

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0285	
1. Location	Rear of Ninth Lock Service Station, Ninth Lock Road, Clondalkin, Dublin 22.		
2. Development	Erect motor repair shop and car valeting bay having a total gross floor area of 218 sq.m.		
3. Date of Application	05/05/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 01/07/1999 2.	1. 2.
4. Submitted by	Name: Kevin Walsh, Address: Kevin Walsh Design, 10 Ormond Close,		
5. Applicant	Name: Dominic Dillon, Address: Ninth Lock Service Station, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1370  Date 01/07/1999	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1370	Date of Decision 01/07/1999
Register Reference S99A/0285	Date: 05/05/99

**Applicant** Dominic Dillon,  
**Development** Erect motor repair shop and car valeting bay having a total gross floor area of 218 sq.m.

**Location** Rear of Ninth Lock Service Station, Ninth Lock Road, Clondalkin, Dublin 22.

**App. Type** Outline Permission

Dear Sir/Madam,  
With reference to your planning application, received on 05/05/99 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:

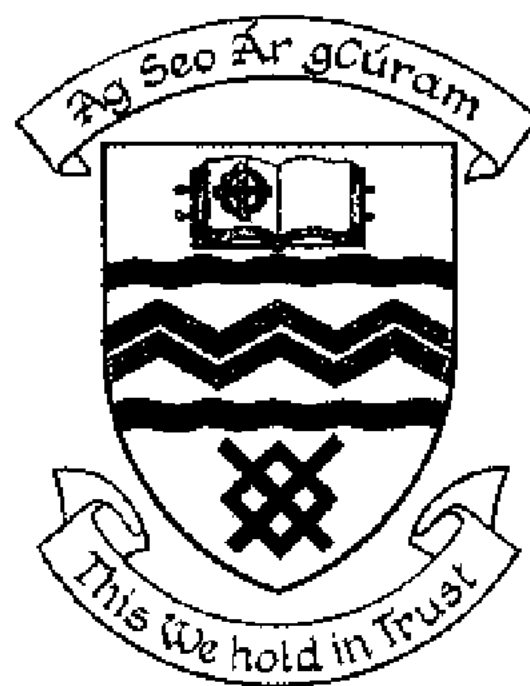
- 1 The applicant is advised that the site abuts the Grand Canal, which is a proposed Natural Heritage Area and that it is Council policy to promote and facilitate the implementation of the management and development strategy for the Grand Canal in association with Duchas, the Heritage Service.  
The applicant is requested to contact Duchas with respect to their requirements for any proposed development of the site.

**NOTE:** The applicant is advised that the treatment of surface water run-off from the site should be addressed to the satisfaction of Duchas.

- 2 The applicant is requested to submit details on the proposed treatment to the southern boundary of the site which abuts the Grand Canal, details to include boundary treatment and screening proposals.

Kevin Walsh,  
Kevin Walsh Design,  
10 Ormond Close,  
Swords Manor,  
Co. Dublin.

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NOTE: The applicant is advised that the Planning Authority consider the relationship and presentation of the site to the Grand Canal should be of a high standard and design.

- 3 The applicant is requested to submit details with respect to the height of the proposed buildings.
- 4 The applicant is requested to submit details with respect to the nature and extent of the proposed operation, i.e. hours of operation, number of people to be employed, the issues of how potential noise and odour emissions from the operation are to be alleviated with respect to adjoining residential properties.
- 5 The applicant is requested to submit details regarding the need for the proposed carparking area and any future proposals for the remaining part of the site including that area of land marked 'surplus property'. The applicant is advised that the Planning Authority regard it necessary to request details of the applicants full intentions with regard to the landholding in order to consider the overall impact of the proposed development on the surrounding environment, having particular regard to the adjoining proposed Natural Heritage Area and adjoining residential area.
- 6 The applicant is requested to submit a revised site layout plan giving exact details of the relationship of the canal/walkway to the site, the applicant is also requested to clarify the function of the 'slip stream' identified on the site layout plan and to indicate where it originates and flows to.
- 7 The applicant is requested to submit details of proposed foul and surface water drainage arrangements.

