

COMHAIRLE CHONTAE ATHA CLIATH

P. C. Reference		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1554	
1. LOCATION		No. 4 and to rear Nos. 2 and 3 Newtown Cottages, Balrothery Tallaght, Co. Dublin.			
2. PROPOSAL		Filling Station and shop			
3. TYPE & DATE OF APPLICATION		TYPE	Date Received	Date Further Particulars (a) Requested (b) Received	
		P.	10 November 1986	1.	1.
				2.	2.
4. SUBMITTED BY		Name Niall Montgomery Address 27 Merrion Square, Dublin 2			
5. APPLICANT		Name Luke Lawlor Motors Limited Address No. 4 and to rear Nos. 2 and 3 Newtown Cottages, Balrothery, Tallaght, Co. Dublin.			
6. DECISION		O.C.M. No. P/54/87	Date 9th Jan., 1987	Notified 9th Jan., 1987	Effect To grant permission
7. GRANT		O.C.M. No.	Date	Notified	Effect
8. APPEAL		Notified 5/2/87	Type 3rd Party	Decision Permission granted by an Bord Pleanála.	Effect 26/5/87
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		Copy issued by Registrar.			
Checked by		Date			
Future Print		Co. Accts. Receipt No			

AN BORD PLEANÁLA

b

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

County Dublin

Planning Register Reference Number: 86A/1554

APPEAL by Brian Lennox of Spawell Service Station, Tallaght Road, Dublin, against the decision made on the 9th day of January, 1987, by the Council of the County of Dublin to grant subject to conditions an approval for development comprising a filling station, including forty square metres retail area solely for sale of parts and accessories related to the motor trade, a car wash, an identification sign, boundary walling, fencing and landscaping on the Tallaght By-Pass at number 4 and to the rear of numbers 2 and 3 Newtown Cottages, Balrothery, Tallaght, to Luke Lawlor Motors Limited, care of O'Malley and Bergin of Saint Heliers, Stillorgan Park, Blackrock, County 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 approval for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said approval is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that subject to compliance with the conditions set out in the Second Schedule hereto the proposed development would be consistent with the outline permission granted by the planning authority on the 8th day of May, 1986, under Planning Register Reference Number 86A/144 in respect of the erection of a filling station and ancillary developments on this site.

SECOND SCHEDULE

1. The developer shall pay to Dublin County Council a contribution towards the cost of the provision of public services in the area. The amount of contribution and the time and method of payment shall be agreed with the planning authority before the development is commenced or, failing agreement, shall be as determined by An Bord Pleanála.

Reason: The provision of such services in the area facilitates the proposed development and it is considered reasonable that a contribution should be paid.

SECOND SCHEDULE (CONTD.)

2. Water supply and drainage facilities shall be designed and constructed to the satisfaction of the planning authority.

Reason: To ensure a proper standard of development.

3. A detailed landscape plan, specification and maintenance programme shall be submitted to and agreed with the planning authority before the development is commenced.

Reason: To ensure a proper standard of development in the interests of amenity.

4. The parking of vehicles or cars for sale, or the placing of advertising hoardings shall not take place on the area between the front boundary of the site and the by-pass carriageway.

Reason: In the interest of public safety and visual amenity.

5. The parking of vehicles or cars for sale shall not take place within the landscaped areas at the front of the site or in front of the car wash facility, pump island or shop structure.

Reason: To provide for adequate circulation space within the site in the interest of public safety and the proper planning and development of the area.

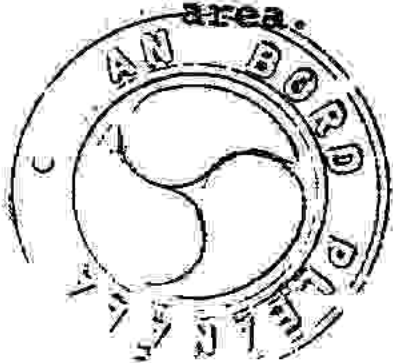
6. No signs shall be erected on the site except those detailed on the proposed drawings or those which constitute exempted development under the Local Government (Planning and Development) Regulations 1977, as amended. All unauthorised signs shall be removed from the site within one month of the date of this order.

Reason: To ensure a proper standard of development, and in the interest of visual amenity.

SECOND SCHEDULE (CONTD.)

