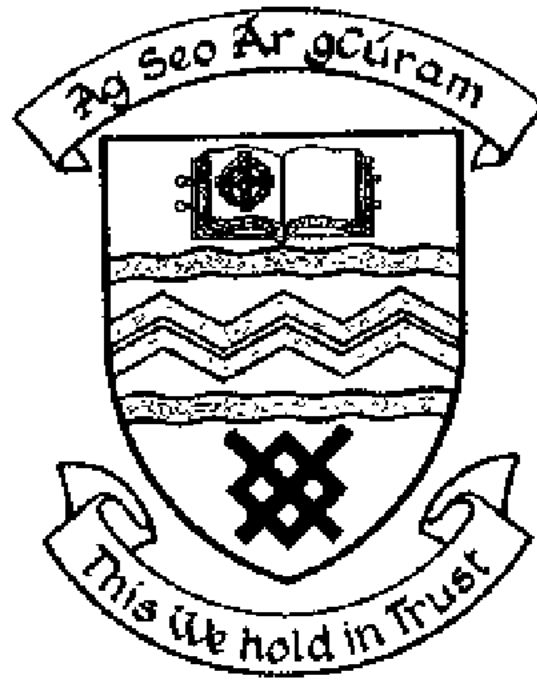


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0578	
1. Location	Brickfield Motor Co. Ltd., T/A Newlands Motor Co., Newlands Cross, Dublin 22.		
2. Development	Replacement Renault Dealership, valet unit and vehicular entry off new Inner Ring Road/Boot Road including repositioning of petrol dispensers, revised open car display, site and boundary modifications, advertising structures and water feature.		
3. Date of Application	17/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/10/1999 2.	1. 04/02/2000 2.
4. Submitted by	Name: Design Projects & Planning Ltd., Address: 6 Orchard Avenue, Clonsilla,		
5. Applicant	Name: Glencullen Group Ltd., Address: Renault House, Kylemore Road, Dublin 10.		
6. Decision	O.C.M. No. 0675 Date 31/03/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1011 Date 11/05/2000	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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Design Projects & Planning Ltd.,
6 Orchard Avenue,
Clonsilla,
Dublin 15.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1011	Date of Final Grant 11/05/2000
Decision Order Number 0675	Date of Decision 31/03/2000
Register Reference S99A/0578	Date 04/02/00

Applicant Glencullen Group Ltd.,

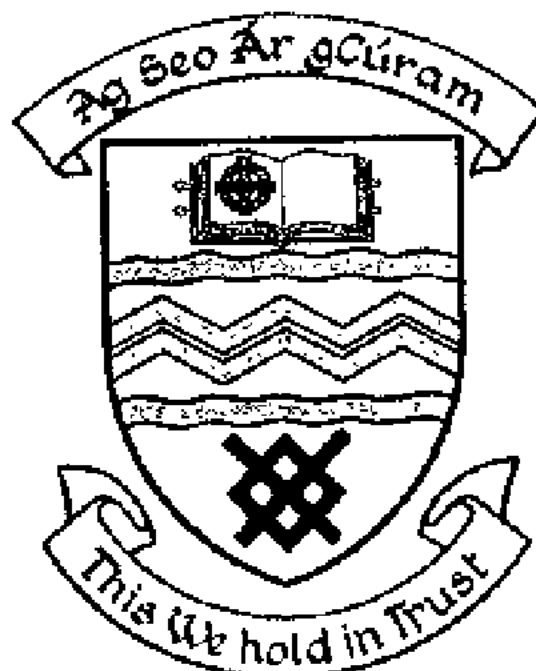
Development Replacement Renault Dealership, valet unit and vehicular entry off new Inner Ring Road/Boot Road including repositioning of petrol dispensers, revised open car display, site and boundary modifications, advertising structures and water feature.

Location Brickfield Motor Co. Ltd., T/A Newlands Motor Co., Newlands Cross, Dublin 22.

