

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0372	
1. Location	Belgard Square South, The Square, Tallaght, Dublin 24		
2. Development	New petrol station and shop including ancillary 1st floor office accommodation, forecourt canopy, service bay, signage etc		
3. Date of Application	31/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 28/07/2000 2.	1. 31/08/2000 2.
4. Submitted by	Name: Cantrell & Crowley, Address: Architects, 118 Rock Road,		
5. Applicant	Name: Primo Oil Company Limited, Address: Belgard Square South, The Square, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2369 Date 26/10/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2695 Date 08/12/2000	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.	

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Cantrell & Crowley,
Architects,
118 Rock Road,
Booterstown,
County Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2695	Date of Final Grant 08/12/2000
Decision Order Number 2369	Date of Decision 26/10/2000
Register Reference S00A/0372	Date 31/08/00

Applicant Primo Oil Company Limited,

Development New petrol station and shop including ancillary 1st floor office accommodation, forecourt canopy, service bay, signage etc

Location Belgard Square South, The Square, Tallaght, Dublin 24

Floor Area 312.00 Sq Metres

Time extension(s) up to and including

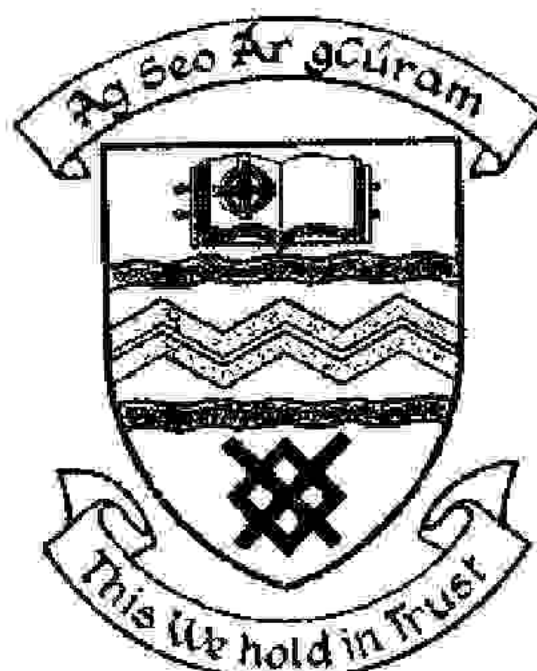
Additional Information Requested/Received 28/07/2000 /31/08/2000

A Permission has been granted for the development described above,
subject to the following (11) 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 as amended by Additional Information received by the Planning Authority on 31/08/00, 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 The applicant shall submit to the Planning Authority for written agreement prior to the commencement of development the following details:

- (a) Full elevation drawings of the proposed development as amended in response to the Planning Authority's request for additional information on the 28/07/00;
- (b) Full details (to include samples) of the colour and type of all materials to be used on the external finishes of the proposed building including brick, metal cladding, natural stone, glazing, window surrounds, doors, roof panels etc., as appropriate;
- (c) Full details of the location, colour, materials to be used, dimensions, text and means of illumination of all proposed adverts/signage, to include freestanding, canopy and wall mounted adverts/signage;
- (d) Full details of all proposed boundary treatments and planting;
- (e) Full colour elevation drawings to further detail b) and c) above, at a scale of not less than 1:200.

REASON:

In the interest of clarity, visual amenity and development control given the prominent and sensitive nature of the application site at the entrance to Tallaght Town Centre from the south-west.

- 3 The developer shall provide a raised pedestrian priority surface from the public footpath on the western boundary of the site at a point just south of the vehicular exit to the Cookstown Road extension, directly across the Luas reservation to the pedestrian area surrounding the proposed new building and this shall be detailed on revised site layout plans to be submitted to the Planning Authority for written agreement prior to the commencement of development.

REASON:

In the interest of traffic and pedestrian safety.

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- 4 The net retail area of the proposed shop shall be no greater than 80sq.m. in accordance with drawing ref. 0001-P02, received by the Planning Authority on 31/08/00.

REASON:

In the interest of clarity and development control.

- 5 The line of the LUAS reservation on the western boundary of the application site detailed on drawing Ref. 0001-P01A, submitted to the Planning Authority on 31/08/00, shall be kept free from all development save that permitted under this planning permission.

REASON:

In the interest of clarity and development control.

- 6 The requirements of the Planning Authority with regard to foul and surface water drainage shall be complied with as follows:-

- a) The developer shall ensure complete separation of foul and surface water systems.
- b) 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.
- c) All surface water run-off from forecourt area shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer.
- d) Petrol/oil/diesel interceptors shall be of adequate design and be in accordance with BS 8301:1985 and the relevant Irish or Agreement certification. Certification to that effect shall be submitted to South Dublin County Council.
- e) No planting of trees/shrubs to be allowed within 3 metres of South Dublin County Council surface water sewer.

REASON:

In the interest of orderly development and public health.

- 7 The requirements of the Planning Authority with regard to water supply shall be complied with as follows:-

- a) Separate connection required for premises. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. Applicant to provide 24 hour storage.

