

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 2003

| MEETING | COMMENTS | NOTED IN DEV. CONTROL | NOTED BY |
|---|--|--------------------------|----------|
| BELGARD H + P <u>28/1/92</u> <u> </u> | Noted by J.O. Halloran Re Locating | | |

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/2003

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 1072 FT²

MEASURED BY:

J. Y.
6/1/92

CHECKED BY:

METHOD OF ASSESSMENT:

Standard

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ / DATED

1072

ENTERED IN CONTRIBUTIONS REGISTER:

1000 @ 750

268

6804

= £804

roads

£1000

roads met

10/2/92



DEVELOPMENT CONTROL ASSISTANT GRADE

PLANNING APPLICATION FEES

Reg. Ref. 91A/2003

Cert. No. 27469

PROPOSAL Garage Building

LOCATION Esso Petrol Filling Station Ballykenot Road D20

APPLICANT S.O Neill

| CLASS | DWELLINGS/AREA LENGTH/STRUCT. | RATE | AMT. OF FEE REQ. | AMOUNT LODGED | BALANCE DUE | BALANCE PAID |
|-------|-------------------------------|--|------------------|---------------|-------------|--------------|
| 1 | Dwellings | @£32 | | | | |
| 2 | Domestic, | @£16 | | | | |
| 3 | Agriculture | @50p per m2 in excess of 300m2. Min. £40 | | | | |
| 4 | Metres 99.56m | @£1.75 per m2 or £40 | 175 | 174 | 1 | not paid |
| 5 | x .1 hect. | @£25 per .1 hect. or £250 | | | | |
| 6 | x .1 hect. | @£25 per .1 hect. or £40 | | | | |
| 7 | x .1 hect. | @£25 per .1 hect. or £100 | | | | |
| 8 | | @£100 | | | | |
| 9 | x metres | @£10 per m2 or £40 | | | | |
| 10 | x 1,000m | @£25 per £1000m or £40 | | | | |
| 11 | x .1 hect. | @£5 per .1 hect. or £40 | | | | |

Column 1 Certified: Signed: *[Signature]* Grade: D/T Date: 6/1/92

Column 1 Endorsed: Signed: *[Signature]* Grade: Date: 2/1/92

Columns 2,3,4,5,6 & 7 Certified: Signed: *[Signature]* Grade: S.O. Date: 2/1/92

Columns 2,3,4,5,6 & 7 Endorsed: Signed: *[Signature]* Grade: Date: 2/1/92

SS + CMO

Register Reference : 91A/2003

Date : 9th January 1992

Development : Industrial type unit for use for tyre, exhaust and battery replacement

LOCATION : Esso Filling Station, Ballyfermot Road, Dublin 10

Applicant : S. O'Neill

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 19th December 1991

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

Yours faithfully,

DUBLIN Co. COUNCIL
15 JAN 1992
SAN SERVICES

FOR PRINCIPAL OFFICER

Date received in Sanitary Services

FOUL SEWER

Available - existing system.

PLANNING DEPT.
DEVELOPMENT CONTROL SEC.
Date 25.02.92
Time 4.00

SURFACE WATER

Available - existing system.

DUBLIN CO. C.
SANITARY S.
25 FEB 1992
Returned *[Signature]*

SENIOR ENGINEER,
SANITARY SERVICES DEPARTMENT,
46/49 UPPER O'CONNELL STREET,
DUBLIN 1

(Blank)

[Signature] 11/2/92.

SS + CMO
Estad

Register Reference : 91A/2003

Date : 9th January 1992

| | |
|---------------------------------|----------|
| PLANNING DEPT. | |
| DEVELOPMENT CONTROL SECT | |
| Date | 25.02.92 |
| Time | 4.50 |

.....
ENDORSED _____ DATE _____

WATER SUPPLY. *Water available. 24hr storage required. Metered supply to be fitted. All connections etc to be by DCC personnel at applicants own expense.*

John Taylor
3/2/92
John Taylor
4/2/92

ENDORSED *[Signature]* DATE *20/2/92*

DEPT OF
SANITARY SERVICES
25 FEB 1992
Return *[Signature]*

DUBLIN COUNTY COUNCIL

REG. REF: 91A/2003.

DEVELOPMENT: Ind. type unit.

LOCATION: Ballyfermot Road.

APPLICANT: S. O'Neill.

DATE LODGED: 19.12.91.

