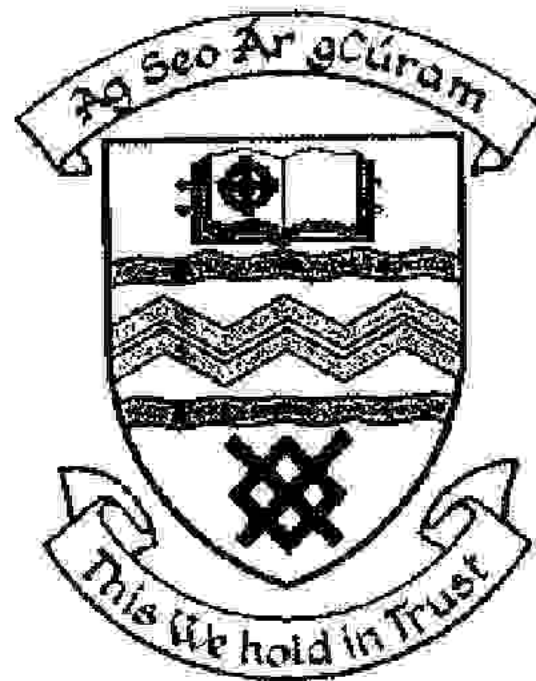


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0072	
1. Location	Unit 20, Beechlawn Industrial Complex, Greenhills Road, Dublin 12.		
2. Development	The erection of storeroom and workshop with toilet and office.		
3. Date of Application	10/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 06/04/2000 2.	1. 27/04/2000 2.
4. Submitted by	Name: Ivan Sheppard & Partner, Address: Druid Lodge, Brennanstown Road,		
5. Applicant	Name: Murray's Auto Services Ltd., Address: Unit 20, Beechlawn Industrial Complex, Greenhills Road, Dublin 12.		
6. Decision	O.C.M. No. 1361 Date 22/06/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1772 Date 04/08/2000	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



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Baile Átha Cliath 24

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Dublin 24

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Ivan Sheppard & Partner,
Druid Lodge,
Brennanstown Road,
Dublin 18.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1772	Date of Final Grant 04/08/2000
Decision Order Number 1361	Date of Decision 22/06/2000
Register Reference S00A/0072	Date 27/04/00

Applicant Murray's Auto Services Ltd.,

Development The erection of storeroom and workshop with toilet and office.

Location Unit 20, Beechlawn Industrial Complex, Greenhills Road,
Dublin 12.

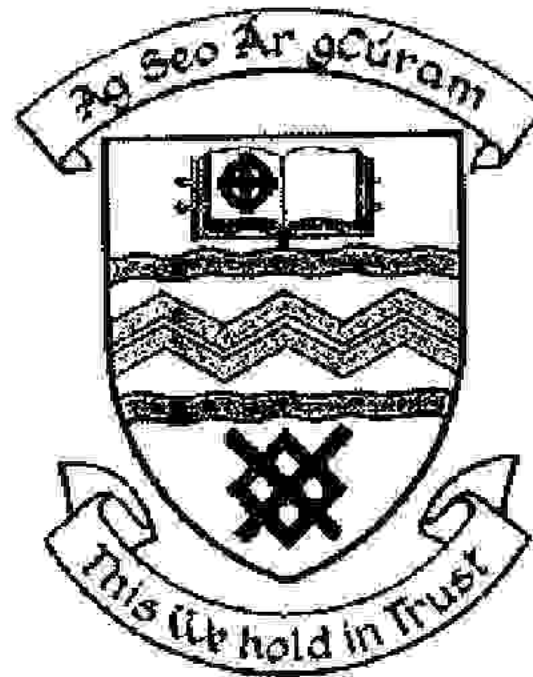
Floor Area 333.56 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 06/04/2000 /27/04/2000

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

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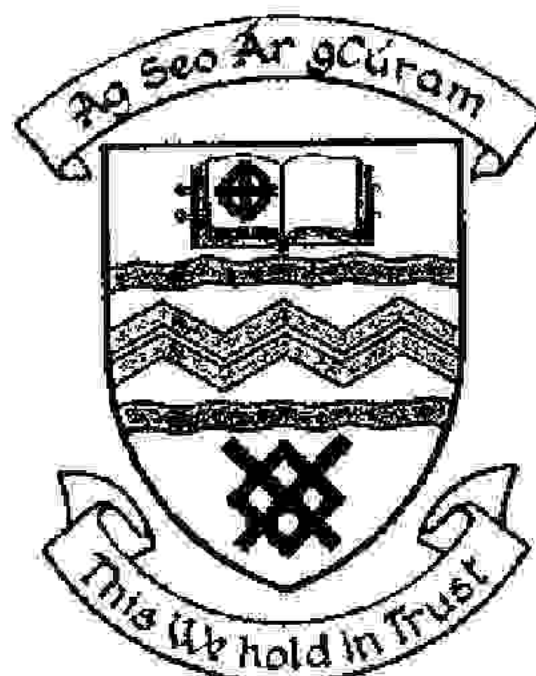
Conditions and Reasons

