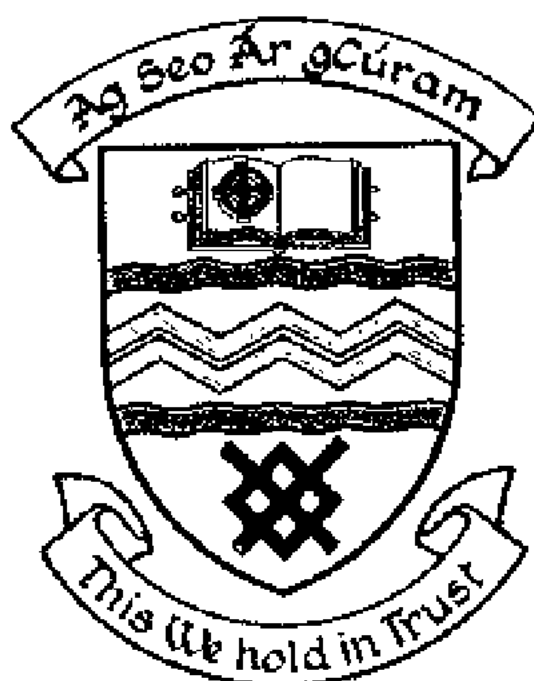


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0916	
1. Location	At the rear of Ninth Lock Service Station, Ninth Lock Road, Clondalkin, Dublin 22.		
2. Development	To erect motor repair shop and car valeting bay having a total gross floor area of 232 sq.m, also new railing and landscaping to the southern boundary.		
3. Date of Application	20/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 17/02/2000 2.	1. 27/04/2000 2. 10/07/20
4. Submitted by	Name: Kevin Walsh, Address: Kevin Walsh & Associates, Robertson House,		
5. Applicant	Name: Dominic Dillon, Address: Ninth Lock Service Station, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2025 Date 05/09/2000	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 2354 Date 20/10/2000	Effect AA GRANT APPROVAL	
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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Dublin 24

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Kevin Walsh,
Kevin Walsh & Associates,
Robertson House,
49 Baldoyle Industrial Estate,
Dublin 13.

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 2354	Date of Final Grant 20/10/2000
Decision Order Number 2025	Date of Decision 05/09/2000
Register Reference S99A/0916	Date 10/07/00

Applicant Dominic Dillon,

Development To erect motor repair shop and car valeting bay having a total gross floor area of 232 sq.m, also new railing and landscaping to the southern boundary.

Location At the rear of Ninth Lock Service Station, Ninth Lock Road, Clondalkin, Dublin 22.

Floor Area 232.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 17/02/2000 /27/04/2000

A Approval has been granted for the development described above,
subject to the following (10) Conditions.

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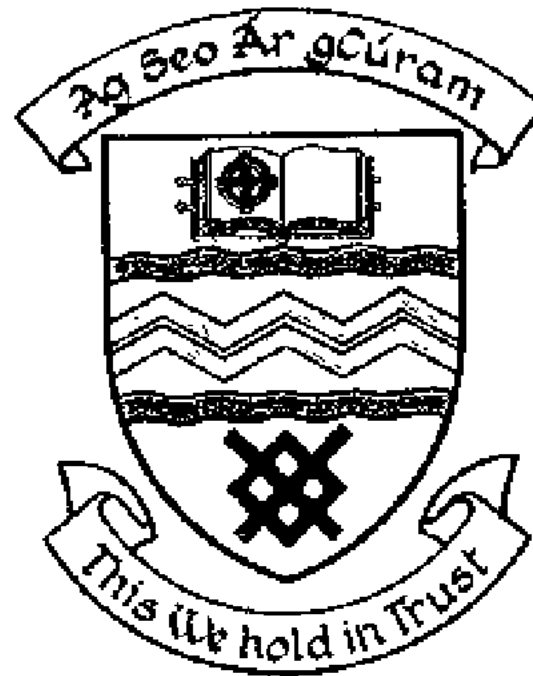
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto as amended by Additional Information received on the 27/04/00 and Clarification of Additional Information received on the 07/07/00 and Unsolicited Additional Information received on the 14/08/00.
 REASON:
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That no advertising sign or structure be erected or displayed on the site except as indicated on the elevation drawings submitted, or that are otherwise exempted development without grant of planning permission by the Planning Authority or by An Bord Pleanála on appeal, for such development.
 REASON:
 In the interest of amenity.
- 3 (a) Prior to any works commencing the developer shall submit a satisfactory report by a suitably qualified person detailing the results of a survey of existing sound levels measured at all noise sensitive locations in the vicinity of the proposed development.
 (b) Noise levels due to the normal operation of the proposed development shall not exceed the existing background noise levels. Clearly audible and impulsive tones shall be avoided at all times irrespective of the noise level at night time.
 REASON:
 To enable effective control to be maintained in the interest of residential amenity.
- 4 That prior to occupation of the proposed development the developer shall submit full details of the proposed fascia signs for the written agreement of the Planning Authority. The signs shall be of non-illuminated type.
 REASON:
 In the interest of amenity.
- 5 That all external lighting shall be designed, installed and operated in such a manner as to prevent glare or nuisance to residential property in the vicinity.
 REASON:
 In the interest of residential amenity.

