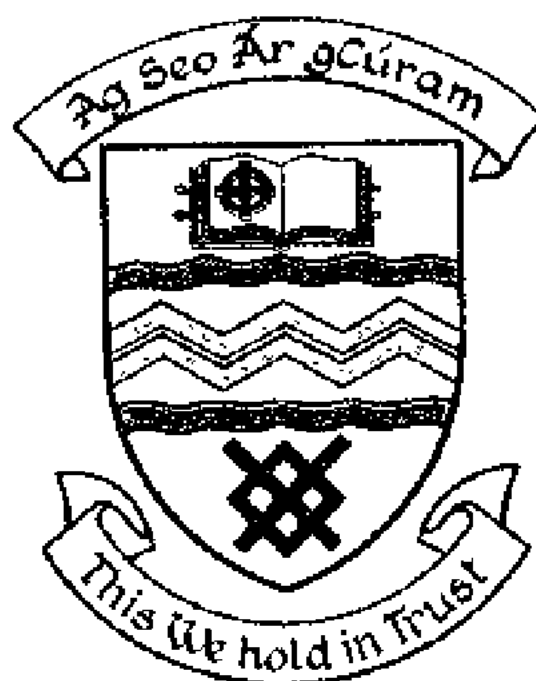


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0347	
1. Location	Adamstown/Newcastle Road, Lucan, Co. Dublin.		
2. Development	Change of use of existing shop and stores area to car showroom and install new shop front, relocate existing shop to proposed new building on site. Build 1,500 sq. ft. unit for tyre and exhaust services. Install biocycle system and rearrange forecourt services eg. air/water and car wash.		
3. Date of Application	18/05/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/07/1999 2. 01/11/19	1. 03/09/1999 2. 21/12/19
4. Submitted by	Name: Joseph Bonner, Address: Milltown Road, Ashbourne, Co. Meath.		
5. Applicant	Name: P. Devitt, Devro Motors Address: Adamstown/Newcastle Road, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0492 Date 09/03/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 832 Date 19/04/2000	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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Joseph Bonner,
Milltown Road,
Ashbourne,
Co. Meath.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 832	Date of Final Grant 19/04/2000
Decision Order Number 0492	Date of Decision 09/03/2000
Register Reference S99A/0347	Date 21/12/99

Applicant P. Devitt, Devro Motors

Development Change of use of existing shop and stores area to car showroom and install new shop front, relocate existing shop to proposed new building on site. Build 1,500 sq. ft. unit for tyre and exhaust services. Install biocycle system and rearrange forecourt services eg. air/water and car wash.

Location Adamstown/Newcastle Road, Lucan, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including 09/03/2000

Additional Information Requested/Received 15/07/1999 /03/09/1999

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

REG REF. S99A/0347 **SOUTH DUBLIN COUNTY COUNCIL**
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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 and as amended by the submission of additional information dated 03/09/99, and clarification of additional information dated 21/12/99, 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 (a) The proposed biocycle wastewater treatment system shall meet the requirements of BS 6297:1983 and the relevant manufactures Agreement Certificate.
(b) The applicant shall enter into a maintenance contract with Biocycle Ltd. to ensure that the system is properly maintained.
(c) There shall be a minimum distance of 5m between the proposed biocycle unit and the proposed irrigation area and the adjacent dwelling.
(d) Appropriate measures to be taken to ensure that the biocycle unit shall not be located in an area where vehicles could traverse and damage it.

REASON:

In the interest of public health.

- 3 The foul and surface water drainage systems shall be kept fully separate.

REASON:

In the interest of public health.

- 4 All water connections, swabbing chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's expense.

REASON:

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

- 5 Prior to commencement of works, the applicant shall submit for the approval of the County Council, a watermain layout drawing, to indicate proposed watermain sizes, valve, meter and hydrant layout, and proposed points of connections to existing watermains.

