

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0020	
1. Location	Belgard Industrial Estate, Belgard Road, Tallaght, Dublin 24		
2. Development	New motor sales showroom with ancillary office accommodation and basement car store/parking with parking on site at the junction of Belgard Road/Colberts Fort (former Atlantic Homecare retail outlet to be demolished), Belgard Industrial Estate, Belgard Road, Tallaght, Dublin 24.		
3. Date of Application	18/01/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/03/2000 2.	1. 31/03/2000 2.
4. Submitted by	Name: James Cummins & Associates, Architect, Address: 27 Windsor Place, Lower Pembroke Street,		
5. Applicant	Name: Windsor Belgard Ltd., Address: Belgard Industrial Estate, Belgard Road, Tallaght, Dublin 24		
6. Decision	O.C.M. No. 1155 Date 29/05/2000	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 1155	Date of Decision 29/05/2000
Register Reference S00A/0020	Date: 18/01/00

Applicant Windsor Belgard Ltd.,

Development New motor sales showroom with ancillary office accommodation and basement car store/parking with parking on site at the junction of Belgard Road/Colberts Fort (former Atlantic Homecare retail outlet to be demolished), Belgard Industrial Estate, Belgard Road, Tallaght, Dublin 24.

Location Belgard Industrial Estate, Belgard Road, Tallaght, Dublin 24

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 14/03/2000 /31/03/2000

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

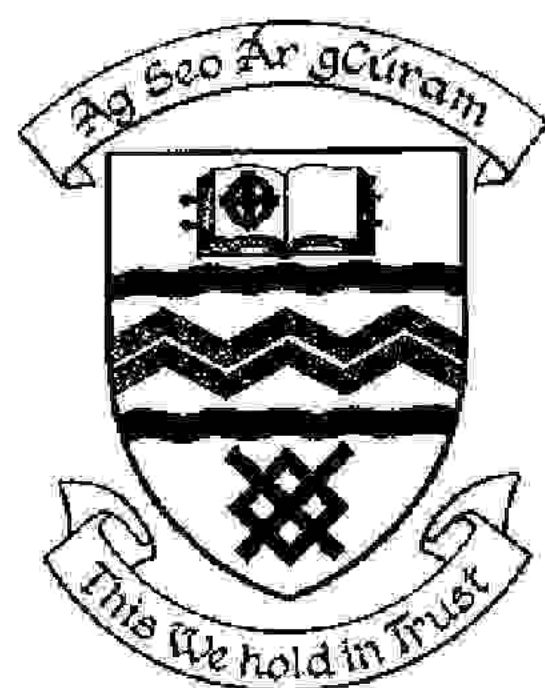
..... 29/05/00
for SENIOR ADMINISTRATIVE OFFICER

James Cummins & Associates, Architect,
27 Windsor Place,
Lower Pembroke Street,
Dublin 2.

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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 on 31/03/2000, 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 With regard to foul and surface water drainage, the applicant shall ensure the full and complete separation of foul and surface water systems.
REASON:
In the interest of the proper planning and development of the area.
- 3 With regard to both foul and surface water drainage the applicant shall ensure that all pipes are 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.
REASON:
In the interest of the proper planning and development of the area.
- 4 All surface water run off from parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer.
REASON:
In the interest of the proper planning and development of the area.
- 5 With regard to water supply, the applicant shall ensure a separate connection for each commercial unit and the commercial units shall be metered. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council at the applicants prior expense. The applicant shall also provide 24-hour water storage.

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REASON:

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

- 6 During the construction phase of the development, the applicant shall ensure the 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 of other public areas and any other precautions necessary to prevent dust nuisances. There must be in compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.

REASON:

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

- 7 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.

REASON:

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

- 8 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.

- 9 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.

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

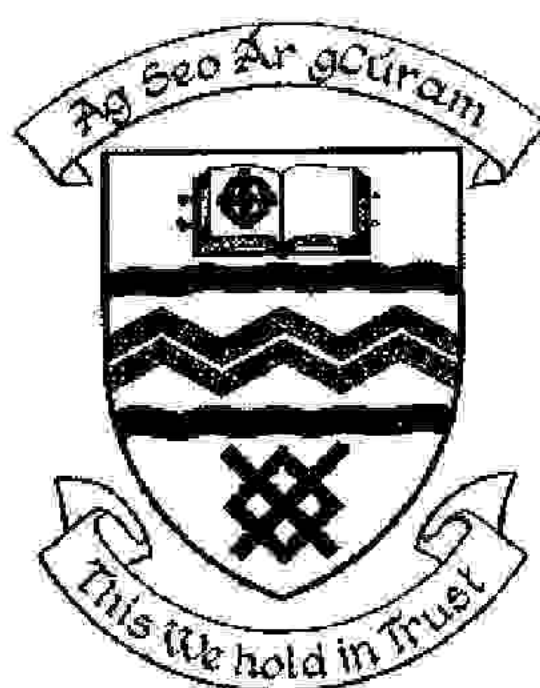
REASON:

In the interest of health.