No Roads objection subject to a levy of £1000 towards road improvements and traffic management improvements which facilitate the development.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 23.01.92
Time 7.30

TR/BMcC
17.1.92.

SIGNED: J. Rogers
DATE: 17/1/92

ENDORSED: C. R. L.
DATE: 17/1/92

P/535/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/2003

Date Received : 19th December 1991

Correspondence : Paul O'Connell B. Arch.,
Name and : T/A O'Connell Design Services,
Address : 118/120 Lower Rathmines Road,
Dublin 6

Development : Industrial type unit for use for tyre, exhaust and
battery replacement

Location : Esso Filling Station, Ballyfermot Road, Dublin 10

Applicant : S. O'Neill

App. Type : Permission

Zoning :

Floor Area : Sq.metres

(MG/BB)

Report of Dublin Planning Officer dated 3rd February, 1992.

This is an application for PERMISSION for an industrial type unit for use, for
tyre, exhaust and battery replacement at Esso Filling Station, Ballyfermot
Road, Dublin 10 for S. O'Neill.

The proposed site which has an area of 2842 sq. metres is located to the north
of Ballyfermot Road in an area zoned "to provide for industrial and related
uses". The city/county boundary traverses the site to the east.

Reg. Ref. No. 85A/598 refers to a grant of planning permission for a
petrol station to include canopy, pumps and ancillary works and motor factor
outlet on site at Ballyfermot Road, Dublin 10 for Ninral Ltd.

Reg. Ref. No. 87A/407 refers to a grant of permission to retain a retail sales
outlet and alterations to filling station at Cherry Orchard Industrial Estate
for Ninral Ltd.

Reg. Ref. No. 89A/681 refers to a refusal of planning permission by both the

CONTRIBUTION:

Standard *804*

Roads: *1000*

S. Serv:

Open Space:

Other:

SECURITY:

Bond / C.I.F.:

Cash:

out

\$
h

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2003

Page No: 0002

Location: Esso Filling Station, Ballyfermot Road, Dublin 10

Council and on appeal to An Bord Pleanála for 3 retail sales outlets at the existing service station at Cherryorchard Industrial Estate for Ninral Ltd.

The current application provides for the construction of a 99 sq. metre building for use as a tyre, exhaust and battery replacement facility. This is to be located to the east of the existing forecourt shop and wholly within the Council Council's jurisdiction. This area was originally indicated for car parking to serve the shop in Reg. Ref. No. 87A/407. Lodged plans indicate the parking relocated along the eastern boundary i.e. within the area of Dublin County Borough.

No application has been made to Dublin Corporation in respect of this development. The public notice submitted is headed "Dublin County Council and Corporation". According to the applicant he sought clarification from Dublin Corporation as to whether an application was required and was informed that it was not, as the building is entirely within County area. However, given the fact that access and revised car parking are located within City it is considered that such an application is actually required, this has been confirmed with Dublin Corporation.

It is understood that an application is to be lodged to Dublin Corporation this week. As the extent of development in the Corporation area is minimal it is considered that this permission can issue. A condition can be attached requiring no development take place pending a grant of permission by Dublin Corporation.

Lodged plans indicate a hipped roofed building with 2 no. roller doors to front.

This is finished in forticrete to match the existing shop. The proposed use is considered to be compatible with the E zoning. The proposed site is sufficiently large to cater for this and existing uses on site.

Roads Department report states no objection subject to financial contribution of £1000 towards road improvements and traffic management.

Sanitary Services report not received.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/2003

Page No: 0003

Location: Esso Filling Station, Ballyfermot Road, Dublin 10

Fire officer's report *not received*

Environmental Health officer's report *not received*

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (7) conditions:-

CONDITIONS / REASONS

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application 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.
- 02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 04 That 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.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2003

Page No: 0004

Location: Esso Filling Station, Ballyfermot Road, Dublin 10

05 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON: In the interest of health.

06 That a financial contribution in the sum of £ 800 be paid by the proposer to the 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.

07 That a financial contribution in the sum of £10000. be paid by the proposer to Dublin County Council towards the cost of road improvement and traffic management in the area of the proposed development and which will facilitate the proposed development. *This contribution will be paid prior to the commencement of the proposed development.*

07 REASON: In the interest of the proper planning and development of the area.

08 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.

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

09 That no advertising sign or structure to be placed outside the front boundary of the site which would interfere with vision splays.

