

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0421	
1. Location	Former Explan building, JFK Road, JFK Industrial Est. D. 12		
2. Development	Partial change of use from warehouse to motor vehicle servicing area (72 sq.m.) and from ancillary offices to motor vehicle showroom/sales area (175 sq.m) the erection of canopy over the entrance door (c. 3.4 metres high) and free standing illuminated double sided signage (c 2.45 sq.m and 4.25 metres high), replace fascia signage and illuminate, modify existing windows, provision of display, employee and customer car parking, and front boundary treatment		
3. Date of Application	20/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/07/2000 2.	1. 05/07/2000 2.
4. Submitted by	Name: Kiaran O'Malley & Co. Ltd., Address: St. Heliers, Stillorgan Park,		
5. Applicant	Name: Phoenix Motors, Address: IDA Centre, Prussia Street, Dublin 7		
6. Decision	O.C.M. No. 1984 Date 31/08/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2224 Date 13/10/2000	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

PLANNING DEPARTMENT
Applications/Registry/Appeals

County Hall
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
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Kiaran O'Malley & Co. Ltd.,
St. Heliers,
Stillorgan Park,
Blackrock,
County Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2224	Date of Final Grant 13/10/2000
Decision Order Number 1984	Date of Decision 31/08/2000
Register Reference S00A/0421	Date 05/07/00

Applicant Phoenix Motors,

Development Partial change of use from warehouse to motor vehicle servicing area (72 sq.m.) and from ancillary offices to motor vehicle showroom/sales area (175 sq.m) the erection of canopy over the entrance door (c. 3.4 metres high) and free standing illuminated double sided signage (c 2.45 sq.m and 4.25 metres high), replace fascia signage and illuminate, modify existing windows, provision of display, employee and customer car parking, and front boundary treatment

Location Former Explan building, JFK Road, JFK Industrial Est. D. 12

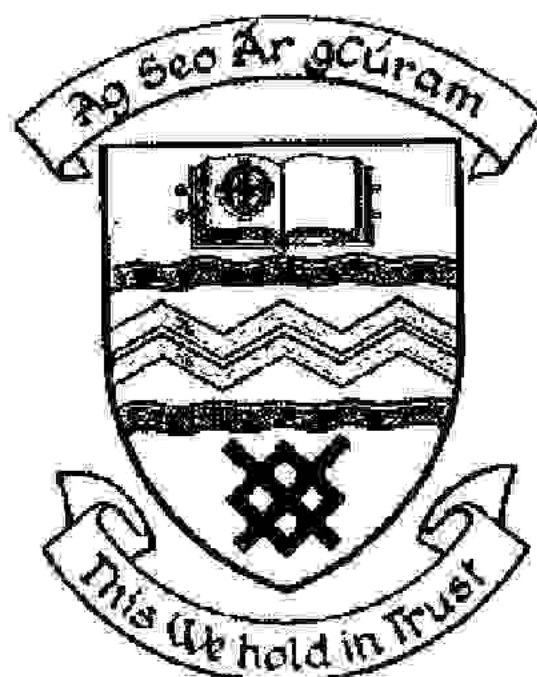
Floor Area 971.50 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/07/2000 /05/07/2000

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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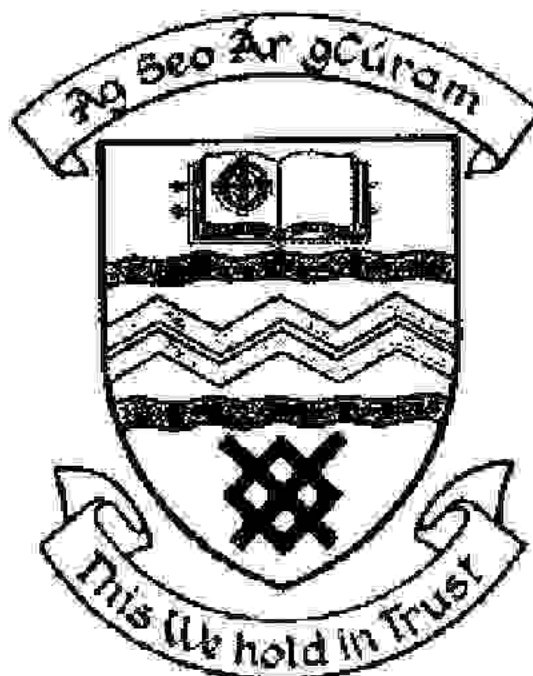
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 office space indicated on drawings submitted with this application shall remain ancillary to the main use of the premises as a motor sales premises. No further office space shall be created internally without the prior permission of the Planning Authority or An Bord Pleanála on appeal.
REASON:
 In the interest of orderly development.
- 3 Only one free standing advertisement structure shall be permitted on the subject site and shall be positioned as indicated on drawings submitted with this application.
REASON:
 To avoid a clutter of advertising on the subject site in the interest of visual amenity.
- 4 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:
 In the interest of the proper planning and development of the area.
- 5 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 the proper planning and development of the area.
- 6 The developer shall ensure that the development presents a good quality appearance to surrounding sites and roadways, especially to John F. Kennedy Road, through adequate landscaping, screening of open areas and treatment of all site boundaries. In this regard, the applicant shall implement the landscaping scheme and site boundary treatments as indicated on drawings submitted with this application.