Floor Area 7440.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 14/10/1999 /04/02/2000

A Permission has been granted for the development described above,
subject to the following (17) 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 received by the Planning Authority on the 04/02/00, 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 Signage to the proposed building shall be restricted to fascia level, and one free standing sign at the Naas Road entrance. This is subject to the following:-

- a) Level of illumination to be re-viewable at any time by Roads Department and adjustments made at applicants own expense if required to do so by South Dublin County Council.
- b) The applicant is advised that the permission for the signs above is for a period up to and including 01/04/02, after such time the applicant shall remove the signs.

REASON:

In the interest of visual amenity and to assess the likely impact of the signs on this prominent junction.

- 3 Notwithstanding condition No. 2 above no other advertising signs or devices shall be painted or erected on the premises or the site, except those which are exempted under the provision of the Local Government (Planning and Development) Regulations, 1994, as amended without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal.

REASON:

In the interests of the control of advertising with respect to the visual amenities of the area.

- 4 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:

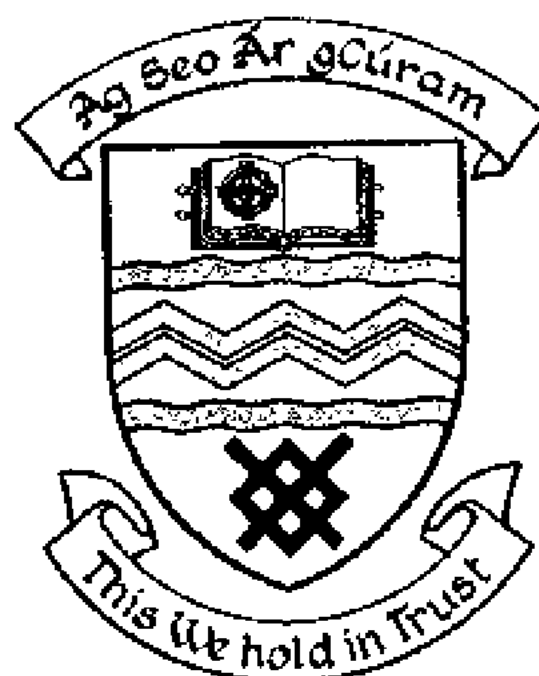
To protect the amenities of the area.

- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REG. REF. S99A/0578
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REASON:

In the interest of amenity.

- 6 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 7 Details of the proposed external finishes shall be submitted to and agreed with the Planning Authority prior to commencement of development.

REASON:

In the interest of visual amenity.

- 8 A revised car park layout shall be submitted prior to commencement of development which shows a clear demarcation of the parking and car display areas. The applicant shall reserve 8 spaces as per Development Plan standards for parking use and these shall not be used for storage or display of cars or for any other sales or promotional activities.

REASON:

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

- 9 The applicant shall keep the forecourt area free for the purposes of car and truck manoeuvring. This area will not be used for storage or display of cars or for any other sales or promotional activities.

REASON:

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

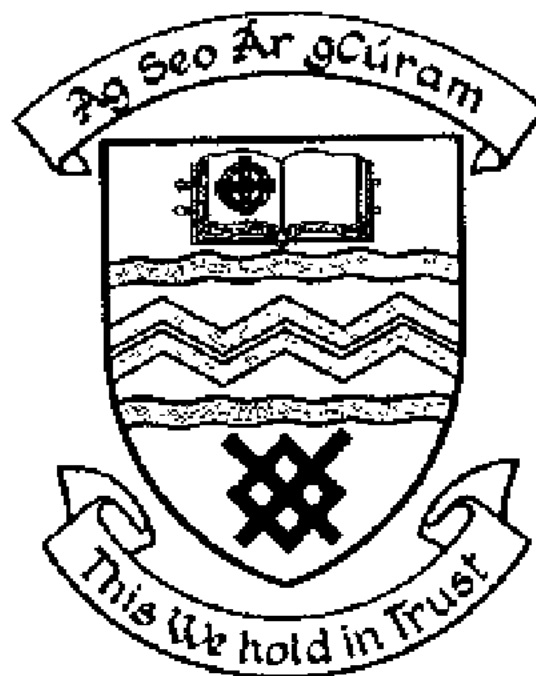
- 10 The applicant shall clearly mark the entry and exit points to the proposed development, by means of surface paint markings. The applicant shall submit drawing for the written agreement of the Planning Authority prior to commencement.