09 REASON: In the interest of the proper planning and development of the area.

10 That no development to take place on foot of the grant of permission until such time as Dublin Corporation issue a permission for the development proposed in the Corporation area.

REASON: In the interest of integrated development.

Note: *As stated in Council that it will be necessary to submit an application to Dublin Corporation in regard to development proposed within its jurisdiction i.e. kerbside car parking at the south eastern boundary.*

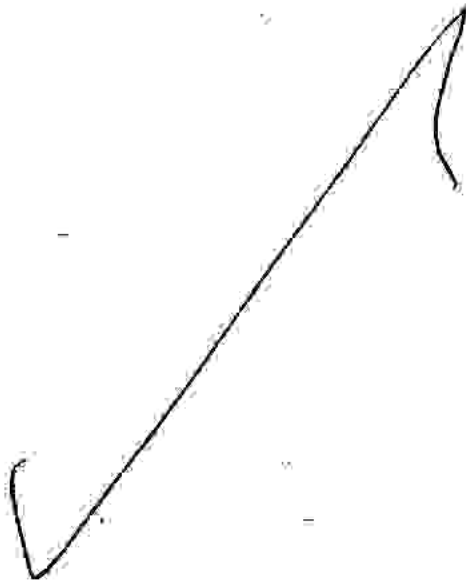
COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2003

Page No: 0005

Location: Esso Filling Station, Ballyfermot Road, Dublin 10



H
Endorsed:
for Principal Officer

M. R. ...
.....
for Dublin Planning Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (9) conditions set out above is hereby made.

Dated : 11th FEBRUARY 1992

[Signature]
.....
ASSISTANT COUNTY MANAGER/APPROVED OFFICER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated ~~31st January 1991.~~ 1992.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/2003.
 DEVELOPMENT: Ind. type unit.
 LOCATION: Ballyfermot Road.
 APPLICANT: S. O'Neill.
 DATE LODGED: 19.12.91.

No Roads objection subject to a levy of £1000 towards road improvements and traffic management improvements which facilitate the development.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 18.01.92
 Time 11.30

TR/BMCC
 17.1.92.

SIGNED: J. Boyer
 DATE: 17/1/92

ENDORSED: [Signature]
 DATE: 17/1/92



Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 0535 /92 Date of Decision : 11th February 1992

Register Reference : 91A/2003 Date Received : 19th December 1991

Applicant : S. O'Neill

Development : Industrial type unit for use for tyre, exhaust and
battery replacement

Location : Esso Filling Station, Ballyfermot Road, Dublin 10

Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : //

In pursuance of its functions under the above mentioned Acts, the 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 on the attached Numbered Pages.

NUMBER OF CONDITIONS:-⁸.....ATTACHED.

Signed on behalf of the Dublin County Council.....
for Principal Officer

Date:.....13/2/92.....

Paul O'Connell B. Arch.,
T/A O'Connell Design Services,
118/120 Lower Rathmines Road,
Dublin 6

NOTES

1. An appeal against the decision may be made to an Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:—

An Bord Pleanala,
Blocks 6 and 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds).

(c) A party to an appeal making a request to An Bord Pleanana for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanana a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission / approval and there is no appeal to An Bord Pleanala against this decision, PERMISSION / APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION / APPROVAL after the withdrawal.

5. Approval of the Council under the Building Bye-Laws must be obtained for new work and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced. Approval under the Building Bye-Laws is not applicable to garden walls and entrances etc. Approval under the Building Bye-Laws cannot be obtained in cases involving retention of works previously carried out.

Reg. Ref. 91A/2003
Decision Order No. P/ 0535 /91
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

C O N D I T I O N S / R E A S O N S

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application 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.

02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

03 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

04 That 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.

05 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON: In the interest of health.

06 That a financial contribution in the sum of £804. be paid by the proposer to the 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.

08 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.

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

09 That no advertising sign or structure to be placed outside the front boundary of the site which would interfere with vision splays.

09 REASON: In the interest of the proper planning and development of the area.

10 NOTE: Applicant is advised that it will be necessary to submit an application to Dublin Corporation in respect of development proposed

NOTES

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5. Approval of the Council under the Building Bye-Laws must be obtained for new work and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced. Approval under the Building Bye-Laws is not applicable to garden walls and entrances etc. Approval under the Building Bye-Laws cannot be obtained in cases involving retention of works previously carried out.



Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

Reg. Ref. 91A/2003
Decision Order No. P/ 0535 /91

Page No: 0003
within its jurisdiction i.e. revised car parking at the south eastern
boundary.