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REASON:

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

- 7 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

In the interest of safety and amenity.

- 8 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 9 The car parking area indicated on the submitted site layout plan shall be clearly marked out and available at all times for car parking use.

REASON:

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

- 10 The number of display parking places shall be limited to the 8 spaces indicated on drawings submitted with this application only. No parking of cars for display purposes shall be permitted on parking spaces for customers, employees or on estate roadways.

REASON:

In the interest of orderly development and traffic safety.

- 11 Level of illumination of signage to be revisable at any time by the Roads Department and adjustments made at the applicant's own expense if required to do so by South Dublin County Council.

REASON:

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

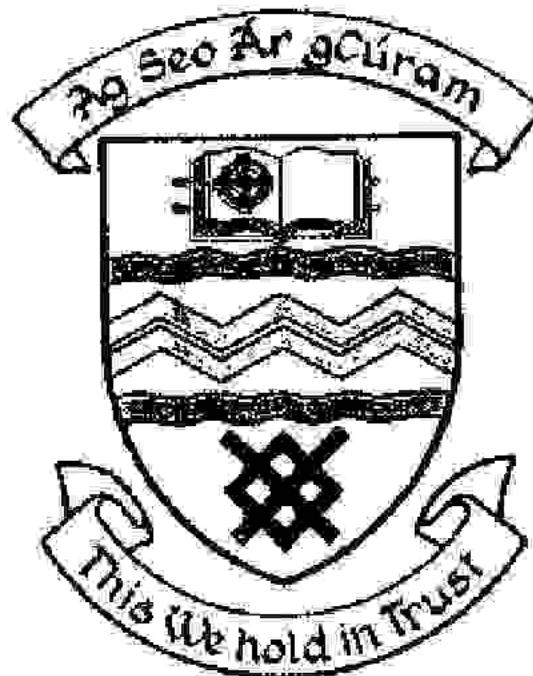
- 12 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

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To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 13 The applicant to ensure full and complete separation of foul and surface water systems.

REASON:

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

- 14 That no discharge of trade effluent to the public sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, South Dublin County Council, a licence under Section 16 of the Water Pollution Act 1977-1990. Note: Effluent from the proposed car wash requires to be licensed.

REASON:

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

- (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.

.....16/10/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0421	
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4. Submitted by	Name: Kiaran O'Malley & Co. Ltd., Address: St. Heliers, Stillorgan Park,		
5. Applicant	Name: Phoenix Motors, Address: IDA Centre, Prussia Street, Dublin 7		
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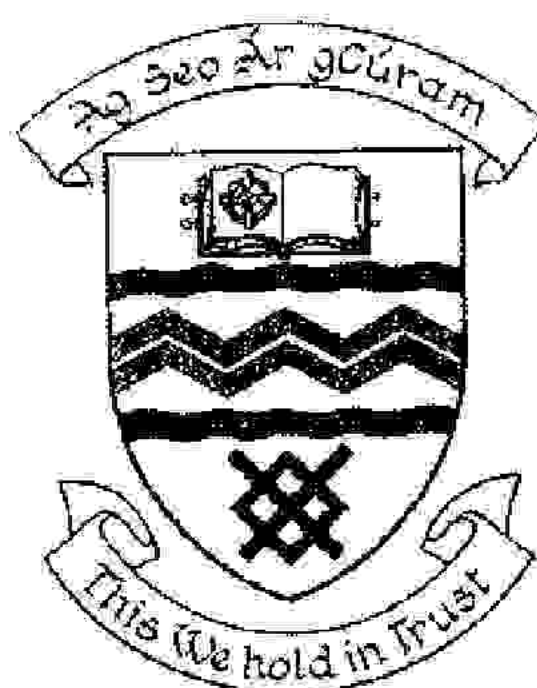
14.

Registrar

Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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PLANNING
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Dublin 24.