REASON:

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

NOTE: The applicant is advised that free-standing or pole or other mounted signs for the above purpose are not acceptable to the Planning Authority.

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- 11 a) Applicant indicates that foul drainage is to a private drain belonging to Bewley's, and that 'permission granted by Bewley's for existing/new foul and stormwater connecting as shown'. Before development commences, applicant is to submit written evidence of permission to connect to private sewer.
- b) Applicant to ensure full and complete separation of foul and surface water systems.
- 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. Effluent discharge from vehicle washing subject to licence.

REASON:

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

- 12 a) Applicant indicates that surface water drainage is to a private drain belonging to Bewley's, and that 'permission granted by Bewley's for existing/new foul and stormwater connecting as shown'. Before development commences, applicant is to submit written evidence of permission to connect to private sewer.
- b) Applicant to ensure full and complete separation of foul and surface water systems.
- c) Applicant shows the drainage from the vehicle wash area discharging to the surface water system. **THIS IS UNACCEPTABLE.** Carwash effluent to discharge to foul sewer via adequate silt traps and petrol/oil/diesel interceptor.
- d) All surface water runoff from truck parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer.

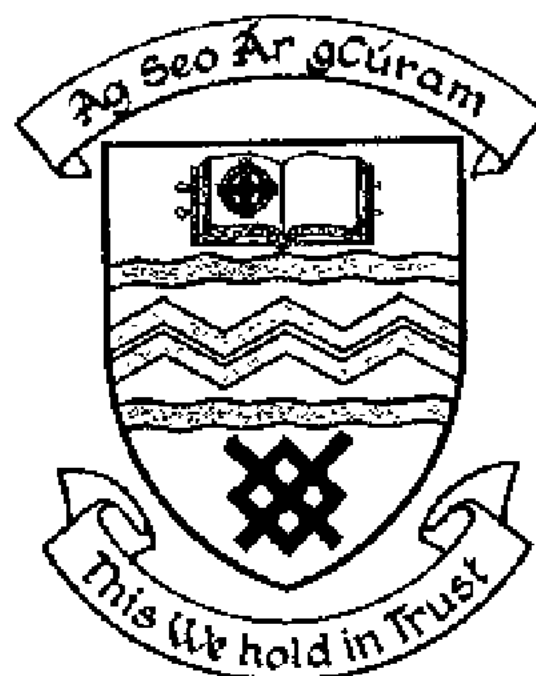
REASON:

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

13 **Water Report:**

- a) 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.
- b) Prior to the commencement of the works, applicant shall submit for the approval of the Area Engineer,

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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.

- c) 24 hour storage per unit shall be provided.
- d) No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

REASON:

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

- 14 That a financial contribution in the sum of £6,006 (six thousand and six pounds) EUR 7,626 (seven thousand six hundred and twenty 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:

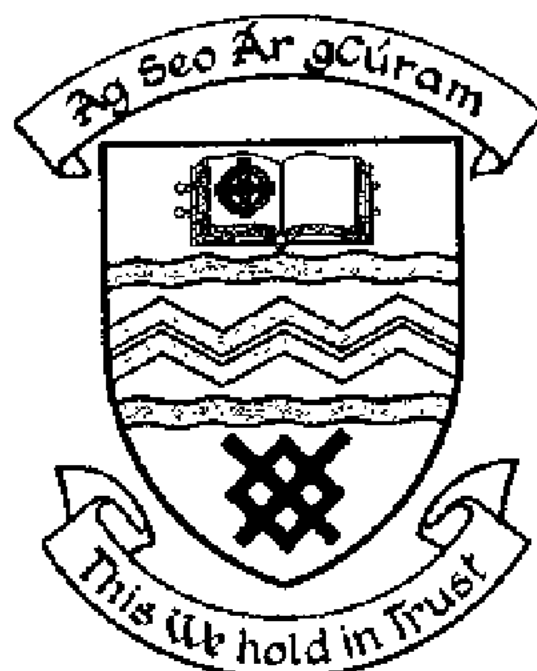
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 15 That a financial contribution in the sum of £15,624 (fifteen thousand six hundred and twenty four pounds) EUR 19,838 (nineteen thousand eight hundred and thirty eight 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.

