

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0253	
1. Location	Top Oil Filling Station, Fortunestown Road, Jobstown, Dublin 24.		
2. Development	New car salesroom/cleaning bay and toilets.		
3. Date of Application	23/04/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/06/1999 2.	1. 13/08/1999 2.
4. Submitted by	Name: Declan Ridge Architect, Address: 35 Annavilla, Ranelagh,		
5. Applicant	Name: Gay Carter Ltd., Address: Top Oil, Fortunestown Road, Dublin 24.		
6. Decision	O.C.M. No. 2218 Date 11/10/1999	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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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2218	Date of Decision 11/10/1999
Register Reference S99A/0253	Date 23/04/99

Applicant Gay Carter Ltd.,
Development New car salesroom/cleaning bay and toilets.
Location Top Oil Filling Station,
Fortunestown Road, Jobstown, Dublin 24.

Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 21/06/1999 /13/08/1999
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 (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

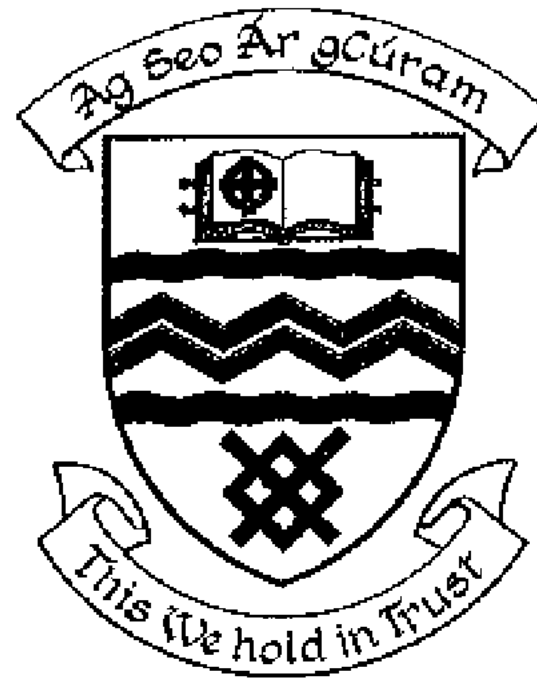
..... 11/10/99
for SENIOR ADMINISTRATIVE OFFICER

Declan Ridge Architect,
35 Annavilla,
Ranelagh,
Dublin 6.

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Reasons

- 1 The proposed development would infringe an existing building line, would be visually obtrusive at this location and would be contrary to the proper planning and development of the area.
- 2 The car parking provision on the site is seriously deficient. The provision of nine no. car parking spaces to cater for the outdoor display of cars, the requirements of staff and of customers is not acceptable. A grant of planning permission would lead to on street car parking occurring at the junction of the N81 (National Secondary Route) and the Fortunestown Road. The proposed development would endanger public safety by reason of a traffic hazard and obstruction of road users.
- 3 The site is zoned 'A' to protect and/or improve residential amenity. In order to assess the impact of the proposed development on adjoining residential development the applicant was requested to submit plans/details of sections across the site showing the relationship between the proposed building and these properties. The information as lodged is insufficient to allow an accurate assessment of the impact of the proposed development on adjoining properties. In the absence of this information it must be considered that a grant of planning permission would seriously injure the amenities of property in the vicinity.
- 4 The Planning Authority is not satisfied that the conflict with regard to the depth of the site and setbacks from the road boundaries has been resolved. Given that this issue has not been resolved the planning authority consider that a grant of planning permission would be contrary to the proper planning and development of the area.

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

Decision Order Number 1288	Date of Decision 21/06/1999
Register Reference S99A/0253	Date: 23/04/99

Applicant Gay Carter Ltd.,
Development New car salesroom/cleaning bay and toilets.

Location Fortunestown Road, Jobstown, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 23/04/99 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:

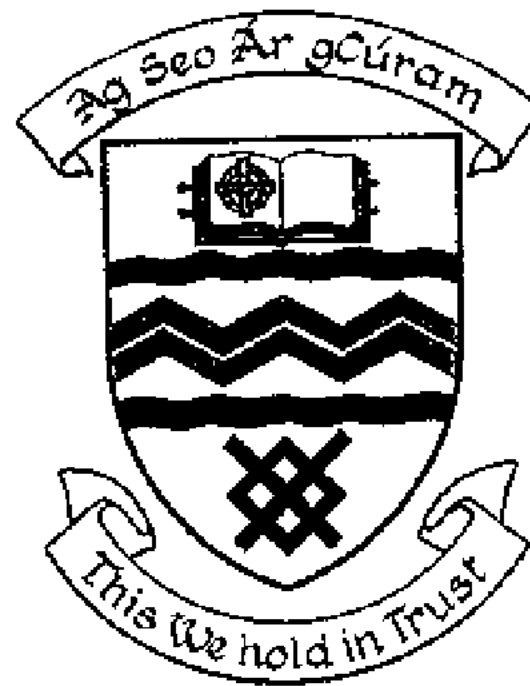
- 1 The applicant is requested to submit revised plans resolving the conflict between drawing numbers P1 and P3 with regard to the depth of the site and setbacks from road boundaries.
- 2 The applicant is requested to submit revised plans (including the 1:100 scale site plan) showing the building set back 9 metres minimum from the Blessington Road (N81) reservation line. The applicant is invited to consider the possibility of providing off street parking between the building and the road.
- 3 The applicant is requested to submit revised plans showing spaces for the outdoor display of cars for sale and parking spaces for staff and customers at the proposed showroom and the existing petrol station/shop/workshop, all to Development Plan standards where these apply.
- 4 The applicant is requested to submit revised plans indicating accurately the positions of the existing residential properties to the south west of the site. The applicant is requested to submit plans/details of the

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Ranelagh,
Dublin 6.

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elevation facing those properties and sections across the site showing the relationship between the proposed building and these properties.

- 5 The applicant is requested to submit details/plans of proposed boundary treatment, onto the N81 and Fortunestown Road frontages. The plans should indicate how the boundary treatment for the N81 frontage relates to that for the same frontage of the residential development to the south west.
- 6 The applicant is requested to submit revised plans indicating details of the proposed illuminated sign on the elevation facing the N81. The lettering only of this sign should be illuminated and be not of excessive size. The applicant is requested to submit details/plans of any intended re- location of the existing signage which is on the site.
- 7 The applicant is requested to submit revised plans showing the elevation of the cleaning bay facing Fortunestown Road.

Signed on behalf of South Dublin County Council

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for Senior Administrative Officer

21/06/99