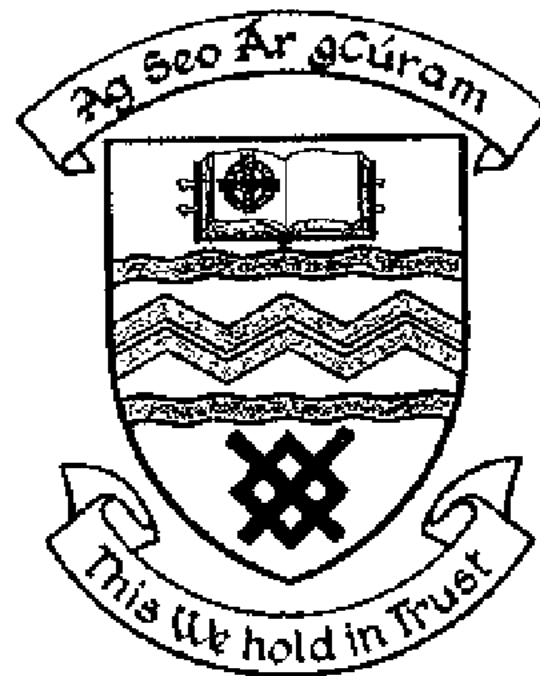
Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

01/07/99

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0285	
1. Location	Rear of Ninth Lock Service Station, Ninth Lock Road, Clondalkin, Dublin 22.		
2. Development	Erect motor repair shop and car valeting bay having a total gross floor area of 218 sq.m.		
3. Date of Application	05/05/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 01/07/1999 2.	1. 23/07/1999 2.
4. Submitted by	Name: Kevin Walsh, Address: Kevin Walsh Design, 10 Ormond Close,		
5. Applicant	Name: Dominic Dillon, Address: Ninth Lock Service Station, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2060  Date 21/09/1999	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 2447  Date 05/11/1999	Effect AO GRANT OUTLINE 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
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Kevin Walsh Design,  
10 Ormond Close,  
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**NOTIFICATION OF GRANT OF Outline Permission**

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

Final Grant Order Number 2447	Date of Final Grant 05/11/1999
Decision Order Number 2060	Date of Decision 21/09/1999
Register Reference S99A/0285	Date 23/07/99

**Applicant** Dominic Dillon,

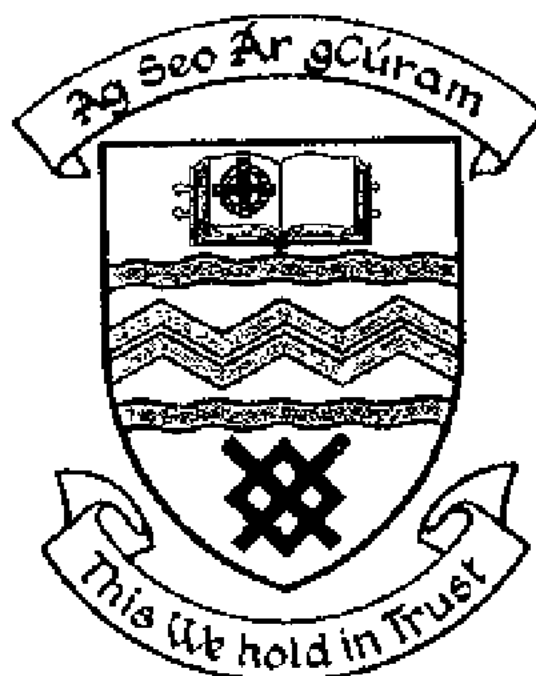
**Development** Erect motor repair shop and car valeting bay having a total gross floor area of 218 sq.m.

**Location** Rear of Ninth Lock Service Station, Ninth Lock Road, Clondalkin, Dublin 22.

**Floor Area** 218.00 Sq Metres  
**Time extension(s) up to and including**  
**Additional Information Requested/Received** 01/07/1999 /23/07/1999

A Outline Permission has been granted for the development described above,  
subject to the following (4) Conditions.