- 16 That a financial contribution in the sum of £744 (seven hundred and forty four pounds) EUR 944 (nine hundred and forty four euros) be paid by the proposer to South Dublin County Council towards the cost of upgrading of Watery Lane Foul Sewer which will facilitate this development; this contribution to be paid before the commencement of development on site.

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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 the works.

- 17 Prior to the commencement of works on site the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification for the development of the site.

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.

11/05/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0675	Date of Decision 31/03/2000
Register Reference S99A/0578	Date: 17/08/99

Applicant Glencullen Group Ltd.,

Development Replacement Renault Dealership, valet unit and vehicular
entry off new Inner Ring Road/Boot Road including
repositioning of petrol dispensers, revised open car
display, site and boundary modifications, advertising
structures and water feature.

Location Brickfield Motor Co. Ltd., T/A Newlands Motor Co., Newlands
Cross, Dublin 22.

Floor Area Sq Metres

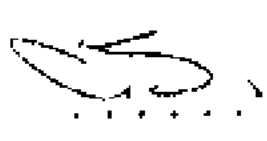
Time extension(s) up to and including

Additional Information Requested/Received 14/10/1999 /04/02/2000

Clarification of Additional Information Requested/Received /

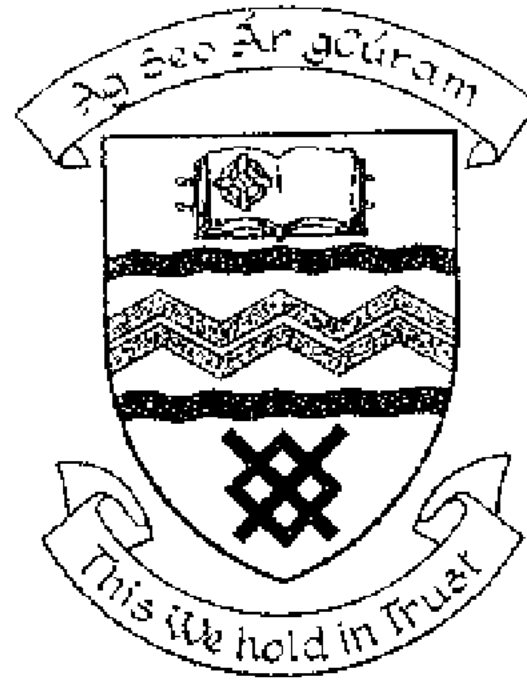
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (17) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.


..... 31/03/00
for SENIOR ADMINISTRATIVE OFFICER

Design Projects & Planning Ltd.,
6 Orchard Avenue,
Clonsilla,
Dublin 15.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0578

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 by the Planning Authority on the 04/02/00, 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 Signage to the proposed building shall be restricted to fascia level, and one free standing sign at the Naas Road entrance. This is subject to the following:-

- a) Level of illumination to be re-viewable at any time by Roads Department and adjustments made at applicants own expense if required to do so by South Dublin County Council.
- b) The applicant is advised that the permission for the signs above is for a period up to and including 01/04/02, after such time the applicant shall remove the signs.

REASON:

In the interest of visual amenity and to asses the likely impact of the signs on this prominent junction.

- 3 Notwithstanding condition No. 2 above no other advertising signs or devices shall be painted or erected on the premises or the site, except those which are exempted under the provision of the Local Government (Planning and Development) Regulations, 1994, as amended without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanala on appeal.

REASON:

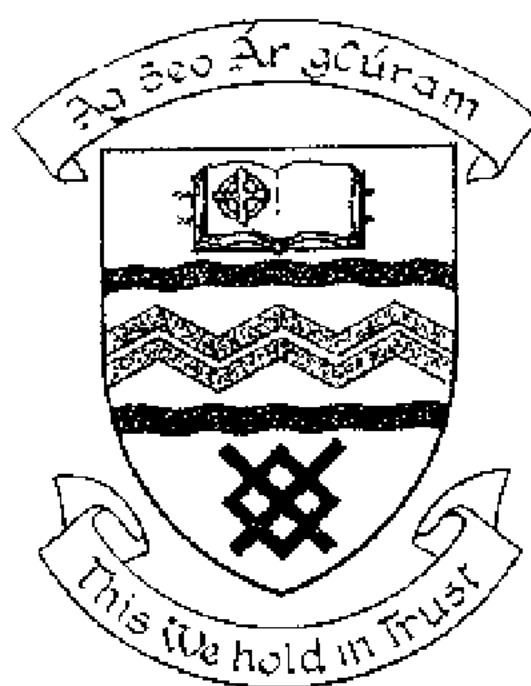
In the interests of the control of advertising with respect to the visual amenities of the area.