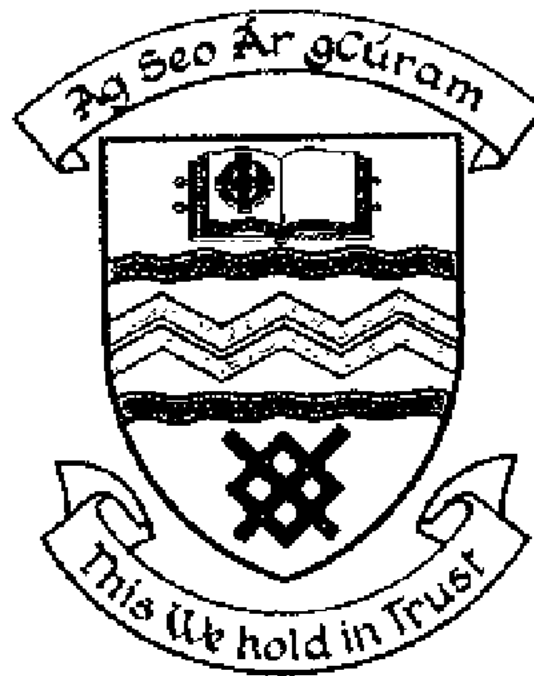
REASON:

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

REG. REF. S99A/0347 **SOUTH DUBLIN COUNTY COUNCIL**
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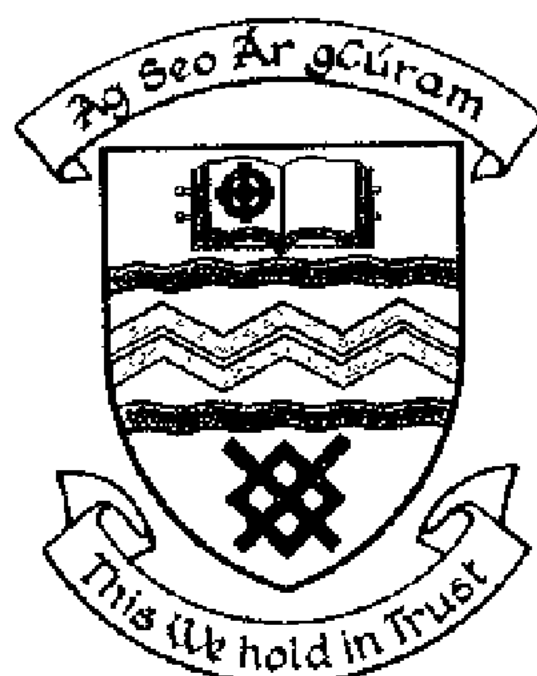
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-
- 6 Cars for sale or repair shall not be displayed on the forecourt area, or on the public road or footpath.
REASON:
In the interest of the proper planning and development of the area and in the interest of traffic safety.
- 7 Before development commences, the applicant shall submit full details of signage proposals for agreement by the Planning Authority. In this regard, the applicant shall submit full details of all existing advertising signs at the premises, including details of all relevant planning permissions. Instead of a multitude of different signs, the applicant shall submit proposals for a single composite sign.
REASON:
In the interest of visual amenity.
- 8 That all necessary measures be taken by the developer to prevent the spillage or deposit of clay, rubble or other debris on public roads during the course of the works.
REASON:
To protect the amenities of the area.
- 9 During construction, all necessary measures shall be taken to ensure that the impact of air-blown dust emissions are minimised.
REASON:
In the interest of the proper planning and development of the area.
- 10 All car servicing and repair work shall be carried out within the service areas, and no such works shall take place in the yard area.
REASON:
To protect the amenities of the area.
- 11 Before development commences, the applicant shall submit full details for agreement by the Planning Authority of roadside boundary treatment proposals at the north-east corner of the site, i.e. the roadside boundary at the proposed air/water servicing area.
REASON:
In the interest of visual amenity.
- 12 That a financial contribution in the sum of £795 (seven hundred and ninety five pounds) EUR 1,010 (one thousand and ten euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public water supply

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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.

