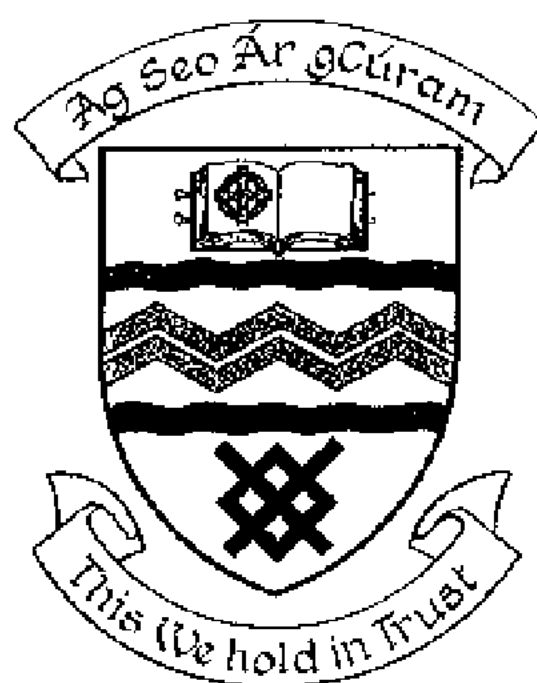


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0511	
1. Location	Cornerpark Townland, Newcastle, Co. Dublin.		
2. Development	Service station and retail unit including temporary effluent treatment plant (change of plan from that approved under Reg. Ref. S98A/0744).		
3. Date of Application	26/07/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/10/1999 2.	1. 29/11/1999 2.
4. Submitted by	Name: Denis O' Sullivan & Associates, Address: "Carrig House", Ballincollig, Co. Cork.		
5. Applicant	Name: AOC Services (Dublin) Ltd., Address: Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 0156 Date 27/01/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE 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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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

Decision Order Number 0156	Date of Decision 27/01/2000
Register Reference S99A/0511	Date 26/07/99

Applicant AOC Services (Dublin) Ltd.,

Development Service station and retail unit including temporary effluent treatment plant (change of plan from that approved under Reg. Ref. S98A/0744).

Location Cornerpark Townland, Newcastle, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 21/10/1999 /29/11/1999

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 **REFUSE PERMISSION** in respect of the above proposal.

for the (1) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

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for **SENIOR ADMINISTRATIVE OFFICER**

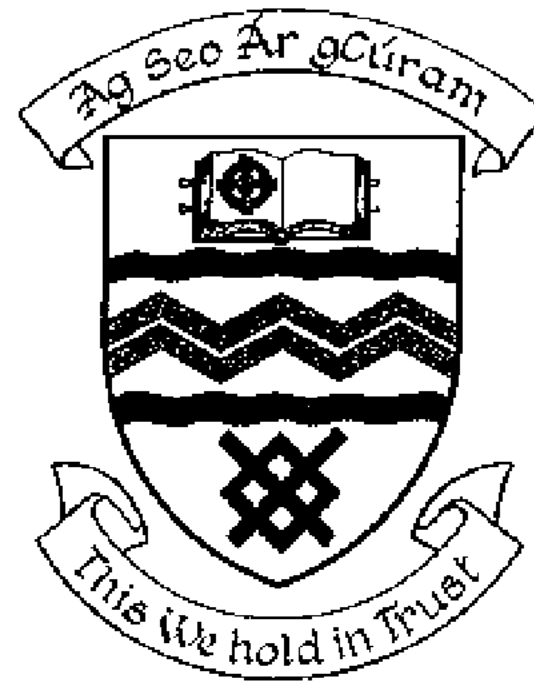
27/01/00

Denis O' Sullivan & Associates,
"Carrig House",
Ballincollig,
Co. Cork.

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Reasons

- 1 The proposed development, by reason of its nature, scale and proximity to adjacent residential development, would represent a serious intrusion on the character of the area and would seriously injure the amenities and depreciate, the value of property in the vicinity. Accordingly, the proposed development would be contrary to the provisions of the South Dublin County Development Plan, 1998, and the proper planning and development of the area.

