

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>		REGISTER REFERENCE  XA 2180
1. LOCATION	Manor Service Station, St. Peters Road, Walkinstown, <span style="float: right; font-size: 2em;">S</span>		
2. PROPOSAL	Redevelopment of existing site,		
3. TYPE & DATE OF APPLICATION	TYPE  P	Date Received  29th Nov., 1982	Date Further Particulars (a) Requested      (b) Received
			1. 28th Jan., 1983      1. 16th March, 1983
			2.                                      2.
4. SUBMITTED BY	Name    G. V. Sutton, Address    Esso Teoranta, Stillorgan, Co. Dublin.		
5. APPLICANT	Name    as above, Address		
6. DECISION	O.C.M. No. PA/1365/83 Date      13th May, 1983		Notified    13th May, 1983 Effect      To grant permission
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified    1st July, 1983 Type      3rd Party		Decision    Permission granted by An Bord Pleanála, Effect      12th April, 1984
9. APPLICATION SECTION 26 (3)	Date of application		Decision Effect
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			

Prepared by .....

Checked by .....

Copy issued by ..... Registrar.

Date .....

Co. Accts. Receipt No .....

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 to 1983

County Dublin

Planning Register Reference Number: X.A. 2180

APPEAL by James Fitzgerald, of 1, Limekiln Grove, Walkinstown, Dublin, against the decision made on the 13th day of May, 1983, by the Council of the County of Dublin to grant subject to conditions a permission to Esso Teoranta of Stillorgan, County Dublin for the re-development of Manor Service Station, Saint Peters Road, Walkinstown, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the re-development of the said Manor Service Station in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Subject to compliance with the conditions set out in the Second Schedule hereto, it is considered that the proposed development would be consistent with the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
1. No signs shall be placed on the road verge of Saint Peter's Road and no further signs shall be erected on the site or affixed to the proposed buildings without a prior grant of permission by the planning authority or by An Bord Pleanala on appeal.	1. In the interests of traffic safety and visual amenity.
2. The forecourt shall not be used for the display of cars for sale.	2. In the interests of orderly development and visual amenity.
	Contd./.....

Column 1 - Conditions

## Column 2 - Reasons for Conditions

3. The footpath, verge and kerbs on the Limekiln Grove frontage of the site shall be replaced by the developers, at their own expense, in accordance with the requirements of the planning authority.

3. In the interests of pedestrian safety.

4. An adequate and satisfactory landscaping scheme and a programme for its implementation shall be submitted to and agreed with the planning authority before development commences.

4. In the interests of visual amenity.

5. Satisfactory waste storage and disposal facilities shall be provided on the site. Litter containers shall be provided in the forecourt area.

5. In the interests of visual amenity.

6. The proposed shop shall be used solely for the sale of goods and accessories directly related to the motor trade.

6. In the interests of orderly development and proper planning control.

7. The developers shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and arrangements for payment shall be as agreed between the developers and the said Council before development commences or, failing agreement, shall be as determined by An Bord Pleanála.

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

Member of An Bord Pleanála duly  
authorised to authenticate the  
seal of the Board.

Dated this 12<sup>th</sup> day of April 1984.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (Ext. 262/264)

PLANNING DEPARTMENT  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTRE  
LOWER ABBEY STREET  
DUBLIN 1

Notification of Decision to Grant Permission/~~Approval~~  
Local Government (Planning and Development) Acts, 1963-1982

To: **1230 Terranta,**  
**St. Illiam,**  
**Co. Dublin,**

Decision Order  
Number and Date **PA/1363/83** **13/5/83**

Register Reference No. **1A 2180**

Planning Control No. ....

Application Received on **09/11/82**  
**Add. Info. Rec'd: 16/3/83**

Applicant **1230 Terranta,**

In pursuance of its functions under the above-mentioned Acts, the 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/~~Approval~~ for:-

**re-development of Manor Service Station, St. Peter's Road, Walkinstown.**

## SUBJECT TO THE FOLLOWING CONDITIONS

### CONDITIONS

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.
2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
3. That the requirements of the Sanitary Services Department and the Eastern Health Board be ascertained and strictly adhered to in the development.
4. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
5. That the following are complied with:-
  - (a) No signs to be placed on the road verge of St. Peter's Road which adjoins the premises.
  - (b) The display of cars on the forecourt for sale purposes is prohibited.
  - (c) That the footpath, verge, and kerbs to be replaced along the sites frontage to Linskillin Grove by the developer to be the Roads Maintenance Engineer for the area.
  - (d) No further signs are to be erected on site or affixed to the proposed buildings without the approval of the Planning Authority or An Bord Pleanála on appeal.

### REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective controls be maintained.
2. In order to comply with the Sanitary Services Acts 1878-1964.
3. In order to comply with the requirements of the Sanitary Services Department.
4. In the interest of safety and the avoidance of fire hazard.
5. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: **13th May, 1983.**

IMPORTANT: Turn overleaf for further information.

CONDITIONS	REASONS FOR CONDITIONS
<p>6. Details of an adequate and satisfactory landscaping scheme and programme for such works to be submitted for the agreement of the Planning Authority and completed during the course of the main redevelopment works on the premises.</p> <p>7. Provision shall be made by the developer to the satisfaction of the Planning Authority for adequate and satisfactory waste storage and disposal including the provision of waste containers and necessary screening. Litter containers are to be provided also within the forecourt area to the premises.</p> <p>8. That the proposed shop be restricted to the sale of goods and accessories directly related to the motor trade.</p> <p>9. That a financial contribution of \$500. be paid by the proposer to 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.</p>	<p>6. In the interest of the proper planning and development of the area.</p> <p>7. In the interest of the proper planning and development of the area.</p> <p>8. In the interest of the proper planning and development of the area.</p> <p>9. 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.</p> <p style="text-align: center;">PK</p>

**NOTE:**

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:-

**Block 6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1.**

An Bord Pleanala, ~~Hall's Cross House, Hall's Cross, Dublin 2~~

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and ~~XXXXXX~~

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

XA 2180

28th January, 1983.

Esso Teoranta,  
Stillorgan,  
Co. Dublin.

RE: Proposed re-development of Manor Service Station, St. Peter's  
Road, Walkinstown for Esso Teoranta.

Dear Sir,

With reference to your planning application received here on 29th November, 1982, in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1982, the following additional information must be submitted in quadruplicate:-

1. Revised plans indicating how the proposed car wash facility can be relocated on site to ensure the preservation of the amenities of the adjoining dwelling house.
2. Details of the type of retail services and goods to be sold in proposed shop.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,

  
for Principal Officer.