- 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 lodged on 27th April 2000, 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) 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 of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There shall 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) Extract fumes shall be minimised and if necessary treated using the Best Available Technology, and emitted to the outer air via a stack erected to minimum height of 1 metre above the eaves of the premises or adjoining premises.
 - (d) The stack emitting fumes shall be positioned in an area from which the emissions will cause the minimum nuisance. No cowl is to be placed on top of the stack and if a bend is provided it shall be directed away from neighbouring residences or offices. The fan installed to propel the extract shall be of sufficient power to ensure high velocity of the fumes during all weather conditions.
 - (e) Noise due to the normal operation of the proposed development, expressed as Laeq over one hour at the site boundary, shall not exceed the background level by 5dBA or more at night or by 10dBA or more during normal working hours. Clearly audible and impulsive tones shall be avoided at night irrespective of the noise level.
 - (f) Drinking water facilities shall be available to staff at suitable locations in the office and workshop. Drinking water facilities available to staff shall be taken directly from the rising main.
 - (g) Facilities for installation of lighting and heating

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- to all areas of work shall be provided.
- (h) Either canteen facilities or a tearoom shall be provided for the use of staff. Localized extraction shall be provided over steam emitting equipment (where provided) and ducted to the outer air.
 - (i) 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.
 - (j) Permanent ventilation to the outer air shall be provided in the offices and workshop.

REASON:

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

- 3 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 with regards to the following:

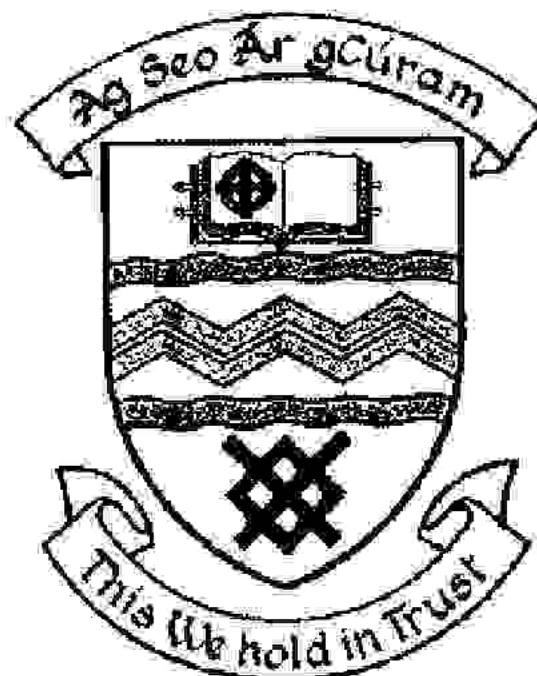
(a) Foul Drainage.

- The applicant proposes to connect to a privately owned foul sewer. Prior to the commencement of development on the site, the developer is requested to submit written evidence of permission for connection from the owners of this foul drain. The developer is requested to ensure that adequate capacity is provided for the proposed development in the existing foul drain.
- 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 minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- The applicant shall ensure full and complete separation of foul and surface water systems.

(b) Surface Water

- The applicant proposes to connect to a privately owned surface water drain. Prior to the commencement of development on the site, the developer is requested to submit written evidence of permission for connection from the owners of this surface water drain. The developer is requested to ensure that adequate capacity is provided for the proposed development in the existing surface water

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drain.

- All pipes shall be laid with a minimum cover of 1.2 metres in road, footpaths and driveways, and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C 20 concrete 150mm thick.
- The developer shall ensure full and complete separation of foul and surface water systems.
- The developer shall ensure that the foundations of the proposed development go down to at least the invert level of the surface water sewer situated to the rear of the proposed development.
- The developer shall not build within 4 metres of the surface water sewer located to the rear of the proposed extension.

REASON:

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

- 4 That no industrial effluent be permitted without prior approval from Planning Authority.

REASON:

In the interest of health.

- 5 That no advertising sign or structure be erected except those which are exempted development, or which forms part of the current application, 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.

- 6 Materials and finishes shall match those of the existing unit.

REASON:

In the interests of visual amenity.