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- 6 Prior to the commencement of development the developer shall comply with the following requirements of the Parks and Landscape Services Department, South Dublin County Council:
- (a) A scheme of remedial tree surgery works, in respect of the trees situated on the northern boundary of the site, to be agreed with the Parks and Landscape Services Department and carried out prior to the commencement of works on site. Particular attention to be given to the removal of low branches to allow adequate clearance and to avoid any unnecessary damage to trees during nearby construction works. On completion of the tree surgery works, temporary protective fencing is to be erected along the southern side of the existing open ditch and kept in place for the duration of the works on site.
 - (b) A protective fence is to be erected along the bank of the existing stream situated on the southern boundary of the site adjoining the canal and is to be kept in place for the duration of the construction of a low stone wall and railing, the exact details of which are to be agreed with the Parks and Landscape Services Department.
 - (c) Prior to the commencement of the works on site, the developer to agree the exact details of the proposed landscape/planting scheme and full works and maintenance schedule for the treatment of the car parking area, including additional indigenous tree and shrub planting along the northern and southern site boundaries.
 - (d) A suitable protective fence is to be erected along the bank of the existing stream situated on the southern boundary of the site adjoining the canal and is to be kept in place for the duration of the site works. The permanent boundary treatment at this location to consist of a low stone wall and solid-bar railing, details to be agreed with this Department. The plinth wall to be suitably finished in double-sided, random rubble stonework.

REASON:

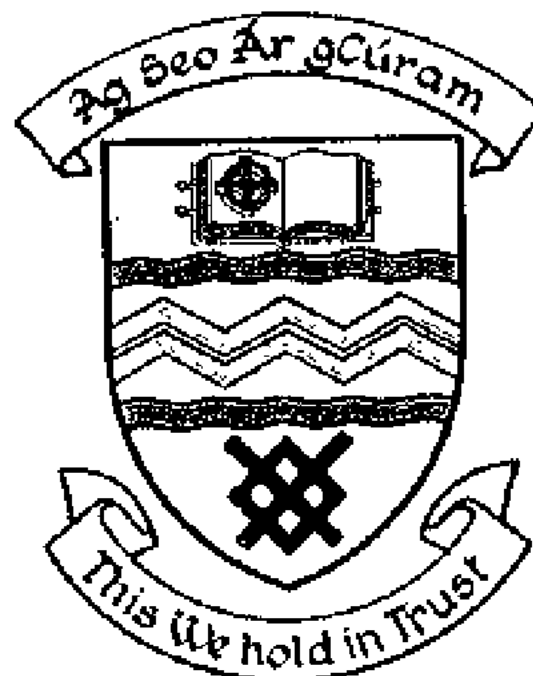
In the interest of amenity.

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. The following shall be complied with in this regard:
- (a) Applicant to ensure full and complete separation of foul and surface water systems.

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- (b) No building within 5m of public sewer or sewer with potential to be taken in charge.
- (c) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990.
- (d) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (e) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense.
- (f) Prior to the commencement of the works, applicant shall submit for the approval of the Area Engineer, Deansrath Depot (Tel (01) 4570784) a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations.
- (g) 24hr storage per unit shall be provided.
- (h) Connection/s to County Council surface water sewers to be carried out by South Dublin County Council personnel at applicant's prior expense.