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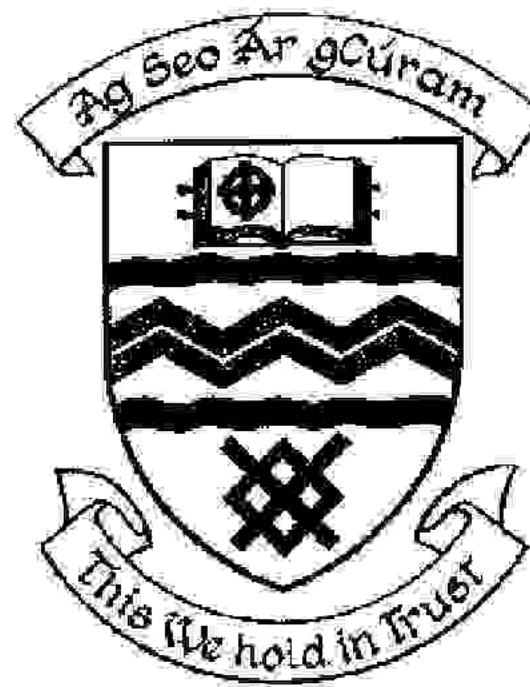
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- 11 No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 08:00hrs on weekdays and 09:00hrs on Saturdays, nor after 18:00hrs on weekdays and 13:00hrs on Saturdays nor at any time on Sundays, Bank Holidays or Public Holidays.
REASON:
In the interest of the proper planning and development of the area.
- 12 During the Operational Phase, 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 day time background level by more than 10dB(A).
REASON:
In the interest of the proper planning and development of the area.
- 13 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.
REASON:
In the interest of the proper planning and development of the area.
- 14 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 metre 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.
REASON:
In the interest of the proper planning and development of the area.
- 15 Where sanitary facilities are located internally, water closet accommodation, intervening lobbies and bathrooms are to be permanently and independently ventilated to the open air by means of a mechanically aided system.
REASON:

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

- 16 Where food is to be stored, processed or sold for human consumption there must be compliance with the Food Hygiene Regulations 1950/1989. The applicant will need to apply to the South Western Area Health Board to register the cafe as a Food Business. A copy of the structural requirements will be sent to the developer and his client.

REASON:

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

- 17 With respect to the cafe, a detailed layout plan indicating equipment, finishes ventilation, wash up, drainage etc. is to be submitted to the Environmental Health Officer for agreement prior to the commencement of construction on site.

REASON:

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

- 18 Adequate ventilation will be essential to the safe operation of the business. Suitable and sufficient ventilation must be provided to remove all car exhaust fumes from the building. Details shall be provided to the Environmental Health Officer for agreement prior to the commencement of development on this site. The ventilation inlets and outlets should 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.

REASON:

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

- 19 The applicant must abide by the requirements of the Pre-School Officers of the Eastern Regional Health Authority for the drop in centre for children. The applicant must have regard to the Child Care (Pre-School Services) Regulations 1996.

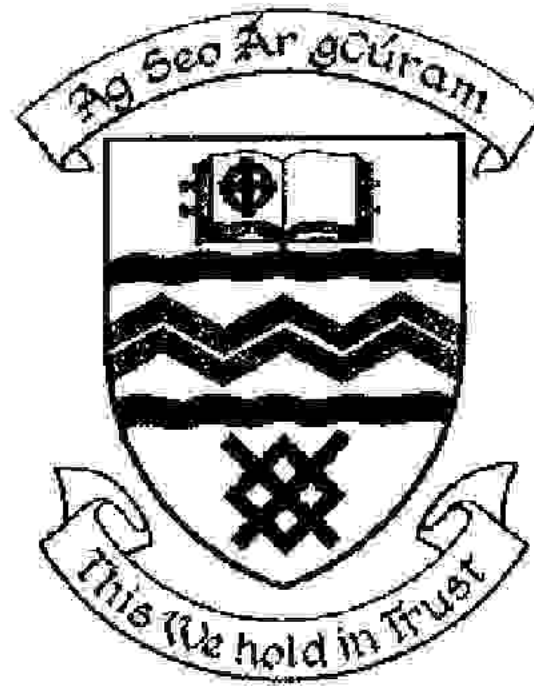
REASON:

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

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- 20 The Drop In Centre creche facility shall only be used by customers to the building and shall not be used by staff members.