- 7 That a financial contribution in the sum of £1793 (one thousand seven hundred and ninety three pounds) EUR2276 (two thousand two hundred and seventy six 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.

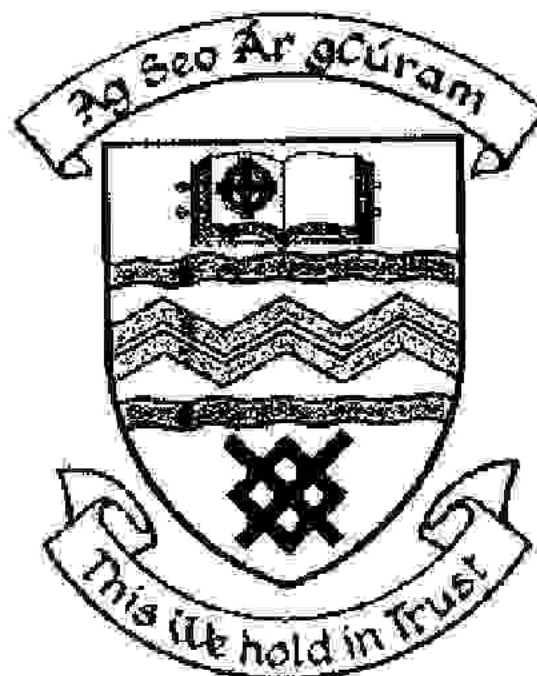
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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

- 8 That a financial contribution in the sum of £4664 (four thousand six hundred and sixty four pounds) EUR5922 (five thousand nine hundred and twenty 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.

.....04/08/00
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0072	
1. Location	Unit 20, Beechlawn Industrial Complex, Greenhills Road, Dublin 12.		
2. Development	The erection of storeroom and workshop with toilet and office.		
3. Date of Application	10/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 06/04/2000 2.	1. 27/04/2000 2.
4. Submitted by	Name: Ivan Sheppard & Partner, Address: Druid Lodge, Brennanstown Road,		
5. Applicant	Name: Murray's Auto Services Ltd., Address: Unit 20, Beechlawn Industrial Complex, Greenhills Road, Dublin 12.		
6. Decision	O.C.M. No. 1361 Date 22/06/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1361	Date of Decision 22/06/2000
Register Reference S00A/0072	Date: 10/02/00

Applicant Murray's Auto Services Ltd.,

Development The erection of storeroom and workshop with toilet and office.

Location Unit 20, Beechlawn Industrial Complex, Greenhills Road, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 06/04/2000 /27/04/2000

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

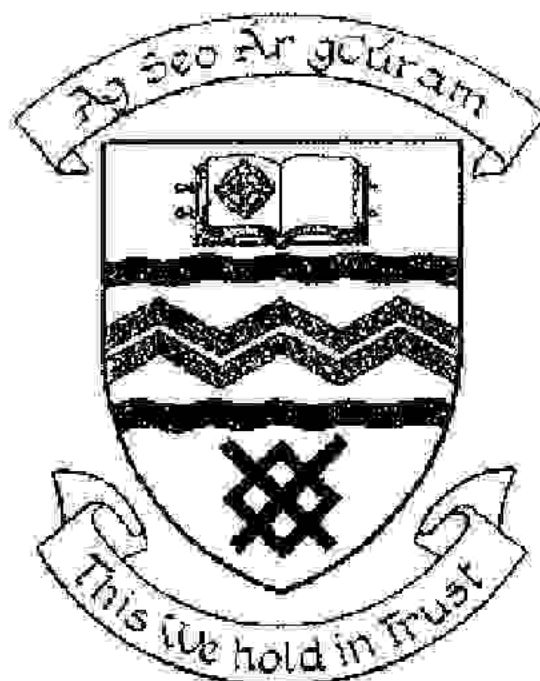
..... 22/06/00
For SENIOR ADMINISTRATIVE OFFICER

Ivan Sheppard & Partner,
Druid Lodge,
Brennanstown Road,
Dublin 18.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0072