- 13 That a financial contribution in the sum of £4,137 (four thousand one hundred and thirty seven pounds) EUR 5,253 (five thousand two hundred and fifty three 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.

- 14 That a financial contribution in the sum of £478 (four hundred and seventy eight pounds) EUR 607 (six hundred and seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves 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 development should contribute towards the cost of the works.

- 15 In the event of a connection to the public sewer, a further financial contribution in the sum of £795 (seven hundred and ninety five pounds) EUR 1,010 (one thousand and ten euros) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

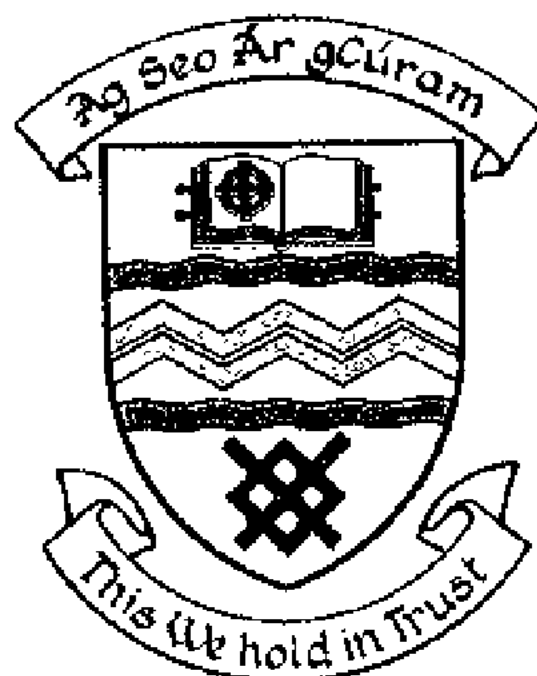
REASON:

The provision of such service 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 service.

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- (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.

Andrew. Beale 20/04/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0492	Date of Decision 09/03/2000
Register Reference S99A/0347	Date: 18/05/99

Applicant P. Devitt, Devro Motors

Development Change of use of existing shop and stores area to car showroom and install new shop front, relocate existing shop to proposed new building on site. Build 1,500 sq. ft. unit for tyre and exhaust services. Install biocycle system and rearrange forecourt services eg. air/water and car wash.

Location Adamstown/Newcastle Road, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 09/03/2000

Additional Information Requested/Received 15/07/1999 /03/09/1999

Clarification of Additional Information Requested/Received 01/11/1999 / 21/12/1999

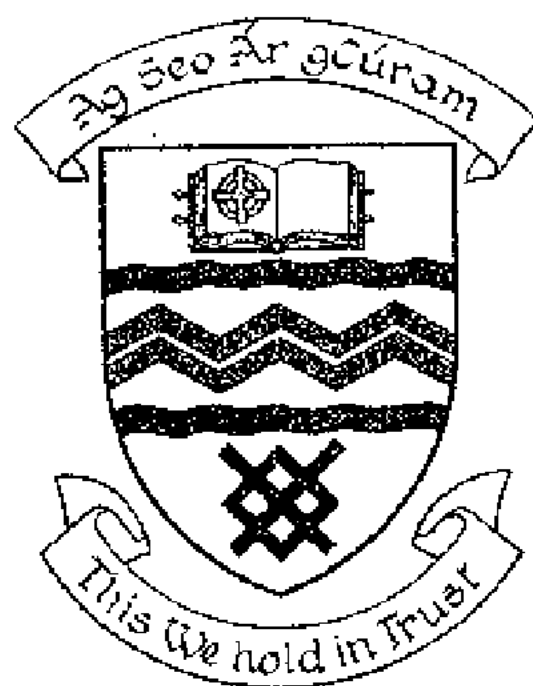
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 09/03/00
for SENIOR ADMINISTRATIVE OFFICER

Joseph Bonner,
Milltown Road,
Ashbourne,
Co. Meath.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S99A/0347

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 and as amended by the submission of additional information dated 03/09/99, and clarification of additional information dated 21/12/99, 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 (a) The proposed biocycle wastewater treatment system shall meet the requirements of BS 6297:1983 and the relevant manufactures Agreement Certificate.
(b) The applicant shall enter into a maintenance contract with Biocycle Ltd. to ensure that the system is properly maintained.
(c) There shall be a minimum distance of 5m between the proposed biocycle unit and the proposed irrigation area and the adjacent dwelling.
(d) Appropriate measures to be taken to ensure that the biocycle unit shall not be located in an area where vehicles could traverse and damage it.