REASON:

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

- 21 A wash hand basin is not marked in the Sanitary Accommodation for the creche, this must be provided. Details of such should be submitted to the Planning Authority prior to the commencement of development on site. Where nappy changing facilities are provided a wash hand basin with hot and cold water, bactericidal soap and suitable hand drying facilities must be provided. Suitable storage for waste must also be provided.

REASON:

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

- 22 Staffing levels in the creche shall be applied at a rate of:

Children 1-6 years, 1 adult to eight children.
Children 0-1 years, 1 adult to three children.
Space provision in the creche shall be a minimum of 2sq.m. per child.

REASON:

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

- 23 The developer shall ensure that the lighting system is designed to minimise potential pollution from glare and spillage.

REASON:

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

- 24 The car parking area indicated on the submitted site layout plan Drawing No. 2000-402-h-10A shall be clearly marked out and available at all times for car parking use and shall not be used for the storage or display or other uses.

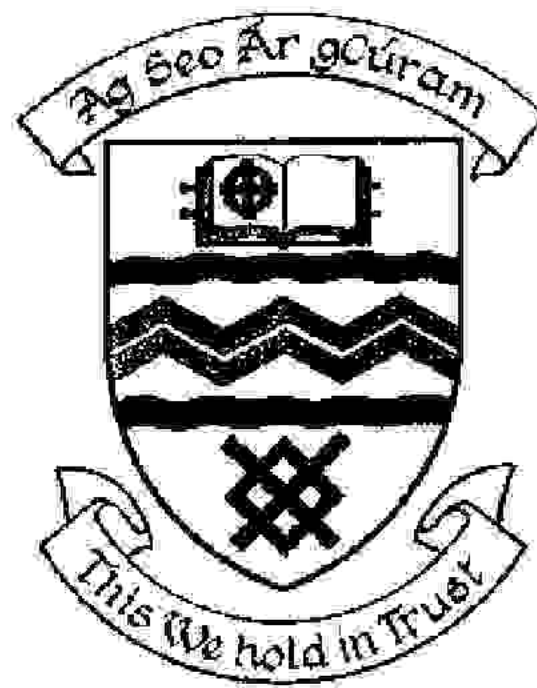
REASON:

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

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- 25 The applicant to ensure that no gate shall be erected in place of the electronically operated gate allowing access to the car park.

REASON:

To allow access to car parking.

- 26 With regard to the position and location of the free standing sign the level of illumination, location and orientation of lamps shall be reviewable at any time by the Roads Department and adjustments shall be made by the applicant 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.

- 27 The applicant shall ensure that area between the building and the road at Colberts Fort Road must not be used for truck parking, customer parking or for display purposes.

REASON:

To ensure the proper planning and development of the area.

- 28 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.

- 29 Full details of the materials and finishes for the proposed boundary treatments shall be submitted to and agreed with the Planning Authority before development commences.

REASON:

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

- 30 Full details and samples of the proposed external finishes to the building shall be submitted to and agreed by the Planning Authority before development commences.

REASON:

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

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- 31 That a financial contribution in the sum of £13,256 (thirteen thousand two hundred and fifty six pounds) EUR 16,831 (sixteen thousand eight hundred and thirty one 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:

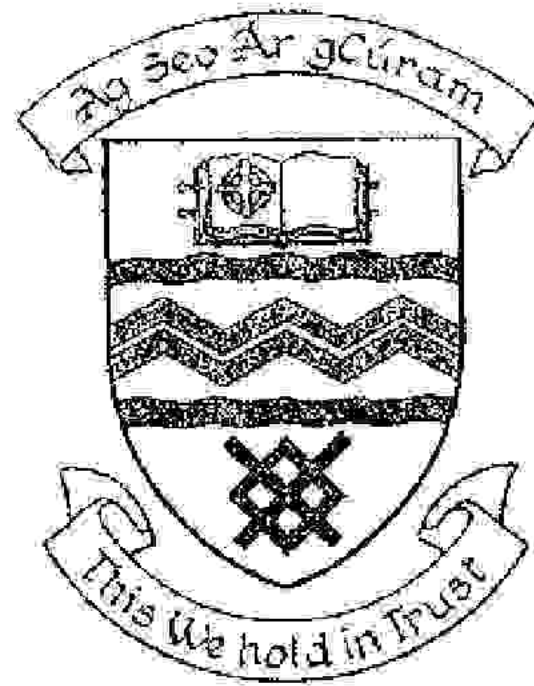
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 32 That a financial contribution in the sum of £34,482 (thirty four thousand four hundred and eighty two pounds) EUR 43,783 (forty three thousand seven hundred and eighty three 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.

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

Decision Order Number 0521	Date of Decision 14/03/2000
Register Reference S00A/0020	Date: 18/01/00

Applicant Windsor Belgard Ltd.,
Development New motor sales showroom with ancillary office accommodation and basement car store/parking with parking on site at the junction of Belgard Road/Colberts Fort (former Atlantic Homecare retail outlet to be demolished), Belgard Industrial Estate, Belgard Road, Tallaght, Dublin 24.

Location Belgard Industrial Estate, Belgard Road, Tallaght, Dublin 24

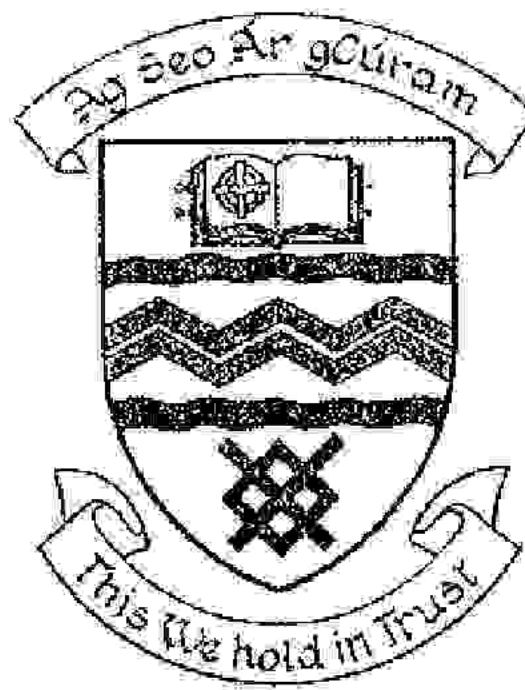
App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 18/01/00 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 requested to furnish details of the proposed number of staff both full and part time who will be employed on site.
- 2 It would appear from Drawing No. 2000-402-h-10 that an electronically operated gate is to control entry to and from the car parking area to the south of the site. The applicant is requested to indicate how it is intended to use the electronic gate as this cuts off a large proportion of the parking spaces.
- 3 The applicant should identify on a site plan the particular spaces to be reserved for customers, staff and for the display/storage of used cars.
- 4 The applicant is requested to ascertain the requirements of the Environmental Health Officer with regard to the proposal.

James Cummins & Associates, Architect,
27 Windsor Place,
Lower Pembroke Street,
Dublin 2.

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to install a creche as part of the development and to submit proposals to comply with these requirements.

- 5 With regard to boundary treatment, the applicant is requested to indicate on a revised site plan the proposed boundary treatments to the site including any proposals to alter the wall to the rear of the site forming the boundary with Colberts Fort Cottages.
- 6 Combined sewers are not acceptable. Drawing 2000-402-h-13 shows both surface water and foul drains discharging to a public foul sewer. The applicant is requested to submit full details of proposed surface water drainage, including pipe sizes, gradients, cover and invert levels up to and including connection to public surface water sewer.
- 7 The applicant is requested to submit details of proposed watermain layout including watermain size, valve, metre and hydrant layout and proposed point of connection to existing watermain. Layout to be in accordance with Part B of the 1997 Building Regulation.
- 8 The applicant is requested to clarify the position of the proposed free standing prime sign.
- 9 The applicant is requested to clarify the distance between the western elevation of the building and the rear elevations of the dwellings to the west. The Planning Authority would wish to see a minimum distance of 22 metres.

Signed on behalf of South Dublin County Council

LA
.....
for Senior Administrative Officer

14/03/00