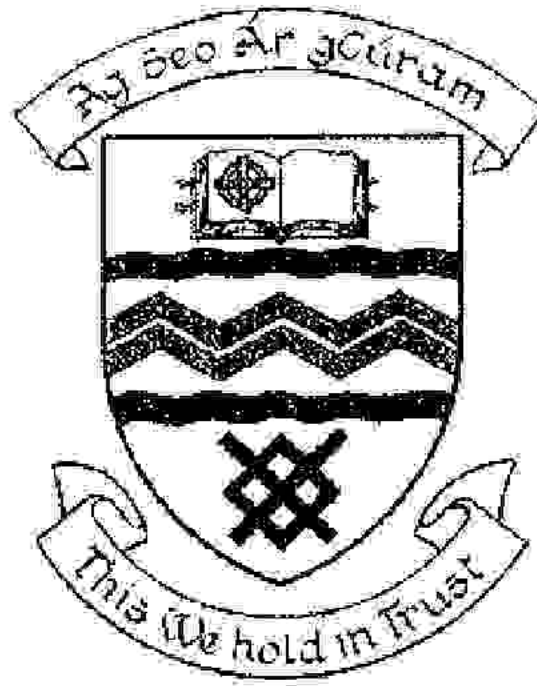
Conditions and Reasons

- 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 lodged on 27th April 2000, 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) 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 of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There shall 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) Extract fumes shall be minimised and if necessary treated using the Best Available Technology, and emitted to the outer air via a stack erected to minimum height of 1 metre above the eaves of the premises or adjoining premises.
 - (d) The stack emitting fumes shall be positioned in an area from which the emissions will cause the minimum nuisance. No cowl is to be placed on top of the stack and if a bend is provided it shall be directed away from neighbouring residences or offices. The fan installed to propel the extract shall be of sufficient power to ensure high velocity of the fumes during all weather conditions.
 - (e) Noise due to the normal operation of the proposed development, expressed as L_{Aeq} over one hour at the site boundary, shall not exceed the background level by 5dBA or more at night or by 10dBA or more during normal working hours. Clearly audible and impulsive

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REG. REF. S00A/0072

- tones shall be avoided at night irrespective of the noise level.
- (f) Drinking water facilities shall be available to staff at suitable locations in the office and workshop. Drinking water facilities available to staff shall be taken directly from the rising main.
 - (g) Facilities for installation of lighting and heating to all areas of work shall be provided.
 - (h) Either canteen facilities or a tearoom shall be provided for the use of staff. Localized extraction shall be provided over steam emitting equipment (where provided) and ducted to the outer air.
 - (i) 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.
 - (j) Permanent ventilation to the outer air shall be provided in the offices and workshop.

REASON:

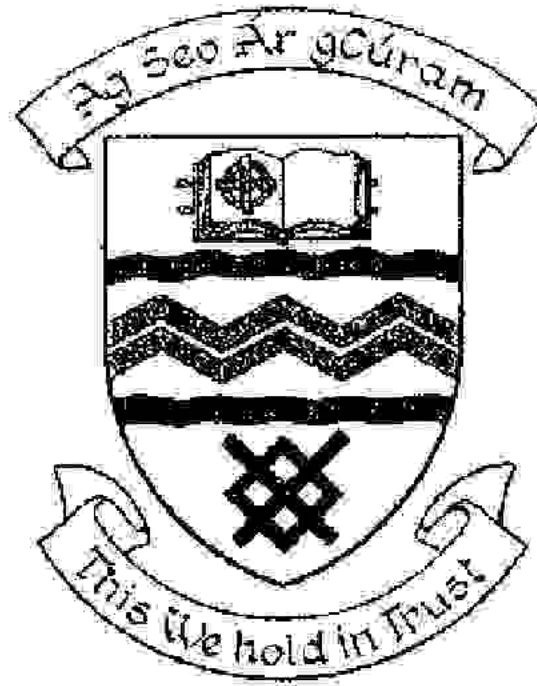
In the interest of the proper planning and development of the area.

- 3 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 with regards to the following:

- (a) Foul Drainage.

- The applicant proposes to connect to a privately owned foul sewer. Prior to the commencement of development on the site, the developer is requested to submit written evidence of permission for connection from the owners of this foul drain. The developer is requested to ensure that adequate capacity is provided for the proposed development in the existing foul drain.
- 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 minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

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- The applicant shall ensure full and complete separation of foul and surface water systems.
- (b) Surface Water
 - The applicant proposes to connect to a privately owned surface water drain. Prior to the commencement of development on the site, the developer is requested to submit written evidence of permission for connection from the owners of this surface water drain. The developer is requested to ensure that adequate capacity is provided for the proposed development in the existing surface water drain.
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 - The developer shall ensure full and complete separation of foul and surface water systems.
 - The developer shall ensure that the foundations of the proposed development go down to at least the invert level of the surface water sewer situated to the rear of the proposed development.
 - The developer shall not build within 4 metres of the surface water sewer located to the rear of the proposed extension.

REASON:

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

- 4 That no industrial effluent be permitted without prior approval from Planning Authority.

REASON:

In the interest of health.