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**Conditions and Reasons**

- 1 That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.

**REASON:**

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

- 2 No development shall take place until planning approval has been received from South Dublin County Council for the proposal.

Details to be submitted at approval stage shall include:-

- (a) Plans, sections and elevations and including external finishes and colours;
- (b) Details of proposed boundary treatment to the site, details shall include the provision of a low plinth wall and decorative type railing to the southern boundary of the site;
- (c) Landscaping details for the site and site boundaries;
- (d) Full details of water supply and drainage.

**REASON:**

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

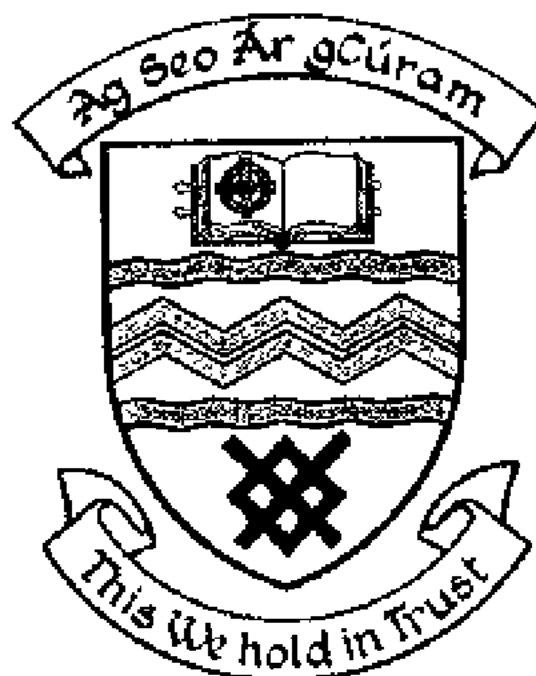
- 3 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before 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 providing the services.

- 4 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed development; this contribution to be paid before the commencement of

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development on site.

**REASON:**

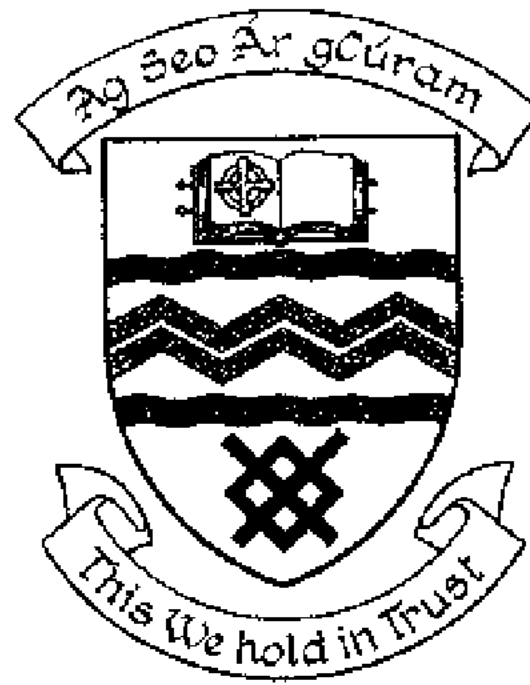
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.

*A. Bowler* .....08/11/99  
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2060	Date of Decision 21/09/1999
Register Reference S99A/0285	Date: 05/05/99

**Applicant** Dominic Dillon,

**Development** Erect motor repair shop and car valeting bay having a total gross floor area of 218 sq.m.

**Location** 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** 01/07/1999 /23/07/1999

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 OUTLINE PERMISSION in respect of the above proposal.

Subject to the conditions ( 4 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 21/09/99  
for SENIOR ADMINISTRATIVE OFFICER

Kevin Walsh,  
Kevin Walsh Design,  
10 Ormond Close,  
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**REASON:**

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- 4 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed development; this contribution to be paid before the commencement of development on 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.