REASON:

In the interest of orderly development and public health.

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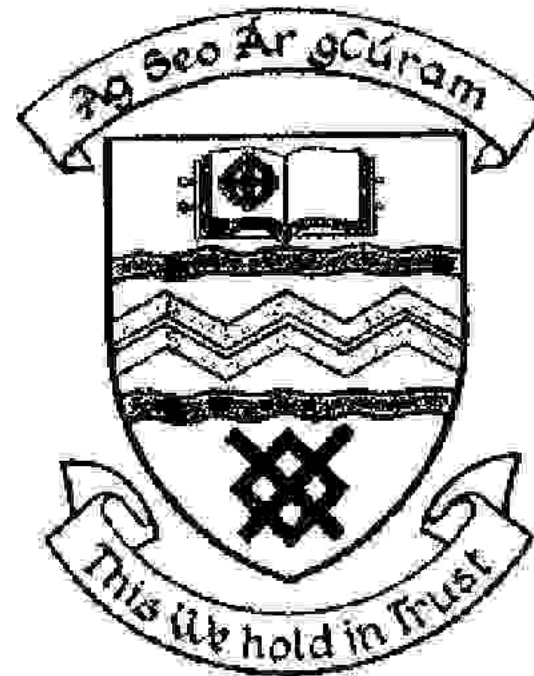
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- 8 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
 REASON:
 In the interest of safety and the avoidance of fire hazard.
- 9 That the requirements of the Principal Environmental Health be ascertained and strictly adhered to in the development.
 In particular:
- (i) 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 or scaffolding, daily washing down to 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.
 - (ii) 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.
 - (iii) The developer shall ensure that the lighting system is designed to minimise potential pollution from glare and spillage.
 - (iv) Suitable and adequate staff sanitary accommodation must be provided. Where sanitary facilities are located internally, water closet accommodation; intervening lobbies and bathrooms must be permanently and independently ventilated to the open air by means of a mechanically aided system. No WC shall open directly onto any room where open food is stored, handled or for sale.
 - (v) Drinking water facilities available to staff should be taken directly from the rising main.
 - (vi) Facilities for the installation of lighting and heating to all areas of work shall be provided.
 - (vii) Full consultations take place with the Principal Environmental Health Officer prior to the commencement of the development in respect of a deli counter, supermarket or other business in which food is prepared, stored or for sale.
 - (viii) Sufficient information shall be submitted regarding the method of drainage and treatment and disposal of effluent.
 - (ix) Suitable precautions and procedures shall be put in place to deal with light oil spillage or petrol spillage.

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REASON:

In the interests of health.

- 10 That a financial contribution in the sum of £4,158 (Four Thousand One Hundred and Fifty Eight Pounds) EUR 5,279 (Five Thousand Two Hundred and Seventy Nine 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.

- 11 That a financial contribution in the sum of £10,815 (Ten Thousand Eight Hundred and Fifteen Pounds) EUR 13,732 (Thirteen Thousand Seven Hundred and Thirty Two 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.

- (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.

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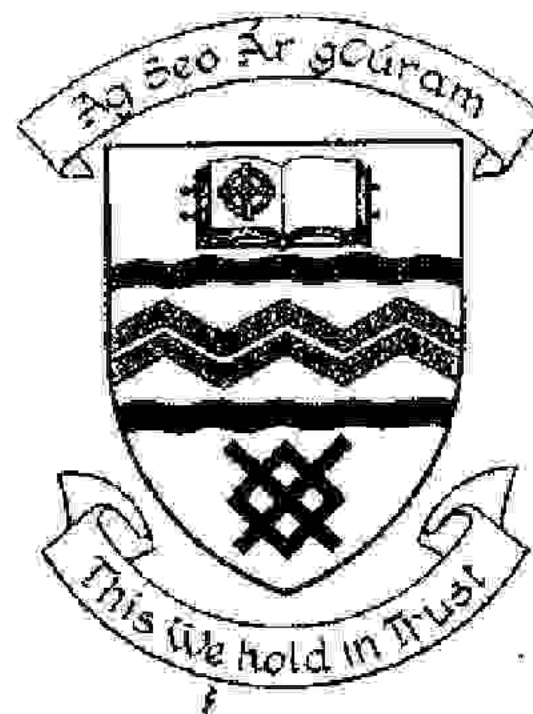
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.....11/12/00
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1689	Date of Decision 28/07/2000
Register Reference S00A/0372	Date: 31/05/00

Applicant Primo Oil Company Limited,
Development New petrol station and shop including ancillary 1st floor
office accommodation, forecourt canopy, service bay, signage
etc

Location Belgard Square South, The Square, Tallaght, Dublin 24

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 31/05/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