- 4 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.

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REASON:

To protect the amenities of the area.

- 5 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.

- 6 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 7 Details of the proposed external finishes shall be submitted to and agreed with the Planning Authority prior to commencement of development.

REASON:

In the interest of visual amenity.

- 8 A revised car park layout shall be submitted prior to commencement of development which shows a clear demarcation of the parking and car display areas. The applicant shall reserve 8 spaces as per Development Plan standards for parking use and these shall not be used for storage or display of cars or for any other sales or promotional activities.

REASON:

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

- 9 The applicant shall keep the forecourt area free for the purposes of car and truck manoeuvring. This area will not be used for storage or display of cars or for any other sales or promotional activities.

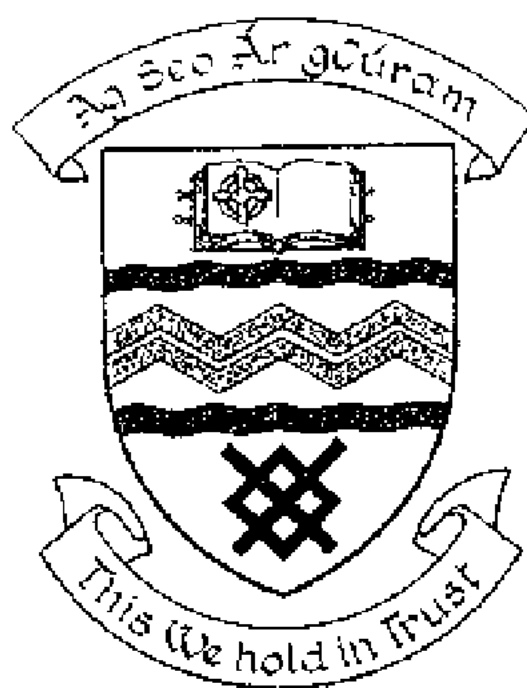
REASON:

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

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- 10 The applicant shall clearly mark the entry and exit points to the proposed development, by means of surface paint markings. The applicant shall submit drawing for the written agreement of the Planning Authority prior to commencement.

REASON:

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

NOTE: The applicant is advised that free-standing or pole or other mounted signs for the above purpose are not acceptable to the Planning Authority.

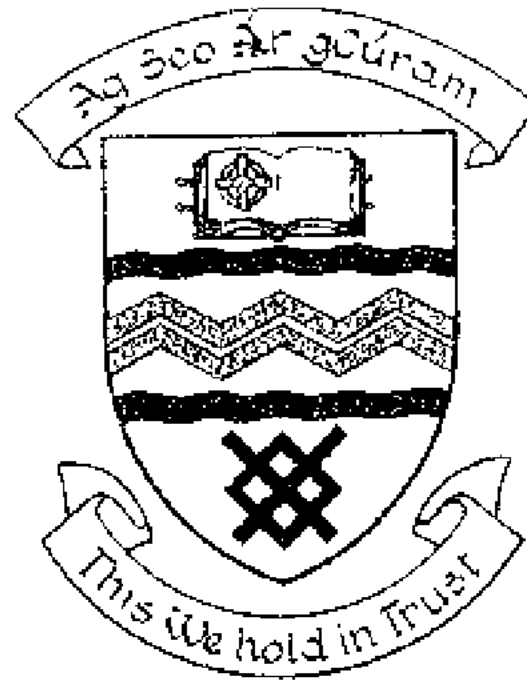
- 11 a) Applicant indicates that foul drainage is to a private drain belonging to Bewley's, and that 'permission granted by Bewley's for existing/new foul and stormwater connecting as shown'. Before development commences, applicant is to submit written evidence of permission to connect to private sewer.
- b) Applicant to ensure full and complete separation of foul and surface water systems.
- 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. Effluent discharge from vehicle washing subject to licence.