REASON:

To ensure a satisfactory standard of development.

- 8 That a financial contribution in the sum of £2,301 (Two Thousand Three Hundred and One Pounds) EUR 2,921 (Two Thousand Nine Hundred and Twenty 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:

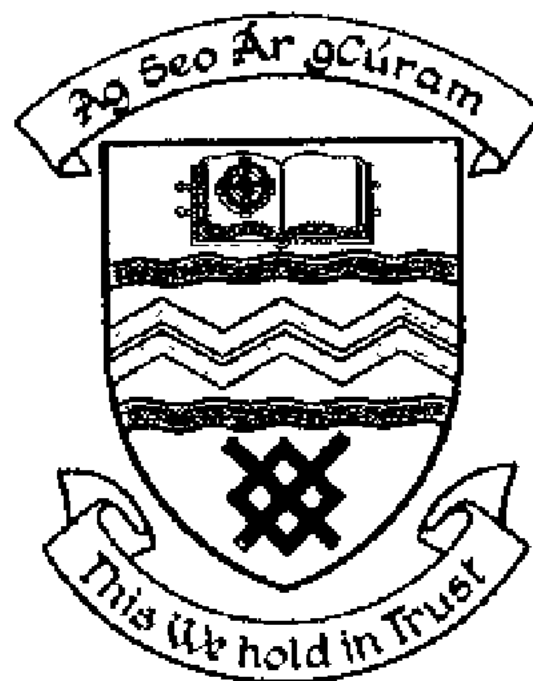
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 9 That a financial contribution in the sum of £5,985 (Five Thousand Nine Hundred and Eighty Five Pounds) EUR 7,599 (Seven Thousand Five Hundred and Ninety Nine Euros) shall be paid by the proposer to South Dublin County Council towards

RÉG. REF. S99A/0916 **SOUTH DUBLIN COUNTY COUNCIL**
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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.

- 10 That a Bond or Cash Lodgement of £10,000 (Ten Thousand Pounds) EUR 12,697 (Twelve Thousand Six Hundred and Ninety Seven Euros) shall be lodged with the Planning Authority before development commences to ensure the protection of trees on the site and to repair any damage caused during the construction period.

REASON:

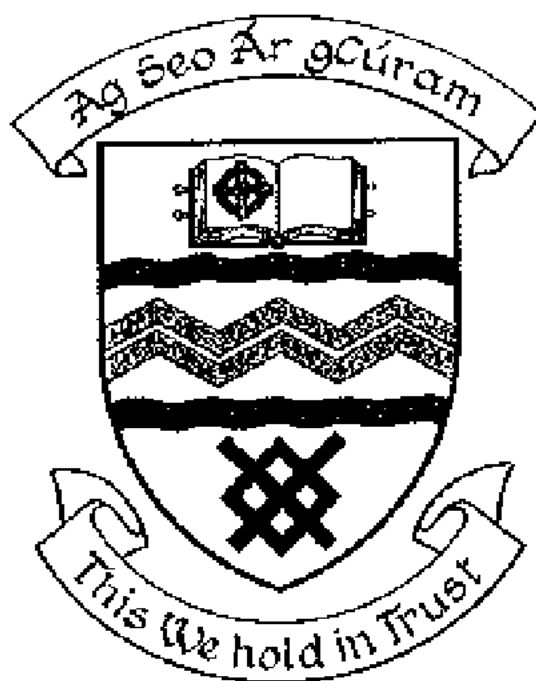
In the interest of the proper planning and development of the area.

- (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.


.....23/10/00
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 2025	Date of Decision 05/09/2000
Register Reference S99A/0916	Date: 20/12/99

Applicant Dominic Dillon,

Development To erect motor repair shop and car valeting bay having a total gross floor area of 232 sq.m, also new railing and landscaping to the southern boundary.

Location At the rear of Ninth Lock Service Station, Ninth Lock Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 17/02/2000 /27/04/2000

Clarification of Additional Information Requested/Received / 10/07/2000

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 APPROVAL in respect of the above proposal.