7. Boundaries of the site which adjoin the back gardens of numbers 1, 2 and 3 Newtown Cottages, with the exception of that portion of the boundary to be defined by a 500 millimetre dwarf wall in front of the shop building line, shall be defined by a 2 metre high concrete block wall suitably rendered and capped, the details of which shall be agreed with the planning authority before the development is commenced.

Reason: In the interest of the residential amenities of the area.



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

Dated this 26th day of May

1987.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant ~~Permission~~ Approval Local Government (Planning and Development) Acts, 1963-1983

To **O'Malley & Bergin,**
'St. Heliers',
Stillorgan Park, Blackrock,
Co. Dublin
Applicant **Luke Lawlor Motors Ltd.**

Decision Order
Number and Date **P/54/87 9.1.87**
Register Reference No. **86A/1554**
Planning Control No.
Application Received on **10.11.86**
Floor Area: **c. 84sq.m.**

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:-
Proposed approval (further to outline permission Register No. 86A/144 granted in June 1986) for filling station including 40sq.m. retail area, solely for sale of parts & accessories related to the motor trade, a car wash, an identification sign, boundary walling, fencing & landscaping on the Tallaght By-Pass at No. 4 & to the rear of Nos. 2 & 3 Newtown Cottages, Balrothery, Tallaght
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 Chief Fire Officer be ascertained and strictly adhered to in the development.
4. That a financial contribution in the sum of £674.00 be paid by the proposer to the 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.

REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. In the interest of safety and the avoidance of fire hazard.
4. 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.

Contd/...

Signed on behalf of the Dublin County Council

Thurs
For Principal Officer

Date **9th January, 1987**

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. That no retail sales of convenience goods be carried out on the site except for the sale of parts and accessories related to the motor trade.

6. That the lands shown coloured green on the 1:2500 scale plan received by the Council on the 10.11.86, in the ownership and control of the applicant, located immediately to the south of the By-Pass be conveyed free of charge to Dublin County Council prior to the completion of the filling station.

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

8. A detailed landscape plan, specification and maintenance programme to be submitted and agreed with the Parks Department prior to the commencement of any development works. In this regard it should be noted that the details submitted with the application are inadequate. Details of all boundary treatments to be agreed prior to the commencement of any development works.

9. That the proposed 3m. high boundary wall at the west boundary of the site be constructed in accordance with I.I.R.S. I.S. 325 Part 1: 1986 and be certified as structurally stable by a competent Civil or Structural Engineer on completion.

10. That the parking of vehicles, cars for sale, or advertising boards are not permitted on the site frontage between the front boundary of the site and the existing By-Pass Carriageway.

11. The parking of cars or vehicles for sale is not permitted within the landscape areas on the front part of the site or in front of the car wash facility, the pump island and shop structure.

5. To prevent unauthorised development.

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

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

8. In order to meet the requirements of the Parks Department.

9. In the interest of the proper planning and development of the area and in the interest of public safety.

10. In the interest of public safety and the avoidance of traffic hazard.

11. In the interest of public safety and the avoidance of traffic hazard.

Contd/..

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 An 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:—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
19, ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant ~~Permission~~ Approval

Local Government (Planning and Development) Acts, 1963-1983

To **O'Malley & Bergin,**
'St. Heliers',
Stillorgan Park, Blackrock,
Co. Dublin
Applicant **Luke Lawlor Motors Ltd.**

Decision Order **P/54/87 9.1.87**
Number and Date
Register Reference No. **86A/1554**
Planning Control No.
Application Received on **10.11.86**
Floor Area: c. 84 sq.m.

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: **Proposed approval (further to outline permission Register No. 86A/144 granted in June 1986) for filling station including 40sq.m. retail area, solely for sale of parts & accessories related to the motor trade, a car wash, an identification sign, boundary walling, fencing and landscaping on the Tallaght By-Pass at No. 4 & 5 to the rear of Nos. 2 & 3 Newtown Cottages, Balrothery, Tallaght.**

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
12. That no other signs be erected on the site save that which are detailed in this application or are exempted development under the Planning Acts, without the prior approval of the Planning Authority or An Bord Pleanála.	12. In the interest of the proper planning and development of the area.
13. All unauthorised signs on the site to be removed within one month of the grant of permission.	13. In the interest of the proper planning and development of the area. <i>True</i>

Signed on behalf of the Dublin County Council

True
For Principal Officer

Date **9th January 1987**

IMPORTANT: Turn overleaf for further information