		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1))	Plar	Register No.
1 .	Location	Renault Trucks and Vans, Kingswood Road, Br 22.				wnsba	arn, Dublin
2.	Development	New van showroom and offices with new vehicle entry, site modifications and signage.					
3.	Date of Application	13/03/00	<u></u>	× ±-,-	Date Furthe		
3a.	Type of Application	Permission		N. N.	1. 11/05/20 2.		L. 20/07/2000 2.
4.	Submitted by		Charles Hulgrain Architects Plann		Consultants,6	Orcl	nard Avenue,
5.	Applicant	Address:	Glencullen Group Renault House, K			lin :	10.
6.	Decision	O.C.M. No.	2117 18/09/2000	Ef:	fect GRANT PERM	ISSI	ON
7	Grant	O.C.M. No.	2463 06/11/2000	Ef:	fect GRANT PERM	ISSI	ON'
8.	Appeal Lodged	:: =			, ****	<u> </u>	iicm-
9.,	Appeal Decision		<u></u>	4.000		₹ 8	= <u>ve</u>
10.	Material Contra	avention		\ 			
11.	Enforcement	Comp	pensation		Punchase N	otic	ë:
12.	Revocation or A	Amendment	300 =				3112 t = -
13.	E.I.S. Requesto	ed I	I.I.S. Received		E.I.S. App	eal	
14.	Registrar	· ·	Date	ė	Receipt No		>c + √

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Charles Hulgraine, Architects Planning Consultants, 6 Orchard Avenue, Clonsilla, Dublin 15.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2463	Date of Final Grant 06/11/2000
Decision Order Number 2117	Date of Decision 18/09/2000
Register Reference S00A/0158	Date 20/07/00

Applicant

Glencullen Group Ltd.,

Development

New van showroom and offices with new vehicle entry, site

modifications and signage.

Location

Renault Trucks and Vans, Kingswood Road, Brownsbarn, Dublin 22.

Floor Area

1880.00

Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received

11/05/2000 /20/07/2000

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

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Conditions and Reasons

The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and in accordance with Additional Information received on the 20/07/00, 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.

- The entire building shall be set back 20 metres from the Naas Dual Carriageway boundary. Details showing compliance with same shall be lodged and agreed in writing with the Planning Authority prior to commencement of any development on the site.
 - (b) No development of any form including planting, fences, wing walls/piers shall be erected within the area required for visibility.

REASON:

3

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

- During the construction phase of the development,
 All 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.
- 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

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development, expressed as Laeq over 15 minutes in a noise sensitive location, shall not exceed the background level for night time.

- 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 petential 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 order to comply with the requirements of the Environmental Health Officer.

- That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
 - (a) Foul Sewer
 - The developer shall ensure full and complete separation of foul and surface water systems.
 - All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space.

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Where it is not possible to achieve these covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

The wastewater package treatment plant and percolation/irrigation area shall meet the requirements of BS 6297:1983 and the relevant manufacturers Agrement Certificate. Certification of compliance by an Engineer to the above standard or the relevant manufacturers Agrement Certificate shall be submitted to South Dublin County Council.

- The wastewater package treatment plant and percolation/irrigation area shall meet the requirements of the Environmental Health Officer.
- The applicant to enter a maintenance agreement with the supplier.
- The 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.

(b) Surface Water Sewer

- The developer shall ensure full and complete separation of foul and water systems.
- All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- The applicant shall ensure that the existing petrol/oil/diesel interceptor has sufficient capacity for the existing and proposed development.
- The 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 shall be provided to prevent unauthorised access.

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(c) Water Supply

All connection, swabbing, chlorination and tappings of mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant shall provide 24-hour storage for the development. A separate water connection shall be provided for the development. Prior to commencement of works, the applicant shall submit for the approval of the Area Engineer, Deansrath (tel (01) 4560784) a detailed watermain layout. (Layout to indicate watermain size, valve and hydrant layout and proposed point of connection to the existing watermain). REASON: In order to comply with the Sanitary

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

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.

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.

The level of illumination, location and orientation of all lighting on the site shall be reviewable at any time by the Planning Authority and adjustments shall be made at the applicants expense if required by the Planning Authority. No lighting shall be erected unless the applicant submits written evidence beforehand to the Planning Authority that the Department of Defence has no objection thereto. REASON:

In the interest of traffic safety and air safety/navigation.

Prior to commencement of the development a detailed landscape plan, with full works specification, shall be submitted for the written agreement of the Planning Authority.

REG REF. S00A/0158 SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REASON:

In the interest of visual amenity.

Prior to commencement of the development details of all the external finishes and colours to the building, including signage, shall be submitted for the written agreement of the Planning Authority. The lower level Renault fascia sign on the northern elevation shall be omitted.