Subject to the conditions (10) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 05/09/00
for SENIOR ADMINISTRATIVE OFFICER

Kevin Walsh,
Kevin Walsh & Associates,
Robertson House,
49 Baldoyle Industrial Estate,
Dublin 13.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0916

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, save as may be required by the other conditions attached hereto as amended by Additional Information received on the 27/04/00 and Clarification of Additional Information received on the 07/07/00 and Unsolicited Additional Information received on the 14/08/00.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That no advertising sign or structure be erected or displayed on the site except as indicated on the elevation drawings submitted, or that are otherwise exempted development without grant of planning permission by the Planning Authority or by An Bord Pleanála on appeal, for such development.
REASON:
In the interest of amenity.
- 3 (a) Prior to any works commencing the developer shall submit a satisfactory report by a suitably qualified person detailing the results of a survey of existing sound levels measured at all noise sensitive locations in the vicinity of the proposed development.
(b) Noise levels due to the normal operation of the proposed development shall not exceed the existing background noise levels. Clearly audible and impulsive tones shall be avoided at all times irrespective of the noise level at night time.
REASON:
To enable effective control to be maintained in the interest of residential amenity.
- 4 That prior to occupation of the proposed development the developer shall submit full details of the proposed fascia signs for the written agreement of the Planning Authority. The signs shall be of non-illuminated type.

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REG. REF. S99A/0916

REASON:

In the interest of amenity.

- 5 That all external lighting shall be designed, installed and operated in such a manner as to prevent glare or nuisance to residential property in the vicinity.

REASON:

In the interest of residential amenity.

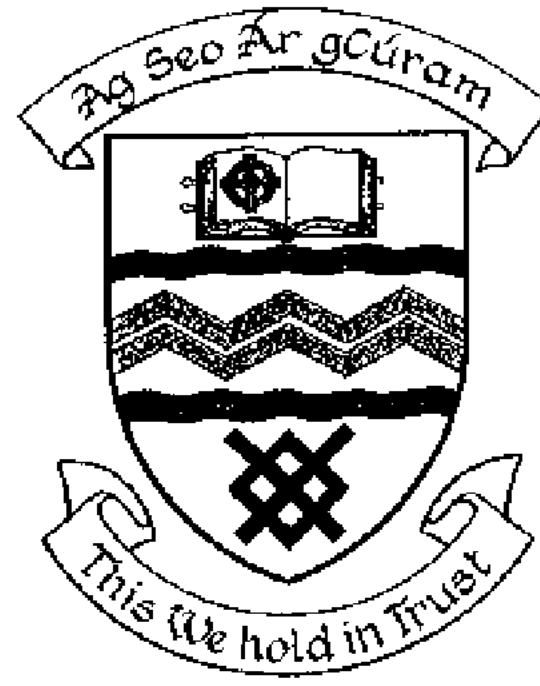
- 6 Prior to the commencement of development the developer shall comply with the following requirements of the Parks and Landscape Services Department, South Dublin County Council:

- (a) A scheme of remedial tree surgery works, in respect of the trees situated on the northern boundary of the site, to be agreed with the Parks and Landscape Services Department and carried out prior to the commencement of works on site. Particular attention to be given to the removal of low branches to allow adequate clearance and to avoid any unnecessary damage to trees during nearby construction works. On completion of the tree surgery works, temporary protective fencing is to be erected along the southern side of the existing open ditch and kept in place for the duration of the works on site.
- (b) A protective fence is to be erected along the bank of the existing stream situated on the southern boundary of the site adjoining the canal and is to be kept in place for the duration of the construction of a low stone wall and railing, the exact details of which are to be agreed with the Parks and Landscape Services Department.
- (c) Prior to the commencement of the works on site, the developer to agree the exact details of the proposed landscape/planting scheme and full works and maintenance schedule for the treatment of the car parking area, including additional indigenous tree and shrub planting along the northern and southern site boundaries.
- (d) A suitable protective fence is to be erected along the bank of the existing stream situated on the southern boundary of the site adjoining the canal

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REG REF. S99A/0916

and is to be kept in place for the duration of the site works. The permanent boundary treatment at this location to consist of a low stone wall and solid-bar railing, details to be agreed with this Department. The plinth wall to be suitably finished in double-sided, random rubble stonework.