REASON:

In the interest of public health.

- 3 The foul and surface water drainage systems shall be kept fully separate.

REASON:

In the interest of public health.

- 4 All water connections, swabbing chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's expense.

REASON:

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

- 5 Prior to commencement of works, the applicant shall submit for the approval of the County Council, a watermain layout drawing, to indicate proposed watermain sizes, valve, meter

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REG. REF. S99A/0347

and hydrant layout, and proposed points of connections to existing watermains.

REASON:

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

- 6 Cars for sale or repair shall not be displayed on the forecourt area, or on the public road or footpath.

REASON:

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

- 7 Before development commences, the applicant shall submit full details of signage proposals for agreement by the Planning Authority. In this regard, the applicant shall submit full details of all existing advertising signs at the premises, including details of all relevant planning permissions. Instead of a multitude of different signs, the applicant shall submit proposals for a single composite sign.

REASON:

In the interest of visual amenity.

- 8 That all necessary measures be taken by the developer to prevent the spillage or deposit of clay, rubble or other debris on public roads during the course of the works.

REASON:

To protect the amenities of the area.

- 9 During construction, all necessary measures shall be taken to ensure that the impact of air-blown dust emissions are minimised.

REASON:

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- 10 All car servicing and repair work shall be carried out within the service areas, and no such works shall take place in the yard area.

REASON:

To protect the amenities of the area.

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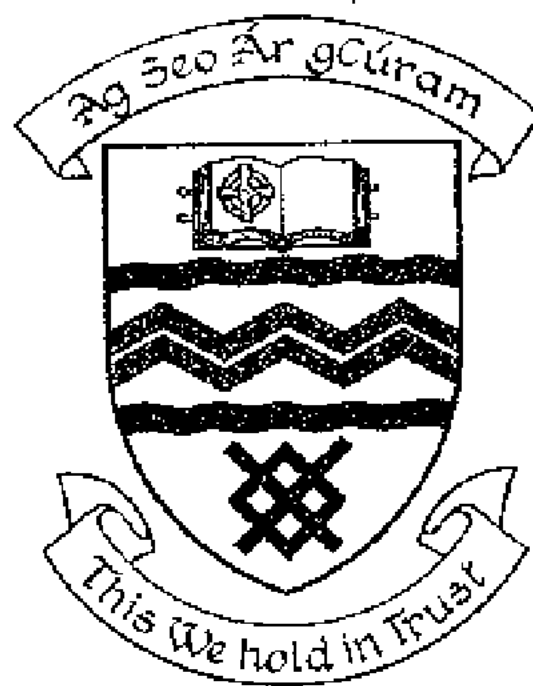
REG REF. S99A/0347

- 11 Before development commences, the applicant shall submit full details for agreement by the Planning Authority of roadside boundary treatment proposals at the north-east corner of the site, i.e. the roadside boundary at the proposed air/water servicing area.
REASON:
In the interest of visual amenity.
- 12 That a financial contribution in the sum of £795 (seven hundred and ninety five pounds) EUR 1,010 (one thousand and ten euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public water supply 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.
- 13 That a financial contribution in the sum of £4,137 (four thousand one hundred and thirty seven pounds) EUR 5,253 (five thousand two hundred and fifty three 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.
- 14 That a financial contribution in the sum of £478 (four hundred and seventy eight pounds) EUR 607 (six hundred and seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

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REG. REF. S99A/0347

REASON:

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

15

In the event of a connection to the public sewer, a further financial contribution in the sum of £795 (seven hundred and ninety five pounds) EUR 1,010 (one thousand and ten euros) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service 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 service.

