

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0693	
1. Location	Ballydowd Service Station, Ballydowd, Lucan, Co. Dublin.		
2. Development	Retention of outdoor storage area, (behind existing service area), which is used for storage of solid fuel, a cage containing LPG bottles and a covered refuse skip. Permission to erect a 2m high timber screen fence with gates, around this storage area.		
3. Date of Application	06/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Joe Gorman Address: J. & A. Gorman, Consulting Engineers, Unit 13, Town Centre Mall,		
5. Applicant	Name: Texaco (Ireland) Ltd. Address: Texaco House, Ballsbridge, Dublin 4.		
6. Decision	O.C.M. No. 2649  Date 04/12/2000	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
7. Grant	O.C.M. No. 0150  Date 22/01/2001	Effect AG GRANT PERMISSION & REFUSE 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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Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
County Hall  
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J. & A. Gorman, Consulting Engineers,  
Unit 13,  
Town Centre Mall,  
Mullingar,  
Co. Westmeath.

**NOTIFICATION OF GRANT OF PERMISSION**

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1993**

<b>Final Grant Order Number</b> 0150	<b>Date of Final Grant</b> 22/01/2001
<b>Decision Order Number</b> 2649	<b>Date of Decision</b> 04/12/2000
<b>Register Reference</b> S00A/0693	<b>Date</b> 06/10/00

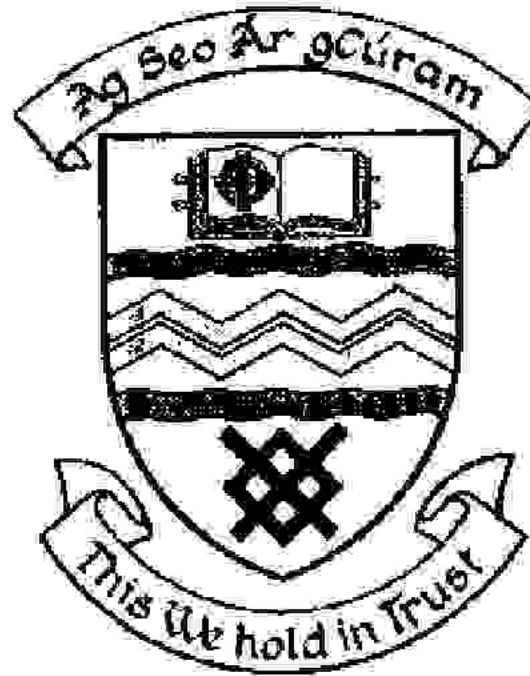
**Applicant** Joe Gorman

**Development** Retention of outdoor storage area, (behind existing service area), which is used for storage of solid fuel, a cage containing LPG bottles and a covered refuse skip. Permission to erect a 2m high timber screen fence with gates, around this storage area.

**Location** Ballydowd Service Station, Ballydowd, Lucan, Co. Dublin.

**Floor Area**  
**Time Extension(s)** up to and including  
**Additional Information Requested/Received**

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A permission has been **Granted** for the retention of the outdoor storage area for use as a covered skip subject to the following 2 conditions:

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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. (a) Only one skip may be stored on the site at any time.  
(b) The skip shall be covered. Its opening shall face the main forecourt.

**REASON:**

In the interest of protecting residential amenity.

**NOTE:**

The applicant shall note that on inspection, it was observed that the skip on site is not covered. This does not comply with the details submitted with the application.