NOTES

1. An appeal against the decision may be made to an Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.

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Blocks 6 and 7,
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Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone: (01)724755
Fax: (01)724896

Register Reference : 91A/2003

Date : 20th December 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Industrial type unit for use for tyre, exhaust and
battery replacement

LOCATION : Esso Filling Station, Ballyfermot Road, Dublin 10

APPLICANT : S. O'Neill

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application
received on 19th December 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Paul O'Connell B. Arch.,
T/A O'Connell Design Services,
118/120 Lower Rathmines Road,
Dublin 6



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place / in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building ESSO PETROL FILLING STATION
(If none, give description sufficient to identify) BALLYFERMOT ROAD D10

3. Name of applicant (Principal not Agent) MRS S. O'NEILL
Address 20 ORKLAUN WEST, LEIXLID, CO. KILDARE Tel. No. ---

4. Name and address of PAUL O'CONNELL B.A. ARCH, T/A O'CONNELL DESIGN SERVICES
person or firm responsible for preparation of drawings 118/120 LA PATRISSINES RD, D.6 Tel. No. 965234

5. Name and address to which notifications should be sent AS ABOVE

6. Brief description of IND. TYPE UNIT FOR USE FOR TYRE, EXHAUST AND BATTERY REPLACEMENT
proposed development APPLICATION

7. Method of drainage PUBLIC DRAIN B. Source of Water Supply PUBLIC MAINS

9. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor or use when last used PETROL FILLING STN FORMERLY BUILDING (SHOP + STORE)
(b) Proposed use of each floor NO CHANGE

Just
Pres
5/12/91

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO

11.(a) Area of Site 2842 m² Sq. m.
(b) Floor area of proposed development 99.56 Sq. m.
(c) Floor area of buildings proposed to be retained within site APPROX Sq. m.

DUBLIN COUNTY COUNCIL AND CORPORATION application for industrial type unit for use for tyre, exhaust and battery replacement at Esso Filling Station, Ballyfermot Road, Dublin 10, by S. O'Neill

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) LEASEHOLD

13.Are you now applying also for an approval under the Building Bye Laws? Yes No Place in appropriate box.

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: AS PER N.I.A.I. RESPONSE

15.List of documents enclosed with application. COPY NOTICE I.P. 5/12/91
COPY NOTES TO ACCOMPANY APPLICATION
4 COPIES OF LOCATION MAP, DRAWINGS DN/13/001+2

16.Gross floor space of proposed development (See back) 99.56 m² Sq. m.

No of dwellings proposed (if any) N.A. Class(es) of Development BYE LAW AT L12
Fee Payable £ 174.23 p. Basis of Calculation 99.56 x 1.75 174.23
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Paul O'Connell Date 13/12/91

Application Type P FOR OFFICE USE ONLY
Register Reference 918/2003
Amount Received £ 212.0
Receipt No 17-12
Date 19/12

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
 2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
 3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.
- NB. Applications must be received within 2 weeks from date of publication of the notice.**
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1:2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
 5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
 6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

| CLASS NO. | DESCRIPTION | FEE |
|-----------|--|--|
| 1. | Provision of dwelling — House/Flat. | £32.00 each |
| 2. | Domestic extensions/other improvements. | £16.00 |
| 3. | Provision of agricultural buildings (See Regs.) | £40.00 minimum |
| 4. | Other buildings (i.e. offices, commercial, etc.) | £1.75 per sq. metre (Min. £40.00) |
| 5. | Use of land (Mining, deposit or waste). | £25.00 per 0.1 ha (Min. £250.00) |
| 6. | Use of land (Camping, parking, storage) | £25.00 per 0.1 ha (Min. £40.00) |
| 7. | Provision of plant/machinery/tank or other structure for storage purposes. | £25.00 per 0.1 ha (Min. £100.00) |
| 8. | Petrol Filling Station. | £100.00 |
| 9. | Advertising Structures. | £10.00 per m ² (min £40.00) |
| 10. | Electricity transmission lines. | £25.00 per 1,000m (Min. £40.00) |
| 11. | Any other development. | £5.00 per 0.1 ha (Min. £40.00) |

BUILDING BYE-LAW APPLICATIONS

| CLASS NO. | DESCRIPTION | FEE |
|-----------|--|---|
| A | Dwelling (House/Flat) | £55.00 each |
| B | Domestic Extension (improvement/alteration) | £30.00 each |
| C | Building — Office/Commercial Purposes | £3.50 per m ² (min. £70.00) |
| D | Agricultural Buildings/Structures | £1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00) |
| E | Petrol Filling Station | £200.00 |
| F | Development or Proposals not coming within any of the foregoing classes. | £9.00 per 0.1 ha (£70.00 min.) |
| | | Min. Fee £30.00 |
| | | Max. Fee £20,000 |

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls. For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET
DUBLIN 1.