REASON:

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

- 12 a) Applicant indicates that surface water drainage is to a private drain belonging to Bewley's, and that 'permission granted by Bewley's for existing/new foul and stormwater connecting as shown'. Before development commences, applicant is to submit written evidence of permission to connect to private sewer.
- b) Applicant to ensure full and complete separation of foul and surface water systems.
- c) Applicant shows the drainage from the vehicle wash area discharging to the surface water system. THIS

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IS UNACCEPTABLE. Carwash effluent to discharge to foul sewer via adequate silt traps and petrol/oil/diesel interceptor.

- d) All surface water runoff from truck 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.

13 Water Report:

- a) 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.
- b) 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.
- c) 24 hour storage per unit shall be provided.
- d) No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

REASON:

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

- 14 That a financial contribution in the sum of £6,006 (six thousand and six pounds) EUR 7,626 (seven thousand six hundred and twenty 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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REG REF. S99A/0578

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

- 15 That a financial contribution in the sum of £15,624 (fifteen thousand six hundred and twenty four pounds) EUR 19,838 (nineteen thousand eight hundred and thirty eight 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.

- 16 That a financial contribution in the sum of £744 (seven hundred and forty four pounds) EUR 944 (nine hundred and forty four euros) be paid by the proposer to South Dublin County Council towards the cost of upgrading of Watery Lane Foul Sewer which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

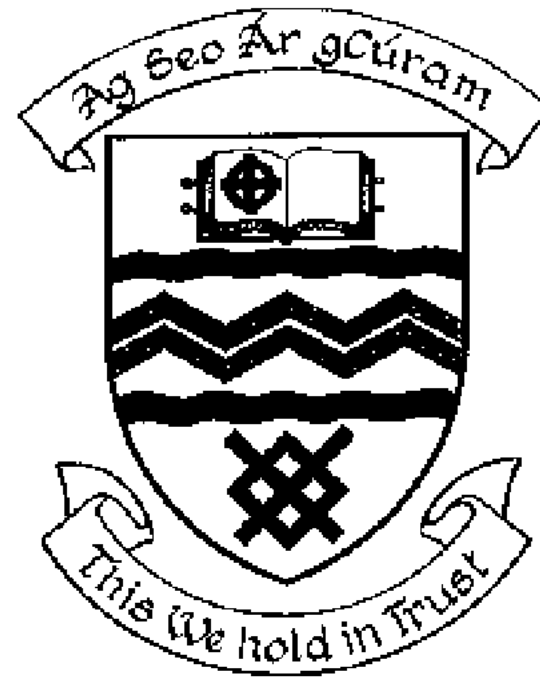
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 17 Prior to the commencement of works on site the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification for the development of the site.

REASON:

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

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

Decision Order Number 2250	Date of Decision 14/10/1999
Register Reference S99A/0578	Date: 17/08/99

Applicant Glencullen Group Ltd.,
Development Replacement Renault Dealership, valet unit and vehicular entry off new Inner Ring Road/Boot Road including repositioning of petrol dispensers, revised open car display, site and boundary modifications, advertising structures and water feature.

Location Brickfield Motor Co. Ltd., T/A Newlands Motor Co., Newlands Cross, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 17/08/99 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:

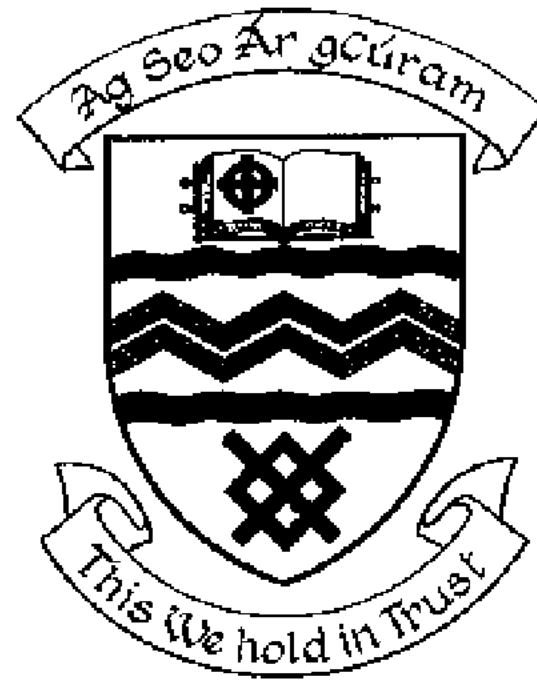
- 1 The applicant is advised that the access/egress from New Road should be omitted, as it is located on a particularly busy junction where two lanes of traffic merge into one. It is noted that the Planning Authority consider the generation of additional traffic movements at this location would be likely to endanger public safety by reason of traffic hazard. The applicant is requested to submit a revised site layout drawing to provide for the omission of the proposed access/egress.
- 2 The applicant is requested to submit written evidence of agreement between the applicant and the Councils Development Department with respect to acquiring the area of land indicated in the ownership of the Council.