A permission has been **Refused** for the storage of LPG bottles and solid fuel for the following 2 reasons:

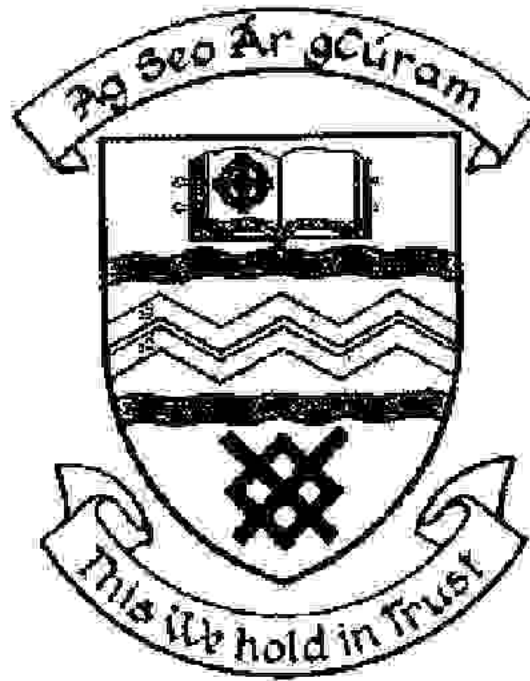
1. Having regard to the location of the access point to the site on the N4 National Primary Road and to the likelihood that the proposed development to store LPG bottles and solid fuel to be retained would facilitate an intensification of the existing retail use of this part of the site, it is considered that the proposed development would endanger public safety by reason of traffic hazard due to the generation of additional traffic turning movements adjacent to the off-ramp where confusion exists as to whether vehicles are using the off-ramp or turning into the petrol station.
2. The proposed development to retain a storage area for solid fuel and LPG bottles at a location on the site which is in close proximity to residential properties in this residential area would seriously injure the amenities or depreciate the value of these residential properties in the vicinity and would hence be contrary to the proper planning and development of the area.
  - (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
  - (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.



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- (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.

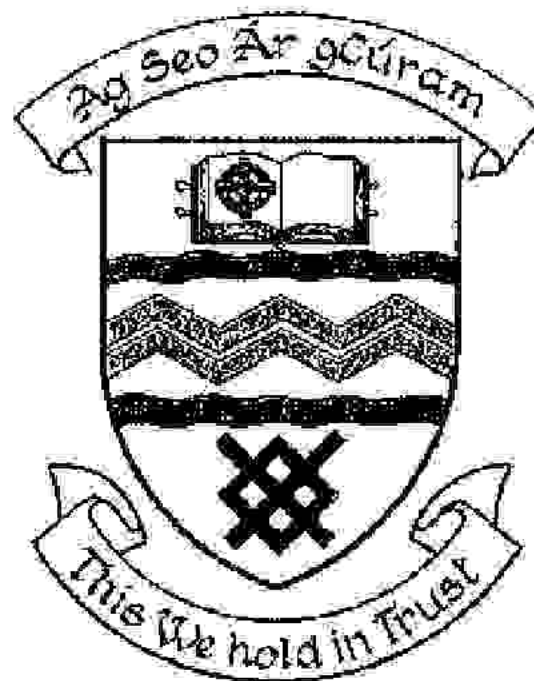
 24<sup>th</sup> January 2001  
for SENIOR ADMINISTRATIVE OFFICER

*Linda*

**SOUTH DUBLIN COUNTY COUNCIL**  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION & REFUSE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2649	Date of Decision 04/12/2000
Register Reference S00A/0693	Date 06/10/00

**Applicant** Texaco (Ireland) Ltd.  
**Development** Retention of outdoor storage area, (behind existing service area), which is used for storage of solid fuel, a cage containing LPG bottles and a covered refuse skip. Permission to erect a 2m high timber screen fence with gates, around this storage area.

**Location** Ballydowd Service Station, Ballydowd, Lucan, Co. Dublin.

**Floor Area** Sq Metres

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

**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 & REFUSE PERMISSION** in respect of the above proposal, as detailed on the following page.

Signed on behalf of the South Dublin County Council.