REASON:

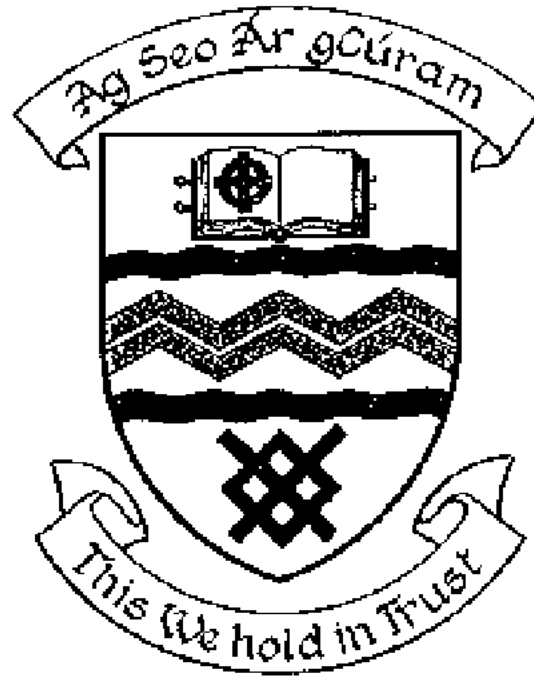
In the interest of amenity.

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. The following shall be complied with in this regard:
- (a) Applicant to ensure full and complete separation of foul and surface water systems.
 - (b) No building within 5m of public sewer or sewer with potential to be taken in charge.
 - (c) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990.
 - (d) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - (e) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense.
 - (f) Prior to the commencement of the works, applicant shall submit for the approval of the Area Engineer, Deansrath Depot (Tel (01) 4570784) a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations.
 - (g) 24hr storage per unit shall be provided.
 - (h) Connection/s to County Council surface water sewers to be carried out by South Dublin County Council personnel at applicant's prior expense.

**SOUTH DUBLIN COUNTY COUNCIL
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REG. REF. S99A/0916

REASON:

To ensure a satisfactory standard of development.

- 8 That a financial contribution in the sum of £2,301 (Two Thousand Three Hundred and One Pounds) EUR 2,921 (Two Thousand Nine Hundred and Twenty 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.

- 9 That a financial contribution in the sum of £5,985 (Five Thousand Nine Hundred and Eighty Five Pounds) EUR 7,599 (Seven Thousand Five Hundred and Ninety Nine 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.

- 10 That a Bond or Cash Lodgement of £10,000 (Ten Thousand Pounds) EUR 12,697 (Twelve Thousand Six Hundred and Ninety Seven Euros) shall be lodged with the Planning Authority before development commences to ensure the protection of trees on the site and to repair any damage caused during the construction period.

REASON:

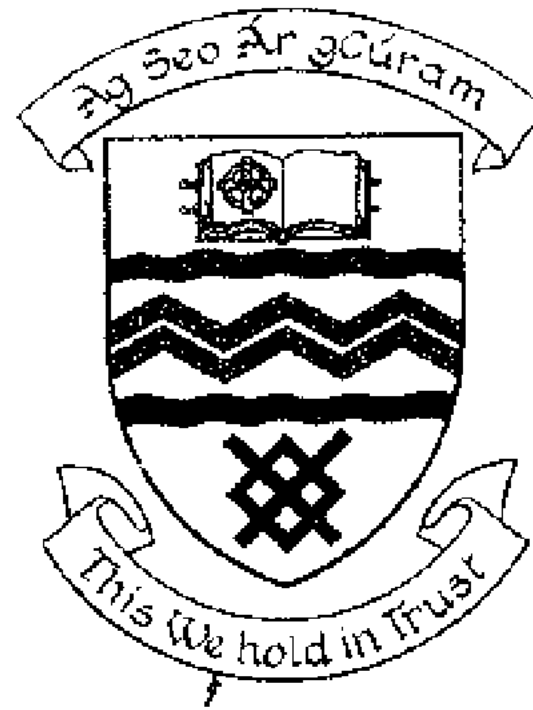
In the interest of the proper planning and development of the area.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0916	
1. Location	At the rear of Ninth Lock Service Station, Ninth Lock Road, Clondalkin, Dublin 22.		
2. Development	To erect motor repair shop and car valeting bay having a total gross floor area of 232 sq.m, also new railing and landscaping to the southern boundary.		
3. Date of Application	20/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 17/02/2000 2.	1. 27/04/2000 2. 10/07/20
4. Submitted by	Name: Kevin Walsh, Address: Kevin Walsh & Associates, Robertson House,		
5. Applicant	Name: Dominic Dillon, Address: Ninth Lock Service Station, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1374 Date	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
7. Grant	O.C.M. No. Date	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
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