Design Projects & Planning Ltd.,
6 Orchard Avenue,
Clonsilla,
Dublin 15.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0578

3 The applicant is requested to clarify proposals with regard to the realignment of public footpaths.

4 The applicant is advised that having regard to the prominent location of the site, the Planning Authority consider that details with respect to advertising signage, open storage of vehicles and landscaping require revision.
It is considered that advertising signage should be limited to the fascia signs on the building and one free standing sign at the Naas Road entrance to the site, this sign should be of a high quality design and material, e.g. use of stainless steel should be considered.

It is considered that the use of the entire frontage of the site for open storage of cars will result in a visually poor presentation to the Naas Road and that in addition, the water feature should be omitted as it is likely to become a litter trap. The applicant is requested to consider developing the area immediately fronting the Naas Road junction as a landscaped area, the area indicated as a 'proposed water feature' and some of the proposed car parking spaces to be utilised for this purpose. The applicant is requested to submit amended details including revised site layout, details of amended advertising signage and details of proposed landscaping treatment.

5 Applicant proposes to connect surface water drainage 'to stormwater or soakaway on site'. A soakaway on site is unacceptable where it is feasible to drain to a surface water sewer. Applicant to submit full details of proposed drainage, including layout, pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.

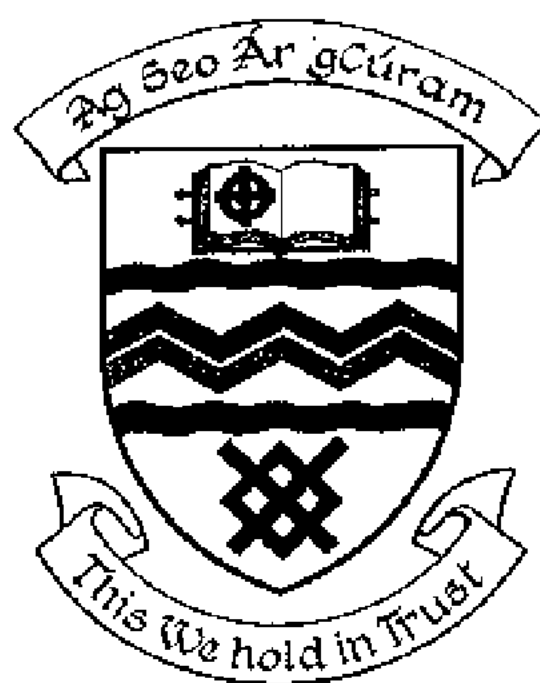
Applicant shows the surface water drainage from a portion of the yard area discharging to the foul sewer. This is unacceptable. Where there is a risk that surface water may be contaminated with hydrocarbons, it should discharge to the surface water via a suitable petrol/oil interceptor. Applicant is requested to submit revised details having regard to the above.

6 Applicant to submit a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant

SOUTH DUBLIN COUNTY COUNCIL
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PLANNING
DEPARTMENT

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REG. REF. S99A/0578

layout, proposed points of connections to existing
watermains. Layout shall be in accordance with Part B of
1997 Building Regulations.

NOTE: No building to lie within 5m of a watermain less
than 225mm diameter and within 8m of watermain
greater than 225mm diameter.

Signed on behalf of South Dublin County Council

1-14
.....
for Senior Administrative Officer

14/10/99