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

Decision Order Number 0351	Date of Decision 21/02/2000
Register Reference S99A/0347	Date 18/05/99

Applicant P. Devitt, Devro Motors
App. Type Permission
Development Change of use of existing shop and stores area to car showroom and install new shop front, relocate existing shop to proposed new building on site. Build 1,500 sq. ft. unit for tyre and exhaust services. Install biocycle system and rearrange forecourt services eg. air/water and car wash.

Location Adamstown/Newcastle Road, Lucan, Co. Dublin.

Dear Sir / Madam,

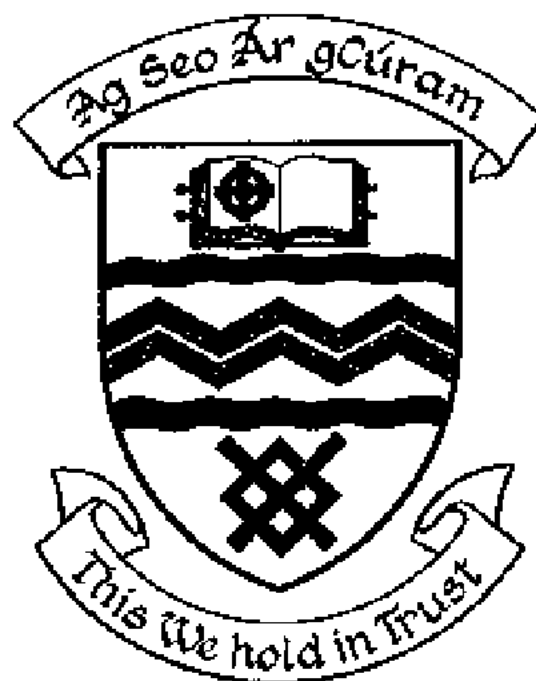
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 09/03/2000

Yours faithfully

..... 21/02/00
for SENIOR ADMINISTRATIVE OFFICER

Joseph Bonner,
Milltown Road,
Ashbourne,
Co. Meath.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0264	Date of Decision 10/02/2000
Register Reference S99A/0347	Date 18/05/99

Applicant P. Devitt, Devro Motors
App. Type Permission
Development Change of use of existing shop and stores area to car showroom and install new shop front, relocate existing shop to proposed new building on site. Build 1,500 sq. ft. unit for tyre and exhaust services. Install biocycle system and rearrange forecourt services eg. air/water and car wash.

Location Adamstown/Newcastle Road, Lucan, Co. Dublin.

Dear Sir / Madam,

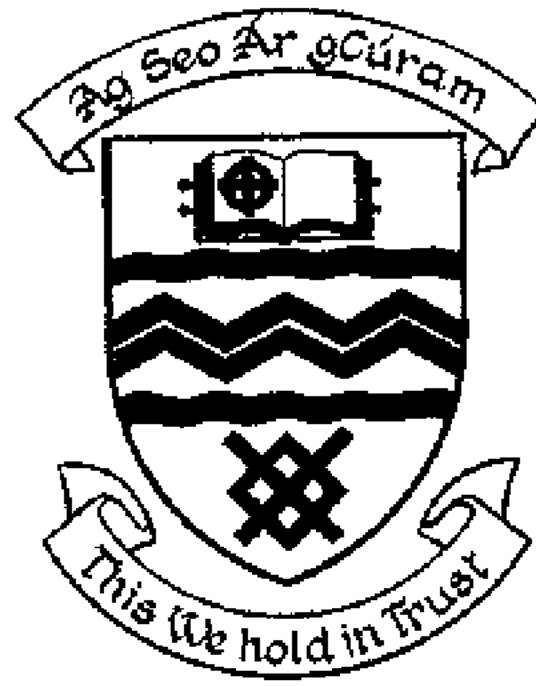
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 24/02/2000

Yours faithfully

..... 10/02/00
for SENIOR ADMINISTRATIVE OFFICER

Joseph Bonner,
Milltown Road,
Ashbourne,
Co. Meath.

