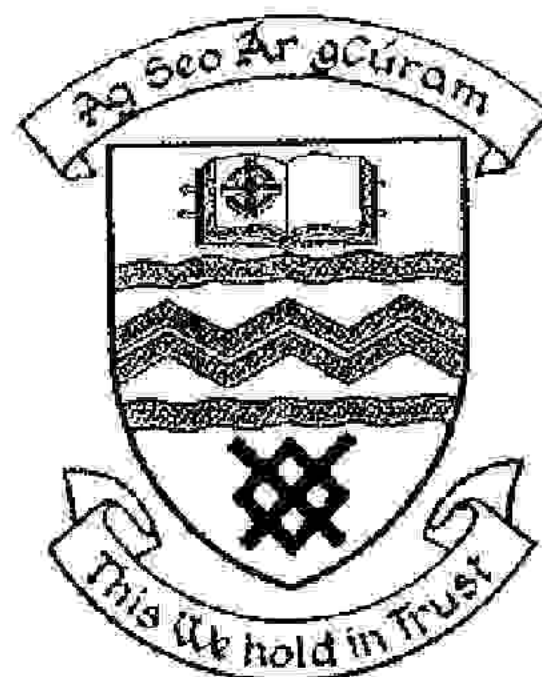
.....
for SENIOR ADMINISTRATIVE OFFICER

C

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 - 1999
AND PLANNING & DEVELOPMENT ACT 2000

Decision Order Number 3762	Date of Decision 19/12/2001
Register Reference S01A/0369	Date: 19/06/01

Applicant Dennings Garage

Development Permanent retention of first floor storage area, additional workshop area and existing vehicular entrance.

Location Dennings Garage, Bella Vista, Spawell, Dublin 6W.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 17/08/2001 /30/10/2001

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 of South Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal. Subject to the conditions (8) on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council.

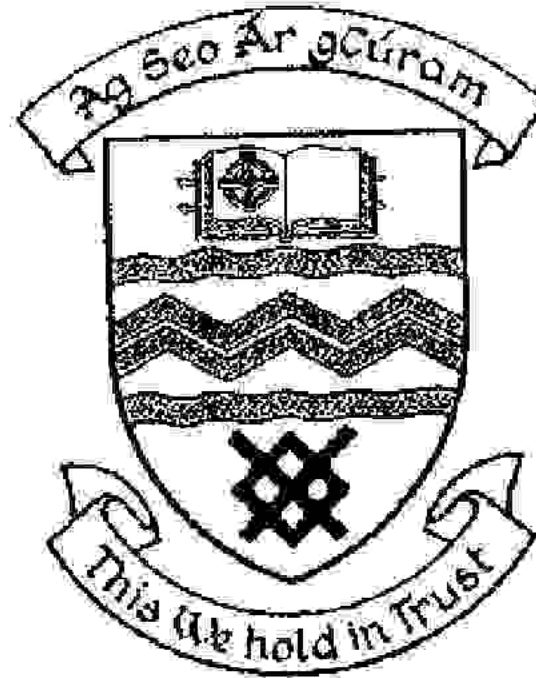
ND 30/04/02
for SENIOR EXECUTIVE OFFICER

Frank Elmes & Co.
2 Waldemar TCE,
Main Street,
Dundrum,
Dublin 14.

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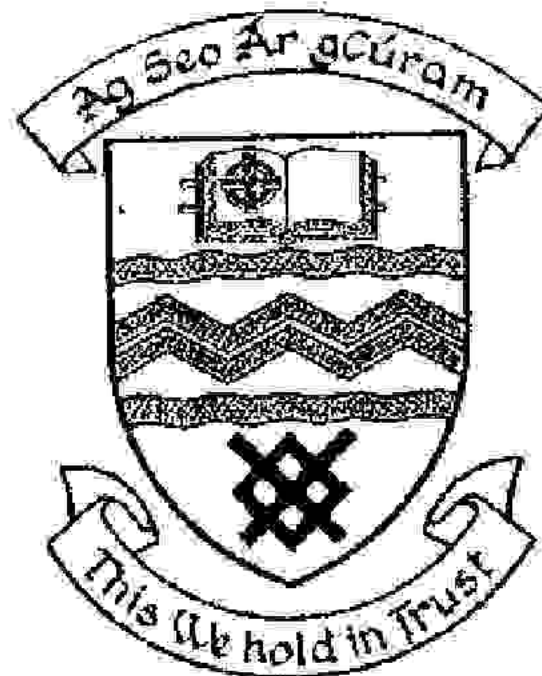
E-Mail: planning.dept@sdublincoco.ie

REG. REF. S01A/0369

Conditions and Reasons

- 1 The development to be retained in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information received on the 30/10/2001, 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 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 4 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 5 This decision does not confer a grant of permission for the signage at the premises. A separate application is required in relation to any proposals for signage.
REASON:
In the interest of clarity and the proper planning and development of the area.
- 6 That a financial contribution in the sum of £1,240 (one thousand two hundred and forty pounds) EUR 1,574 (one thousand five hundred and seventy four euros) be paid by the proposer to South Dublin County Council towards the cost of

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provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid on receipt of final grant of permission.