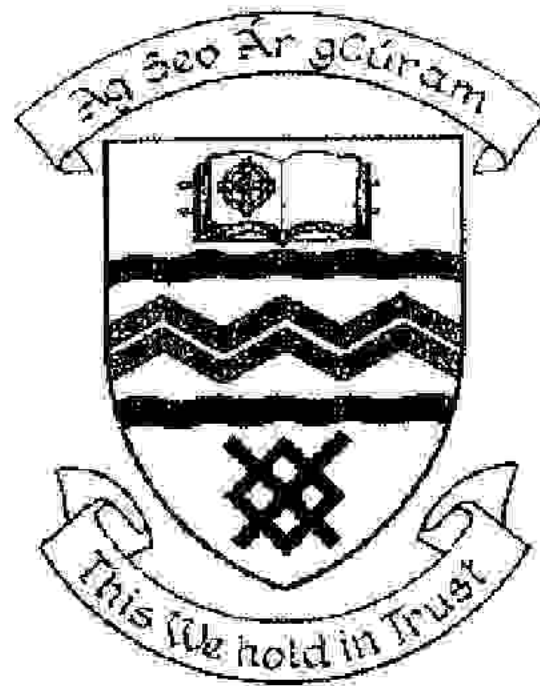
- 5 That no advertising sign or structure be erected except those which are exempted development, or which forms part of the current application, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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REG. REF. S00A/0072

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

- 6 Materials and finishes shall match those of the existing unit.

REASON:

In the interests of visual amenity.

- 7 That a financial contribution in the sum of £1793 (one thousand seven hundred and ninety three pounds) EUR2276 (two thousand two hundred and seventy six 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.

- 8 That a financial contribution in the sum of £4664 (four thousand six hundred and sixty four pounds) EUR5922 (five thousand nine hundred and twenty 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:

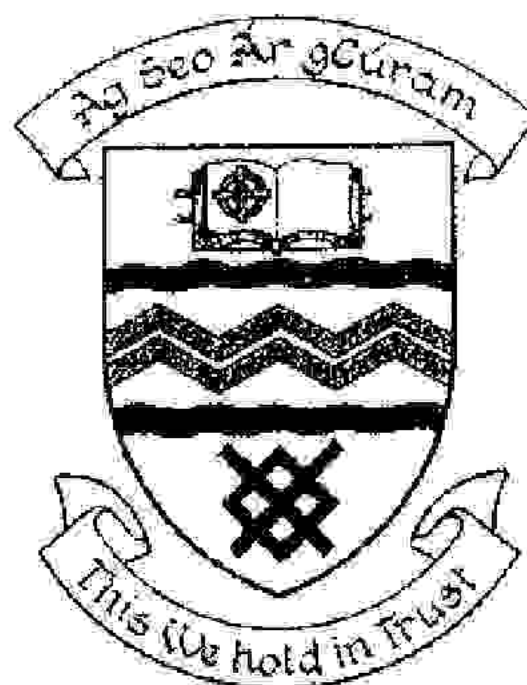
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0072	
1. Location	Unit 20, Beechlawn Industrial Complex, Greenhills Road, Dublin 12.		
2. Development	The erection of storeroom and workshop with toilet and office.		
3. Date of Application	10/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 06/04/2000 2.	1. 2.
4. Submitted by	Name: Ivan Sheppard & Partner, Address: Druid Lodge, Brennanstown Road,		
5. Applicant	Name: Murray's Auto Services Ltd., Address: Unit 20, Beechlawn Industrial Complex, Greenhills Road, Dublin 12.		
6. Decision	O.C.M. No. 0717 Date 06/04/2000	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.	

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

Decision Order Number 0717	Date of Decision 06/04/2000
Register Reference S00A/0072	Date: 10/02/00

Applicant Development Murray's Auto Services Ltd.,
The erection of storeroom and workshop with toilet and office.

Location Unit 20, Beechlawn Industrial Complex, Greenhills Road,
Dublin 12.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 10/02/00 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 applicant is advised that there is an existing 225mm surface water sewer located adjacent to the proposed extension. The applicant is requested to submit a site layout plan at a scale of not less than 1:500 showing the location of the existing surface water sewer in relation to the proposed extension. The applicant is advised that no development shall be allowed within 5 metres of same. In the event that the proposed extension is located within 5 metres of the sewer, the applicant is requested to submit an amended proposal showing the building line setback from the sewer.

Signed on behalf of South Dublin County Council

MI
for Senior Administrative Officer

06/04/00

Ivan Sheppard & Partner,
Druid Lodge,
Brennanstown Road,
Dublin 18.