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

Decision Order Number 2388	Date of Decision 01/11/1999
Register Reference S99A/0347	Date 18/05/99

Applicant P. Devitt, Devro Motors
App. Type Permission
Development Change of use of existing shop and stores area to car showroom and install new shop front, relocate existing shop to proposed new building on site. Build 1,500 sq. ft. unit for tyre and exhaust services. Install biocycle system and rearrange forecourt services eg. air/water and car wash.

Location Adamstown/Newcastle Road, Lucan, Co. Dublin.

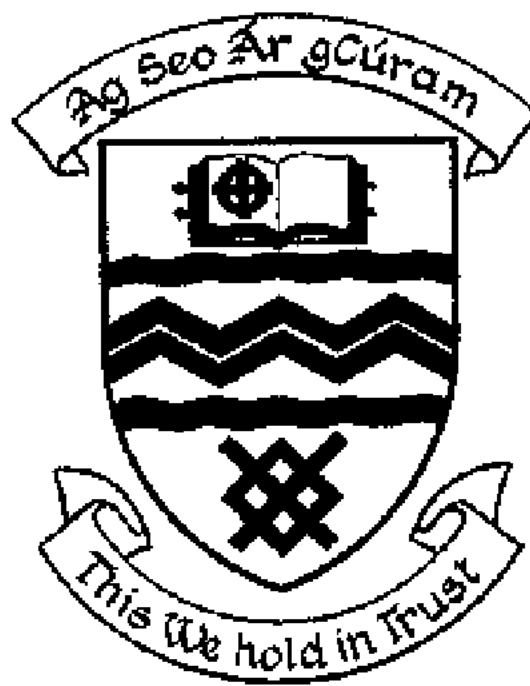
Dear Sir / Madam,

With reference to your planning application, additional information received on 03/09/99 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 i. A detailed block plan of the immediate area, to a scale of 1:500, showing the relationship of the subject proposal, including new retail unit, to adjacent developments in the vicinity indicating thereon the distance to the building lines of adjacent properties north and west of the site as well as roads, boundaries and other features in the vicinity of the land/structures to which the application relates. The full width of Newcastle Road shall be shown on the block plan while the site boundary shall also be clearly delineated in colour.

Joseph Bonner,
Milltown Road,
Ashbourne,
Co. Meath.

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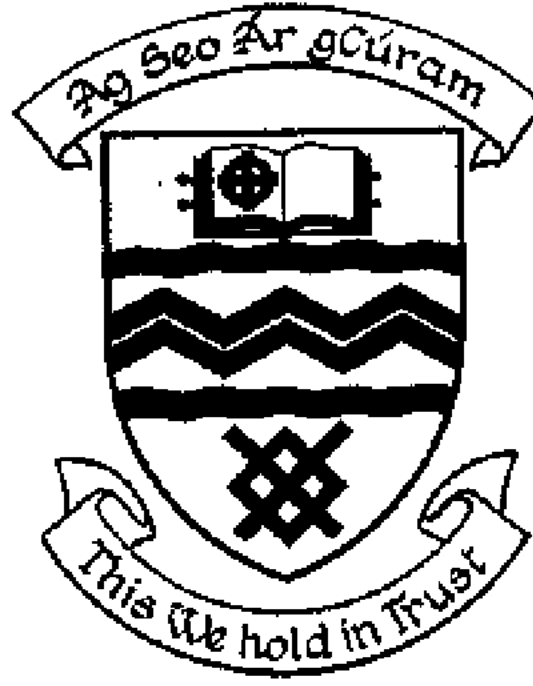
- ii. A detailed layout of the car parking area on which each individual car parking space shall be numbered, including a designated parking area for a fuel tanker.
 - iii. Detailed drawings, to a scale of 1:100, showing how queuing cars waiting to use the car wash facility would be accommodated on site.
- 2 The applicant shall submit details of the proposed foul drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to Biocycle and percolation area.
 - 3 The applicant shall submit a proposed watermain layout drawing and full details of the proposed watermain sizes, valve, meter, hydrant layout and proposed point(s) of connection to existing watermains.
 - 4 The applicant shall submit details of the proposed surface water drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to acceptable outfall.
 - 5 The applicant shall confirm whether there would be any discharge from the car wash facility. This information is required as the submitted drawings indicate that there is a 100mm diameter drain from the car wash pump/silt trap to "foregrounds drainage of interceptor" while the application states that the car wash recycles the water used. If there is to be a discharge of car wash effluent to the foul drainage system, this shall be accounted for in the design of the package sewage treatment works. The applicant should note that no discharge of car wash effluent shall be permitted into the surface water system.