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.

- 7 That a financial contribution in the sum of £3,224 (three thousand two hundred and twenty four pounds) EUR 4,093 (four thousand and ninety three 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 facilitate this development; this contribution to be paid on receipt of final grant of permission.

REASON:

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- 8 That a financial contribution in the sum of £1,228 (one thousand two hundred and twenty eight pounds) EUR 1,559 (one thousand five hundred and fifty nine euros) 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; this contribution to be paid on receipt of final grant of permission.

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.

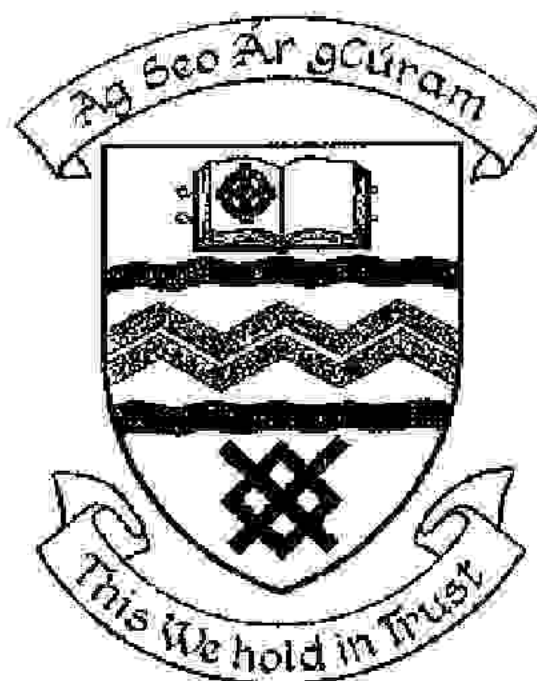
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0369	
1. Location	Dennings Garage, Bella Vista, Spawell, Dublin 6W.		
2. Development	Permanent retention of first floor storage area, additional workshop area and existing vehicular entrance.		
3. Date of Application	19/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Frank Elmes & Co. Address: 2 Waldemar TCE, Main Street,		
5. Applicant	Name: Dennings Garage Address: Bella Vista, Spawell, Dublin 6W.		
6. Decision	O.C.M. No. 2688 Date 17/08/2001	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.	

C

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

Decision Order Number 2688	Date of Decision 17/08/2001
Register Reference S01A/0369	Date: 19/06/01

Applicant Dennings Garage
Development Permanent retention of first floor storage area, additional workshop area and existing vehicular entrance.

Location Dennings Garage, Bella Vista, Spawell, Dublin 6W.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 19/06/01 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:

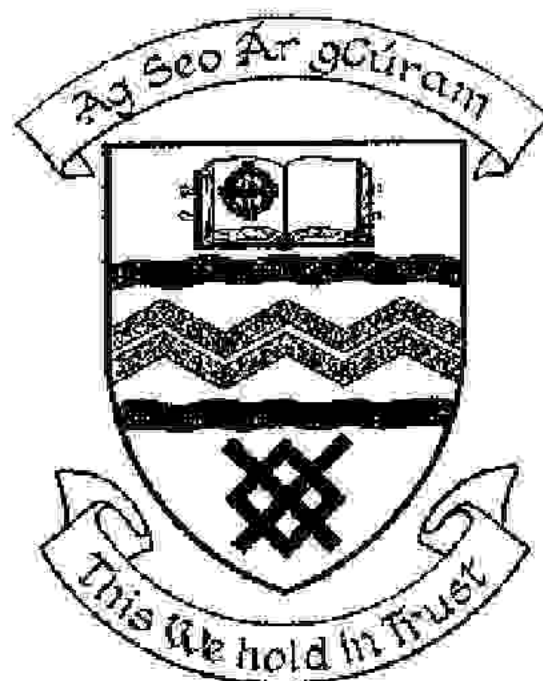
- 1 The applicant is requested to submit the following Additional Information with regard to foul and surface water drainage:
 - (a) Foul drainage plans showing the exact location of all drains, manholes, AJs etc. up to the point of connection to the public sewer. This layout shall be in accordance with the Building Regulations. The applicant shall note that no buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (b) All oil-based material discharging to the foul drainage shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer.
 - (c) 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.
 - (d) surface water runoff from vehicle parking / marshalling

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REG REF. S01A/0369

areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.

- 2 The applicant is requested to resubmit ground floor plan drawings indicating area to be retained at ground floor level in accordance with Article 23 (1) of the Local Government (Planning and Development) Regulations, 1994, paragraph (d). The applicant should indicate the area to be retained in a separate colour to distinguish between the existing structure and the area to be retained.
- 3 The applicant is requested to indicate or clarify whether it is intended to retain the signage in the premises. It this regard the applicant is advised that it may be necessary to submit a revised public notices providing for the retention of the existing signage.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

17/08/01