04/12/00

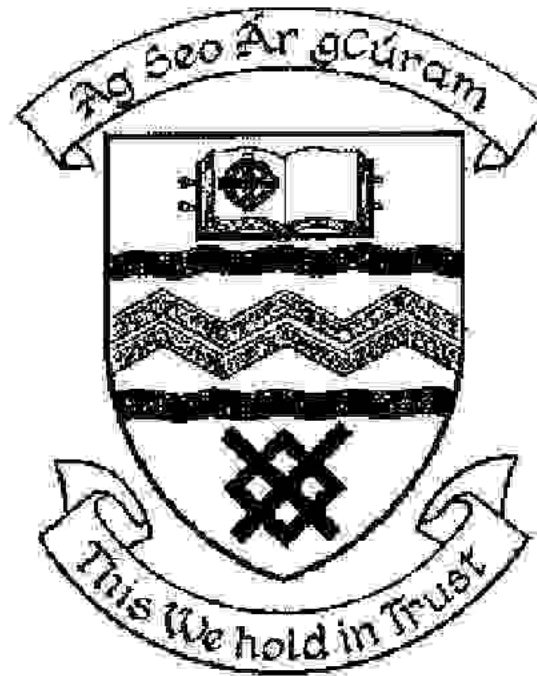
*my*  
.....  
for SENIOR ADMINISTRATIVE OFFICER

Joe Gorman  
J. & A. Gorman, Consulting Engineers,  
Unit 13, Town Centre Mall,  
Mullingar,  
Co. Westmeath.

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REG REF. S00A/0693

A decision to Grant Permission for the retention of the outdoor storage area for use as a covered skip subject to conditions and reasons specified in Schedule 1.

**Schedule 1**

**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, 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 (a) Only one skip may be stored on the site at any time.  
(b) The skip shall be covered. Its opening shall face the main forecourt.

**REASON:**

In the interest of protecting residential amenity.

**NOTE:**

The applicant shall note that on inspection, it was observed that the skip on site is not covered. This does not comply with the details submitted with the application.

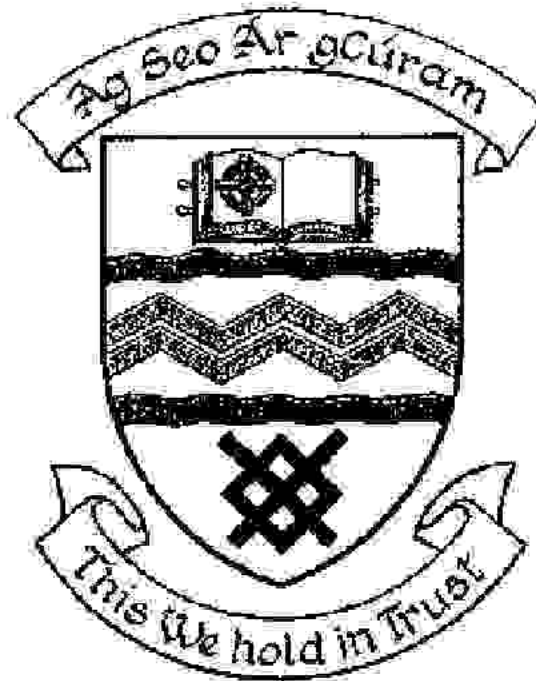
A decision to Refuse Permission for the storage of LPG bottles and solid fuel for (2) reasons specified in Schedule 2.

**Schedule 2**

**Reasons**



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REG. REF. S00A/0693

- 1 Having regard to the location of the access point to the site on the N4 National Primary Road and to the likelihood that the proposed development to store LPG bottles and sold fuel to be retained would facilitate an intensification of the existing retail use of this part of the site, it is considered that the proposed development would endanger public safety by reason of traffic hazard due to the generation of additional traffic turning movements adjacent to the off-ramp where confusion exists as to whether vehicles are using the off-ramp or turning into the petrol station.
- 2 The proposed development to retain a storage area for solid fuel and LPG bottles at a location on the site which is in close proximity to residential properties in this residential area would seriously injure the amenities or depreciate the value of these residential properties in the vicinity and would hence be contrary to the proper planning and development of the area.