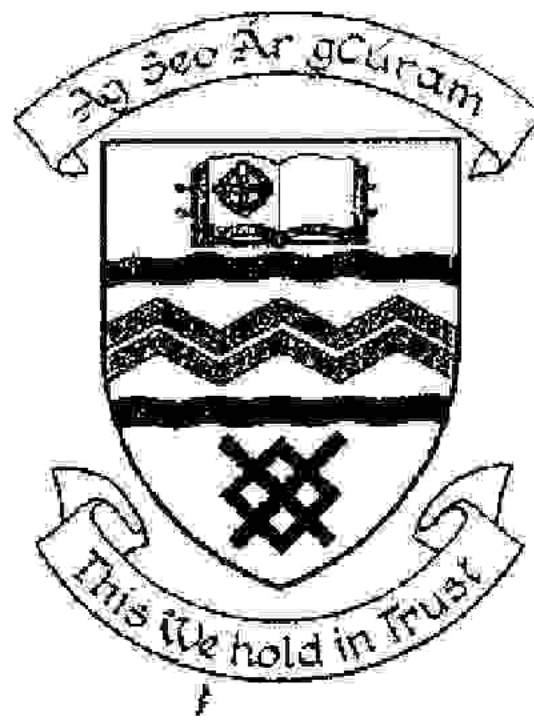
- 1 The Planning Authority note that the layout as submitted does not allow for the adequate circulation of traffic within the site. In particular, it is not clear how traffic can be queued within the development, while the deceleration lane shown at the access from the Cookstown/Oldbawn Road will accommodate two vehicles only. The current proposal is likely to result in a serious level of traffic congestion on the adjoining roads and junctions, especially during peak periods.

The applicant is requested to submit revised proposals including a revised layout, showing how the queuing, storage and movement of traffic within the site can be managed so as to prevent any resulting congestion of the adjoining road network, especially during peak periods.

The applicant is requested to submit details of projected traffic volumes resulting from the development in support of any revised proposals.

Cantrell & Crowley,
Architects,
118 Rock Road,
Booterstown,
County Dublin.

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- 2 The Planning Authority note that the total retail area shown is 138sq. metres, whereas the recommendation in the County Development Plan is for 80 sq. metres of which 50 sq. metres is already utilised in the existing facility.

The applicant is requested to submit a revised proposal showing a reduction in the level of retail area such as would reflect the requirements of the Development Plan.

- 3 The Planning Authority note that the circulatory route around the perimeter of the site, as shown in the submitted layout, conflicts with the requirement that there be no direct traffic link from Belgard Square South to the Cookstown/Oldbawn Road via the proposed development.

The applicant is requested to revise the site layout so as to eliminate the possibility of a direct traffic link through the site and any rat-running which might result from same.

The applicant is requested to submit a revised proposal which provides for a one-way traffic circulation only.

- 4 The Planning Authority note that the proposed development encroaches on the line of the proposed LRT (LUAS) extension to Oldbawn, the preservation of which is an express requirement of South Dublin County Council.

The applicant is requested to submit a revised proposal for the forecourt area, with particular reference to the number and location of pumps and the area of the proposed canopy, so as to ensure there is no encroachment or encumbrance on the LRT reservation, either at or above or below ground level. The applicant is advised to consult with the Light Rail Project Office.

- 5 The Planning Authority note that the location and extent of designated parking bays as shown on the submitted layout is likely to give rise to traffic congestion within the site, unless properly controlled.

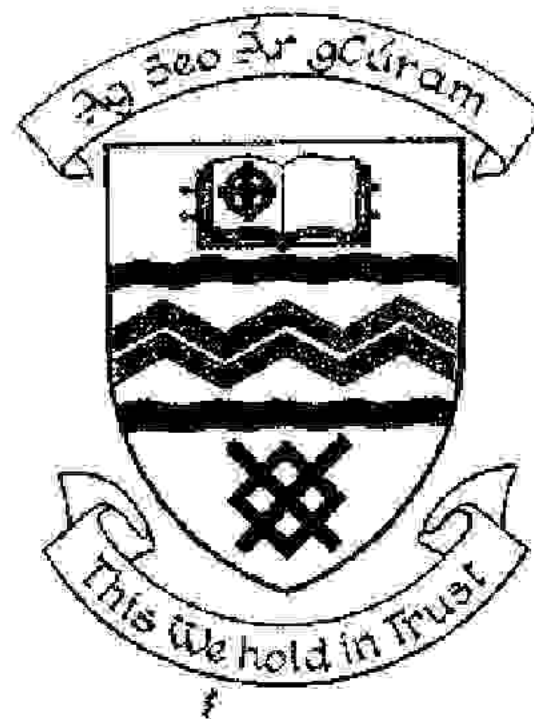
The applicant is requested to submit details of parking controls to be imposed including the manner in which such controls will be implemented.

The applicant is requested to submit details, in particular, of any time restrictions which will

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apply; how the spaces dedicated for use in association with retail/office accommodation can be restricted for this purpose; and how traffic exiting from the parking bays located in the north-west corner of the site can be prevented from exiting from the access point marked "In Only".

- 6 The public notices describe the first floor as office accommodation but the plans indicate the first floor to be for storage and staff training. The applicant is requested to clarify this and if necessary carry out revised press and site notice procedures and submit evidence thereof to the Planning Authority along with an amended application form.

Signed on behalf of South Dublin County Council

LAA
.....
for Senior Administrative Officer

28/07/00