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1984	Date of Decision 31/08/2000
Register Reference S00A/0421	Date: 20/06/00

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Location Former Explan building, JFK Road, JFK Industrial Est. D. 12

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/07/2000 /05/07/2000

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

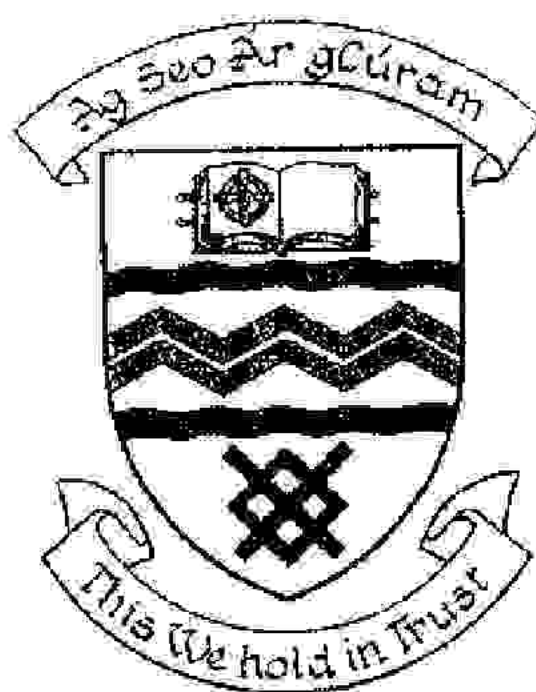
..... *M.T.* 31/08/00
for SENIOR ADMINISTRATIVE OFFICER

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

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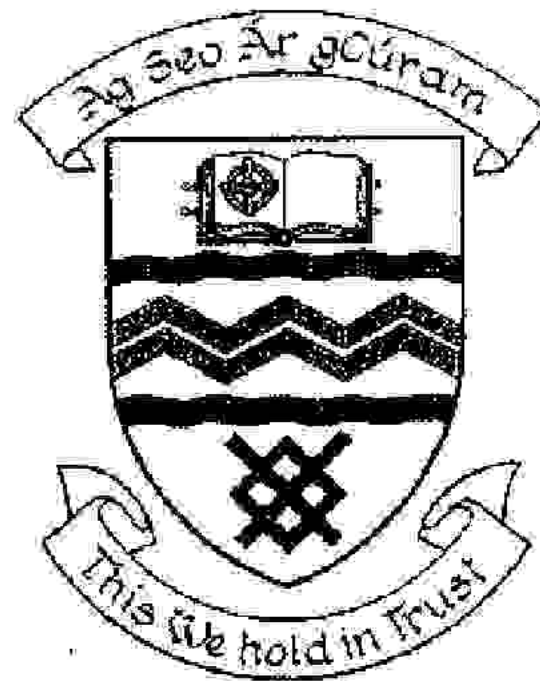
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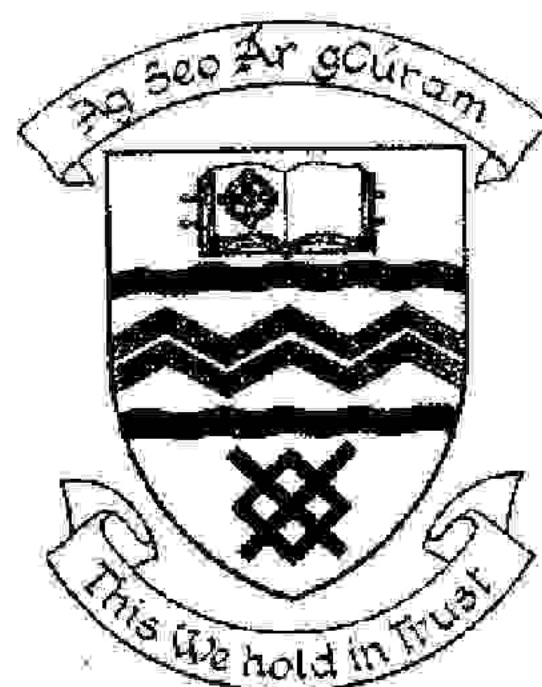
REG. REF. S00A/0421

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3a. Type of Application	Permission	1. 03/07/2000 2.	1. 05/07/2000 2.
4. Submitted by	Name: Kiaran O'Malley & Co. Ltd., Address: St. Heliers, Stillorgan Park,		
5. Applicant	Name: Phoenix Motors, Address: IDA Centre, Prussia Street, Dublin 7		
6. Decision	O.C.M. No. 1428 Date	Effect AR REQUEST REVISED PUBLIC NOTICE	
7. Grant	O.C.M. No. Date	Effect AR REQUEST REVISED PUBLIC NOTICE	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
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14.

Registrar

Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
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**PLANNING
DEPARTMENT**
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 1428	Date of Order 03/07/2000
Register Reference S00A/0421	Date 20/06/00

Applicant Phoenix Motors,

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Location Former Explan building, JFK Road, JFK Industrial Est. D. 12

Dear Sir/Madam,

An inspection carried out on 26/06/00 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible

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

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REG REF. S00A/0421

- by persons using the public road
3. Must be headed "Application to Planning Authority".
 4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.
 - (c) nature and extent of development including number of dwellings (if any)
 - (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

03/07/00