REASON:

In the interest of visual amenity and to avoid excessive advertising clutter.

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.

NOTE:

The applicant is advised that the development is in an area within which the level of aircraft noise without adequate sound insulation will be intrusive.

11 That a financial contribution in the sum of £14,253
(Fourteen Thousand Two Hundred and Fifty Three Pounds) EUR
18,098 (Eighteen Thousand and Ninety Eight 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.

That a financial contribution in the sum of £37,065 (Thirty Seven Thousand and Sixty Five Pounds) EUR 47,062 (Forty Seven Thousand and Sixty 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

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that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

That a financial contribution in the sum of £7,148 (Seven Thousand One Hundred and Forty Eight Pounds) EUR 9,076 (Nine Thousand and Seventy Six 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.

for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2117	Date of Decision 18/09/2000
Register Reference S00A/0158	Date: 13/03/00

Applicant

Glencullen Group Ltd.,

Development

New van showroom and offices with new vehicle entry, site

modifications and signage.

Location

Renault Trucks and Vans, Kingswood Road, Brownsbarn, Dublin

22.

Floor Area

Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received

11/05/2000 /20/07/2000

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 (13) on the attached Numbered Page Signed on behalf of the South Dublin County Council.

for SENIOR ADMINISTRATIVE OFFICER

Charles Hulgraine, Architects Planning Consultants, 6 Orchard Avenue, Clonsilla, Dublin 15.

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Conditions and Reasons

The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and in accordance with Additional Information received on the 20/07/00, 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.

- (a) The entire building shall be set back 20 metres from the Naas Dual Carriageway boundary. Details showing compliance with same shall be lodged and agreed in writing with the Planning Authority prior to commencement of any development on the site.
 - (b) No development of any form including planting, fences, wing walls/piers shall be erected within the area required for visibility.

REASON:

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

- During the construction phase of the development, All 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 Page 2 of 8

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REG. REF. S00A/0158

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:

Page 3 of 8

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REG REF, S00A/0158

In order to comply with the requirements of the Environmental Health Officer.

That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.

(a) Foul Sewer

The developer shall ensure full and complete separation of foul and surface water systems.

All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

The wastewater package treatment plant and percolation/irrigation area shall meet the requirements of BS 6297:1983 and the relevant manufacturers Agrement Certificate. Certification of compliance by an Engineer to the above standard or the relevant manufacturers Agrement Certificate shall be submitted to South Dublin County Council.

The wastewater package treatment plant and percolation/irrigation area shall meet the requirements of the Environmental Health Officer.

The applicant to enter a maintenance agreement with the supplier.

The 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.

(b) Surface Water Sewer

The developer shall ensure full and complete separation of foul and water systems.

Page 4 of 8

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REG. REF. S00A/0158

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development.

The 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 shall be provided to prevent unauthorised access.

Water Supply (c)

All connection, swabbing, chlorination and tappings of mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant shall provide 24-hour storage for the development. A separate water connection shall be provided for the development. Prior to commencement of works, the applicant shall submit for the approval of the Area Engineer, Deansrath (tel (01) 4560784) a detailed watermain layout. (Layout to indicate watermain size, valve and hydrant layout and proposed point of connection to the existing watermain). REASON:

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

That all necessary measures be taken by the contractor to 5 prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

Page 5 of 8

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REASON:

To protect the amenities of the area.

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.

The level of illumination, location and orientation of all lighting on the site shall be reviewable at any time by the Planning Authority and adjustments shall be made at the applicants expense if required by the Planning Authority. No lighting shall be erected unless the applicant submits written evidence beforehand to the Planning Authority that the Department of Defence has no objection thereto. REASON:

In the interest of traffic safety and air safety/navigation.

Prior to commencement of the development a detailed landscape plan, with full works specification, shall be submitted for the written agreement of the Planning Authority.

REASON:

In the interest of visual amenity.

9 Prior to commencement of the development details of all the external finishes and colours to the building, including signage, shall be submitted for the written agreement of the planning Authority. The lower level Renault fascia sign on the northern elevation shall be omitted.

REASON:

In the interest of visual amenity and to avoid excessive advertising clutter.

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.

Fage 6 of 8

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REG. REF. S00A/0158

NOTE:

The applicant is advised that the development is in an area within which the level of aircraft noise without adequate sound insulation will be intrusive.

11 That a financial contribution in the sum of £14,253
(Fourteen Thousand Two Hundred and Fifty Three Pounds) EUR
18,098 (Eighteen Thousand and Ninety Eight 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.

That a financial contribution in the sum of £37,065 (Thirty Seven Thousand and Sixty Five Pounds) EUR 47,062 (Forty Seven Thousand and Sixty 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.