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

Decision Order Number 2314	Date of Decision 21/10/1999
Register Reference S99A/0511	Date: 26/07/99

Applicant AOC Services (Dublin) Ltd.,
Development Service station and retail unit including temporary effluent
 treatment plant (change of plan from that approved under
 Reg. Ref. S98A/0744).

Location Cornerpark Townland, Newcastle, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 26/07/99 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 With regard to the submitted proposal, the applicants should note that there are a number of concerns regarding the overall scale and layout of the proposed development. In this regard, the applicants shall submit the following additional information:

- (a) Full details regarding car parking facilities for the proposed filling station. It should be noted that at least two car parking spaces should be provided for the filling station.
- (b) Full details regarding parking areas for service vehicles and staff cars and circulation area, including a layout of the car parking area detailing each individual car parking space which shall be numbered. The applicants shall also indicate a designated parking area for a fuel tanker and shall indicate whether the proposal would allow for the safe access for delivery tankers (see Appendix A -

Denis O' Sullivan & Associates,
"Carrig House",
Ballincollig,
Co. Cork.

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Petrol Station) of South Dublin County Council
Development Plan 1998.

- (c) Full details of the access route proposed for vehicles entering the roller shutter doors located on the west and north side of the building.
- (d) Full details of the boundary treatment proposed, including details regarding the provision of footpaths/kerblines/grass verges along the entire frontage of the site.
- (e) A detailed block plan of the immediate area, to a scale of 1:500, showing the relationship of the subject proposal, to adjacent developments in the vicinity indicating thereon the distance to the building lines of adjacent properties as well as roads, boundaries and other features in the vicinity of the land/structures to which the application relates. The site boundary shall also be clearly delineated in colour.

2 Having regard to the objectives of the South Dublin County Development Plan, 1998, which require retail areas within service stations to be less than 80 sq. m. the applicants shall indicate how it is proposed to comply with current Development Plan standards with regard to the proposed retail area.

3 Having regard to the concerns raised by the Environmental Health Department regarding the current proposal, the applicants shall indicate measures to reduce nuisance, in particular traffic and noise generation, that may arise from the proposed development and any increase in the number of vehicles entering the site. The applicants shall also indicate whether the capacity of the temporary effluent treatment plant is sufficient to cater for the proposed development.

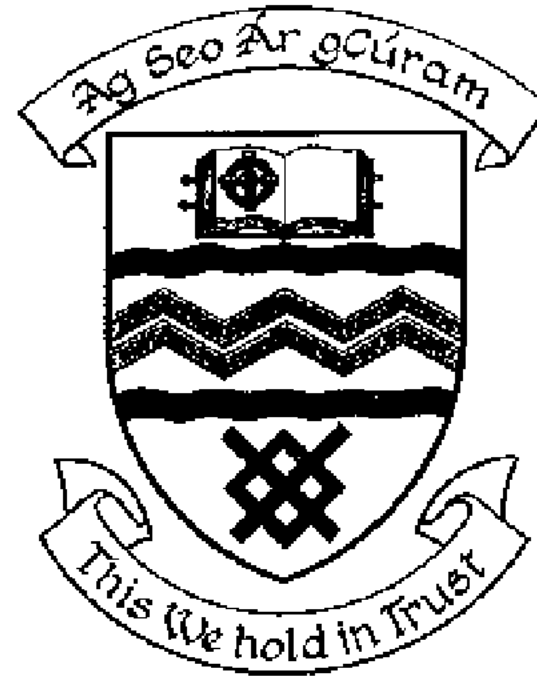
4 The applicant to submit details of:

- (a) the number of vehicles presently being serviced in the existing premises and the proposed number to be serviced in the new service bay.