NOTE: The applicant should note that the percolation of the biocycle unit area should be at least 5m from any dwelling or building and shall be 100m from any well and no service pipes should be located within 5m of the percolation area. The applicant should further note that the layout and design of the

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REG. REF. S99A/0347

biocycle unit shall comply with BS6297: 1983, and
shall be certified by the manufacturer.

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

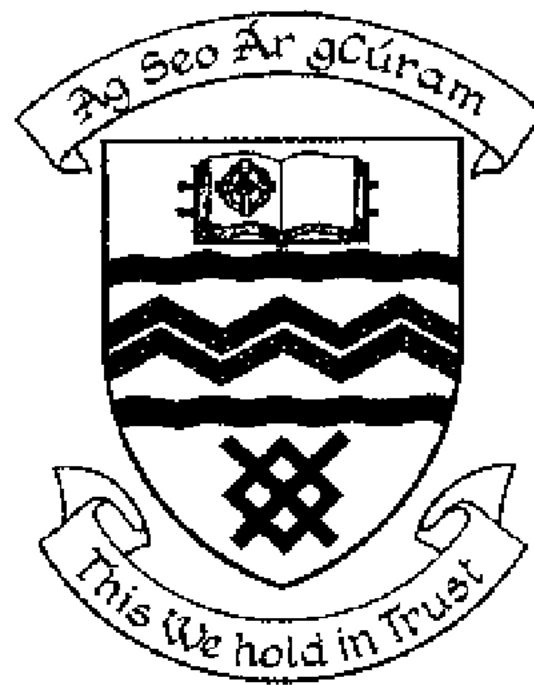
Yours faithfully

LM

.....
for SENIOR ADMINISTRATIVE OFFICER

01/11/99

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**

P.O. Box 4122,
Town Centre, Tallaght,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1481	Date of Decision 15/07/1999
Register Reference S99A/0347	Date: 18/05/99

Applicant P. Devitt, Devro Motors
Development Change of use of existing shop and stores area to car showroom and install new shop front, relocate existing shop to proposed new building on site. Build 1,500 sq. ft. unit for tyre and exhaust services. Install biocycle system and rearrange forecourt services eg. air/water and car wash.

Location Adamstown/Newcastle Road, Lucan, Co. Dublin.