PAY BY
CASH
CHEQUE
M.O.
B.L.
I.T.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N 54150

€174.00

Received this 19th day of Decr 1991
from Desdale Ltd

the sum of one hundred and seventy four Pounds

application at Esso petrol filling station, Ballybrack road
Pence, being 60 pence, being 60 pence
Class

Michael O'K... Cashier

S. CAREY
Principal Officer 4

16th December 1991.

Planning Department,
Dublin County Council,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.



RE: APPLICATION BY S. O'NEILL FOR CONSTRUCTION OF SMALL INDUSTRIAL
TYPE UNIT AT ESSO PETROL FILLING STATION, BALLYFERMOT ROAD,
DUBLIN 10 - FOR USE AS TYRE, EXHAUST AND BATTERY REPLACEMENT.

Dear Sirs,

With reference to the above, I attach for your attention the relevant documentation.

You will note that the public notice published in the Irish Press, dated the 5th of December 1991, is addressed to both County Council and Dublin Corporation.

We did this because we understand (see enclosed copy map) that the boundary between the Corporation and County Council areas crosses the site. However, following a recent telephone conversation with the Corporation Planner for the area, Mr. Sean Murphy, I am informed that because the building lies wholly within the County Council area that the application need only be addressed to the Planning Department of the County Council. I understand that Mr. Murphy has confirmed this, following a conversation with Mr. Liam Slattery, Administration Officer, Planning Department, Dublin Corporation.

In considering this application we would ask you to note that Mr. O'Neill had a leasehold interest in the forecourt shop for some years. Recently he acquired the petrol retail area and we understand he now enjoys ownership over the entire petrol filling station, including the forecourt shop on a freehold basis.

The County Council will have noted the general upgrading in the physical appearance of the station, in the recent past, as a result of Mr. O'Neill's ownership.

The total area of the station is large, when compared to other similar type developments in the Dublin City and County area. Because of its size it can accommodate the proposed structure, which is to be located to the right hand side of the existing forecourt building.

Architects and Planning Consultants

You will note that the building itself is small in area but sufficient to accomodate its proposed use as a tyre/exhaust and battery replacement centre.

Mr. O'Neill has had approaches from proposed tenants and currently is negotiating with a tenant who is available for immediate occupation of the unit, should this Planning Permission be granted. Mr. David Devoy presently operates a business, similar to that proposed, in an unauthorised premises at a location directly opposite the filling station.

We understand from Mr. Devoy that enforcement proceedings are currently pending in relation to this unauthorised use. To allow the transfer of Mr. Devoy's business from the unauthorised location to the proposed location at the filling station would rectify a planning problem and allow the smooth continuation of Mr. Devoy's business without loss of jobs to his staff.

A brush wash facility is presently located on the petrol forecourt. Our proposal includes for the removal of this brush wash and its replacement by a power wash, which will facilitate a reduction in the turning movement of cars approaching this washing location. Existing car parking facilities, if partly affected by this proposal, can be relocated to the Eastern boundary of this site.

We would respectfully suggest that this proposal is a reasonable one and would ask for a positive response.

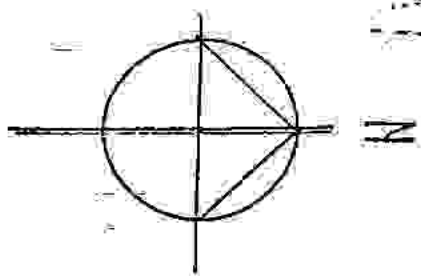
Yours sincerely,



Paul O'Connell. B. Arch.

CHERRY ORCHARD IND. EST.

DUBLIN O.S. SHEET 3262/6, 11
1:1000



SITE LOCATION MAP

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
19 DEC 1991
FILE NO. 91A/2803

Right of way

FILLING STATION

BALLYFERMOT ROAD

PARC GLOIGINN

PLAYGROUND

BLACKDITCH ROAD