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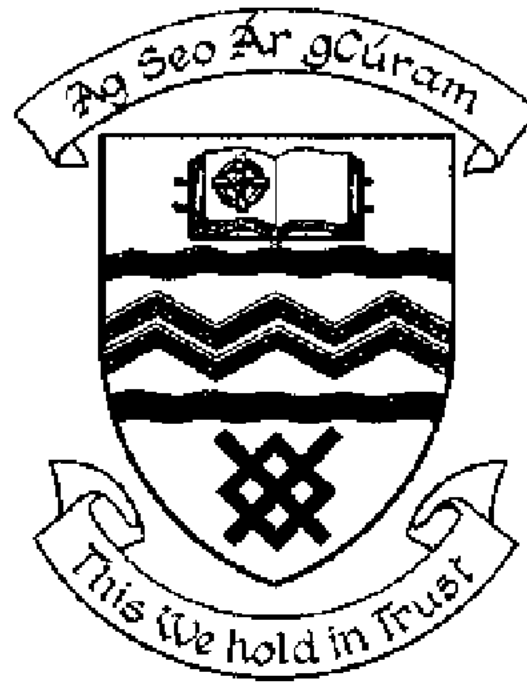
- (b) existing and proposed numbers of persons employed.
 - (c) existing and proposed opening hours.
 - (d) details, if applicable, of any new machinery to be used and the resultant noise levels as measured at the site boundary.
- 5 The applicant should be advised that the proposed septic tank and percolation area are to be located in an area which will be traversed by heavy vehicles and that the possibility of damage to the tank or piping is unacceptable. The relocation of the system is strongly recommended. Any proposal to locate the system on lands other than those delineated in colour on the site location map submitted in support of the application must be accompanied by a revised site location map.
- 6 The applicant to submit details as to whether the proposal would involve the open storage of vehicles or vehicle parts and the proposed screening of such areas (if any) from the public road. Such details should be supported by a revised site plan with the said areas shown thereon.
- 7 The applicants shall clarify the exact location of the 'existing storm drain' as indicated on drawing no. 683-102.
- 8 Full details of all signage proposed, including dimensions and colour details.

Signed on behalf of South Dublin County Council

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.....
for Senior Administrative Officer

21/10/99

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

Order Number 1781	Date of Order 19/08/1999
Register Reference S99A/0511	Date 26/07/99

Applicant AOC Services (Dublin) Ltd.,

Development Service station and retail unit including temporary effluent treatment plant (change of plan from that approved under Reg. Ref. S98A/0744).

Location Cornerpark Townland, Newcastle, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 13/08/99 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

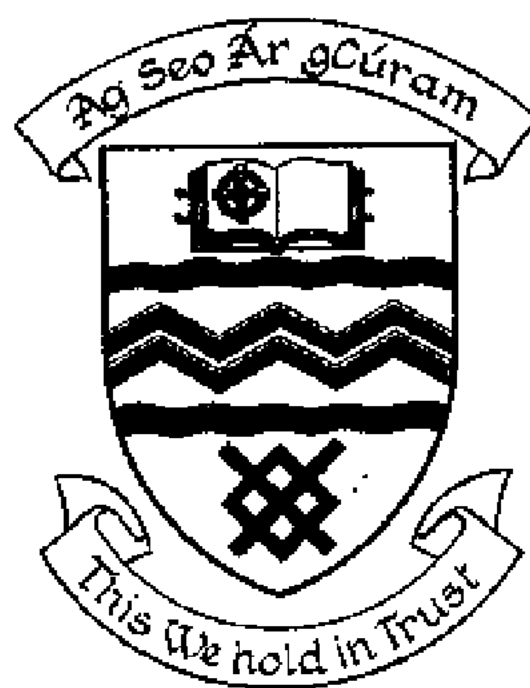
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Denis O' Sullivan & Associates,
"Carrig House",
Ballinacollig,
Co. Cork.

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- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

S. Mc Gormack

.....
for Senior Administrative Officer.

19/08/99