App. Type Permission

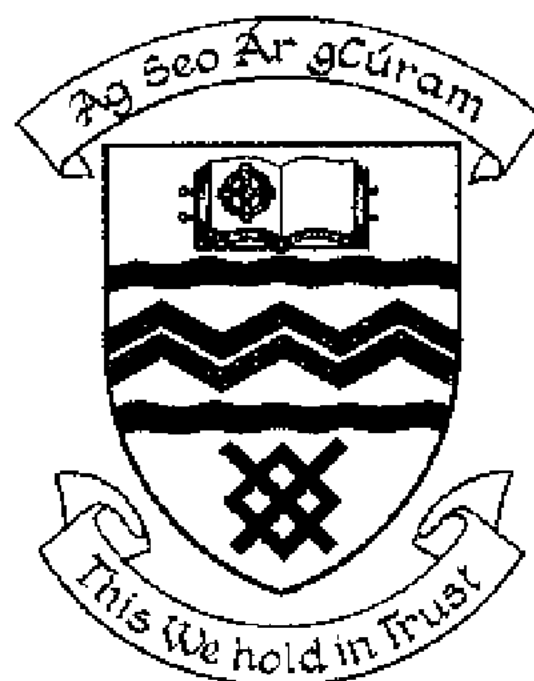
Dear Sir/Madam,

With reference to your planning application, received on 18/05/99 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 submit the following details:
 - i) A detailed block plan of the immediate area, to a scale of 1:500; showing the relationship of the subject proposal, including new retail unit, to adjacent developments in the vicinity indicating thereon the distance to the building lines of adjacent properties located north and west of the site as well as roads, boundaries and other features in the vicinity of the land/structures to which the application relates. The full width of Newcastle Road shall be shown on the block plan while the site boundary shall also be clearly delineated in colour;
 - ii) Full details of the precise materials and finishes for the proposed retail unit. Details of any signage and external illuminations proposed shall also be submitted;

Joseph Bonner,
Milltown Road,
Ashbourne,
Co. Meath.

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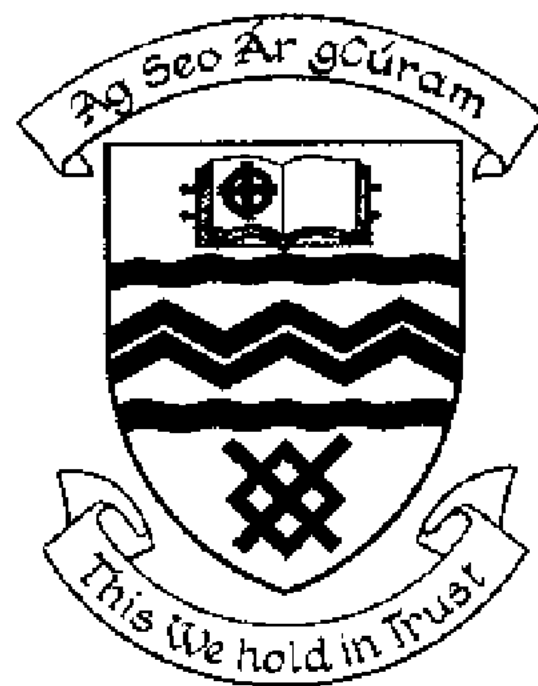
REG REF. S99A/0347

- iii) Full details, including sections and elevation drawings, to a scale of 1:50, of the proposed shopfront to the car showroom, including details on finishes and signage. It should be noted that the car showroom shopfront, as proposed, is not considered to contribute to the overall visual quality of the surrounding area and alternative drawings should be submitted that are more in keeping with the policy on shopfronts contained in the South Dublin County Development Plan, 1998;
 - iv) Full details of the location of the proposed car wash facility and details on how it is proposed to contain all excess water emanating from the car wash spray;
 - v) A detailed layout of the car parking area on which each individual car parking space shall be numbered, including a designated parking area for a fuel tanker;
 - vi) Detailed drawings, to a scale of 1:100, showing how queuing cars waiting to use the car wash facility would be accommodated on site;
 - vii) Survey floor plans of the existing building and forecourt to a scale of 1:50;
 - viii) Full details of boundary treatment proposed along the northern boundary with the adjacent residential dwelling as well on the eastern boundary with Newcastle Road where the proposed pump/air facility would located.
- 2 The applicant shall submit details on the emission of noise, if any, from the proposed tyre and exhaust centre located to the rear of the site.
- 3 The applicant shall submit full details of the proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to Biocycle and Percolation area.
- 4 The applicant shall submit a proposed watermain layout drawing and full details of the proposed watermain sizes, valve, meter, hydrant layout and proposed point(s) of connection to existing watermains.

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- 5 The applicant shall submit full details of the proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to acceptable outfall.

Signed on behalf of South Dublin County Council

LA
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for Senior Administrative Officer

15/07/99