Bosca 4122,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1374	Date of Decision 23/06/2000
Register Reference S99A/0916	Date 20/12/99

Applicant Dominic Dillon,
App. Type Approval
Development To erect motor repair shop and car valeting bay having a
 total gross floor area of 232 sq.m, also new railing and
 landscaping to the southern boundary.

Location At the rear of Ninth Lock Service Station, Ninth Lock Road,
 Clondalkin, Dublin 22.

Dear Sir / Madam,

With reference to your planning application, additional information received on 27/04/00 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 - 1993 , the following Clarification of Additional Information must be submitted in quadruplicate :

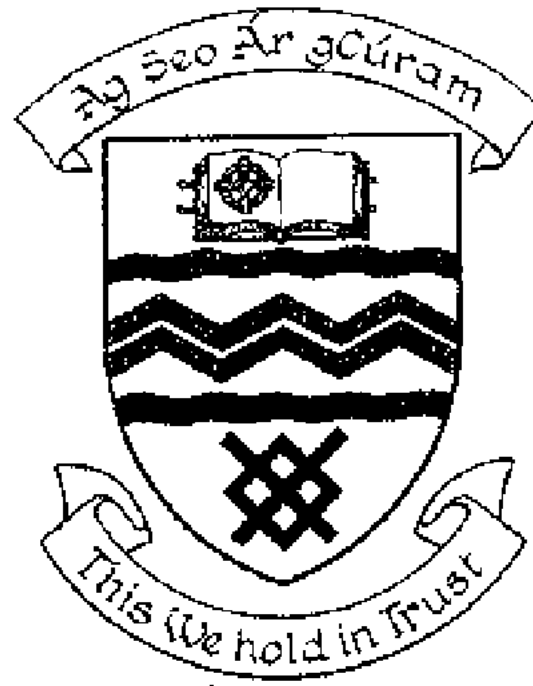
- 1 The applicant was requested to submit details of the exact route of a 750mm diameter surface water pipe which runs through the site. The applicant has submitted additional information indicating a surface water pipe to the front of the site where it passes existing buildings, but has omitted the pipe in the area of the site where it passes close to the proposed development. The applicant is requested to indicate to the Planning Department the route of the pipe through the entire site indicating that no building is proposed to be built within 5m of it.

Kevin Walsh,
Kevin Walsh & Associates,
Robertson House,
49 Baldoyle Industrial Estate,
Dublin 13.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0916

The applicant is advised that no building is permitted
within 5m of public sewer or sewer with potential to be
taken in charge.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the
Planning Reg Ref. No. given above.