That a financial contribution in the sum of £7,148 (Seven Thousand One Hundred and Forty Eight Pounds) EUR 9,076 (Nine Thousand and Seventy Six 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

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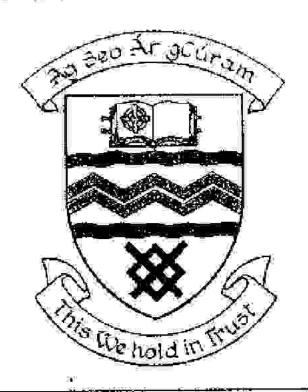
REG REF. S00A/0158

reasonable that the developer should contribute towards the cost of the works.

y.	rii	South Dublin County Local Governme (Planning & Develo Acts 1963 to 1 Planning Register (Plan Register No S00A/0158		
1.	Location	Renault Trucks and Vans, Kingswood Road, Brownsbarn, Dublin 22.			
2.	Development	New van showroom and offices with new vehicle entry, site modifications and signage.			
3.	Date of Application	13/03/00		er Particulars sted (b) Received	
3a.	Type of Application	Permission	1. 11/05/2 2.	2000 1.	
4	Submitted by	Name: Charles Hulgrain Address: Architects Plans Clonsilla,		6 Orchard Avenue,	
5.	Applicant	Name: Glencullen Group Ltd., Address: Renault House, Kylemore Road, Dublin 10.			
6.	Decision	O.C.M. No. 1020 Date 11/05/2000	Effect FI REQUEST A INFORMATION	DDITIONAL	
7.	Grant	O.C.M. No. Date	Effect FI REQUEST A INFORMATION	ADDITIONAL	
8.	Appeal Lodged	* * * * * * * * * * * * * * * * * * *		1	
9	Appeal Decision	······································	, <u>, , , , , , , , , , , , , , , , , , </u>		
10.	Material Contra	vention		•	
11.	Enforcement	Compensation	Purchase	Notice	
<u>P</u> 2.	Revocation or A	mendment	-0 m · · · · ti · · · · · · · · · · · · · · 	_	
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1020	Date of Decision 11/05/2000
	en
Register Reference S00A/0158	Date: 13/03/00
	27.0472.5 P. 100.7 P.

Applicant Development Glencullen Group Ltd.,

New van showroom and offices with new vehicle entry, site

modifications and signage.

Location

Renault Trucks and Vans, Kingswood Road, Brownsbarn, Dublin

22.

Арр. Туре

Permission

Dear Sir/Madam, With reference to your planning application, received on 13/03/00 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:

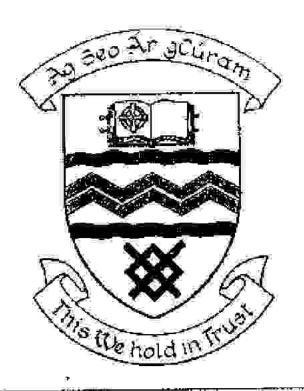
- It is noted that the applicant proposes to discharge to an existing package sewage treatment works which serves the adjoining premises. The applicant is requested to submit details of the existing package sewage treatment works including details of the percolation area. Details should include design capacity of the existing works, design loading from existing discharges to works, design loading from the proposed development, and details of works to increase treatment capacity if necessary.
- The applicant is requested to submit full surface water drainage details inclusive of pipe sizes, gradients, cover and invert levels, up to and including connection to the public sewer or watercourse.
- The applicant is requested to submit a watermain layout.

 Details of watermain sizes, valve, meter and hydrant layout, together with details of the proposed points of connection to the existing watermains shall be lodged.

Charles Hulgraine, Architects Planning Consultants, 6 Orchard Avenue, Clonsilla, Dublin 15.

Bosca 4122, Lár an Bhaile, Tamhlacht, Baile Átha Cliath 24.

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PLANNING
DEPARTMENT
P.O. Box 4122,
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REG REF. S00A/0158

- The applicant is requested to submit an amended layout showing car parking provision in accordance with Development plan standards. 53 no. spaces are required in order to accommodate the current proposed development.
- The applicant is requested to submit a revised proposal showing vision splays at the left hand side of the access point upgraded to provide splays of 3 metres by 90 metres.
- The normal minimum setback from the Naas Dual Carriageway required by the Roads Department is 30 metres. The applicant is requested to comply or make a case as to why the setback should be less in this instance. In any event the Planning Authority consider revised plans showing a greater set back to be necessary. In the event of the site boundaries being altered the applicant is requested to amend the application. Accordingly 2 no. copies of amended site and newspaper notices should be submitted to the Planning Authority.

Signed on behalf of South Dublin County Council

11/05/00

for Senior Administrative Officer