Yours faithfully

HH
.....
for SENIOR ADMINISTRATIVE OFFICER

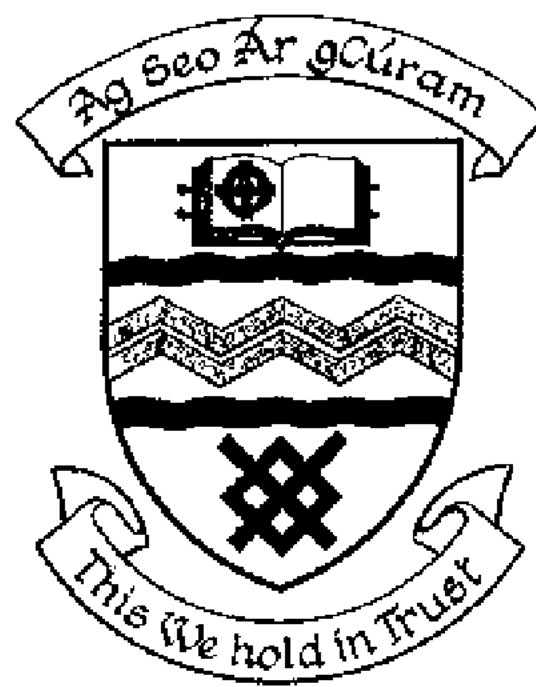
23/06/00

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0916	
1. Location	At the rear of Ninth Lock Service Station, Ninth Lock Road, Clondalkin, Dublin 22.		
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3. Date of Application	20/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 17/02/2000 2.	1. 2.
4. Submitted by	Name: Kevin Walsh, Address: Kevin Walsh & Associates, Robertson House,		
5. Applicant	Name: Dominic Dillon, Address: Ninth Lock Service Station, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0311 Date 17/02/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0311	Date of Decision 17/02/2000
Register Reference S99A/0916	Date: 20/12/99

Applicant Dominic Dillon,
Development To erect motor repair shop and car valeting bay having a total gross floor area of 232 sq.m, also new railing and landscaping to the southern boundary.

Location At the rear of Ninth Lock Service Station, Ninth Lock Road, Clondalkin, Dublin 22.

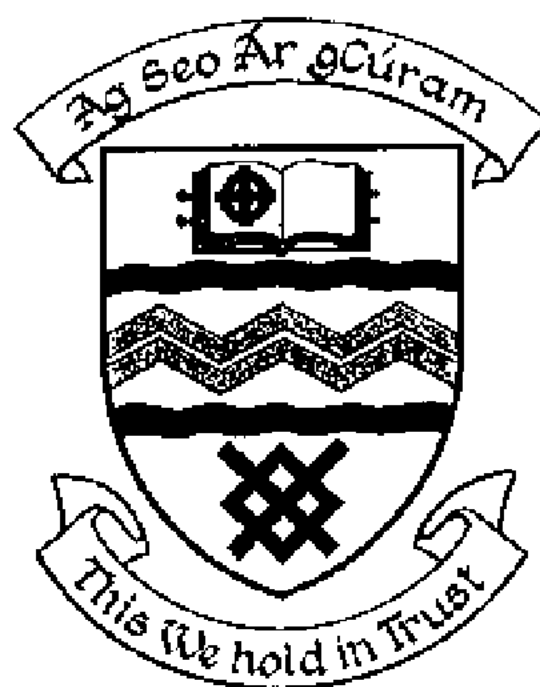
App. Type Approval

Dear Sir/Madam,
With reference to your planning application, received on 20/12/99 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 shall indicate what measures he proposes to adopt in order to eliminate any noise nuisance that may be generated by this new development.
- 2 The applicant shall provide details of signage to the proposed development.
- 3 The applicant shall submit a tree survey, indicating the location, species, age, condition, crown spread and height of trees. Information should be given on the proposals for removal/retention of these trees and measures proposed to protect them during any development.
- 4 The applicant shall submit detailed landscape plan with full works specification. This plan is to address screening along the northern boundary by supplementing the existing tree planting and the provision of suitable planting of

Kevin Walsh,
Kevin Walsh & Associates,
Robertson House,
49 Baldoyle Industrial Estate,
Dublin 22.13

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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**PLANNING
DEPARTMENT**
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Dublin 24.

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indigineous tree species along the site boundary with the canal to screen the site from the canal.

- 5 The applicant shall submit exact details of the wall and railing along the canal. The detail submitted on Drawing NL-10-3-1 is not acceptable to the Parks Department. The railing should be solid bar, galvanised and powder coated and be manufactured so that the actual railing supports are embedded in the plinth wall foundation. The plinth wall to be suitably rendered on the Canal side.
- 6 The applicant is advised that no building shall be located within 5m of public sewer or water pipe with the potential to be taken in charge. There is a 750mm diameter surface water pipe located approximately along the north-west boundary of this site. The applicant shall identify the exact route of the pipe through the site and ensure no building is built within 5m of it.
- 7 The applicant shall submit for the approval of the Area Engineer, Deansrath Depot (tel. (01) 4570784) a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. The layout shall be in accordance with Part B of the 1997 Building Regulations.

Signed on behalf of South Dublin County Council

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for Senior Administrative Officer

17/02/00