



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

Register Reference : 91A/0688

Date : 6th May 1991

Dear Sir/Madam,

Development : Permanent retention of use of premises & yard for  
motor part sales

LOCATION : Greenhills Road, Walkinstown, Dublin 12

Applicant : Mr. Brendan Cullen

App. Type : PERMISSION

Date Recd : 30th April 1991

Your application in relation to the above was submitted with a fee of  
£280.00 .

On examination of the plans submitted it would appear that the  
appropriate amount should be £331.75 .

I should be obliged if you would submit the balance of £51.75  
as soon as possible as a decision cannot be made on this application  
until the correct fee is received.

Yours faithfully,

  
.....  
PRINCIPAL OFFICER

Fergal MacCabe, Architect &  
Planning Consultant,  
40 Fitzwilliam Place,  
Dublin 2

9/19/08

CERTIFICATE NO. 25155

PROPOSAL: Retention of premises & yard for motor part sales  
LOCATION: Greenhills Road, Wilkinstown  
APPLICANT: Brendan Cullen

SE	DWELLINGS/AREA LENGTH/STRUCT	RATE	PAY. OF FEE REC.	AMOUNT LOANED	BALANCE DUE	REMARKS	DATE RECEIVED
	Dwellings	2252					
	16.0m <sup>2</sup>		281.75	280.00	1.75		
	0.13HA		50	NIL	50		
						51.75	9/5/91
						N 30536	

*[Signature]* D/TI Date: 3/5/91

*[Signature]* Date: 8/5/91

Books 2, 3, 4, 5, 6 & 7 Certified Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Books 2, 3, 4, 5, 6 & 7 Endorsed Signed: \_\_\_\_\_ Date: \_\_\_\_\_

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1953 TO 1962

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: **91A/688**

CONT. REG.:

SERVICES INVOLVED: WATER/POUL SEWER/SURFACE WATER

AREA OF SITE **0.33 Acres**

FLOOR AREA OF PRESENT PROPOSAL: **1733 FT<sup>2</sup>**

MEASURED BY: **J.Y. 3/5/91.**

CHECKED BY: **Clayton Investment Controller**  
**Del M. M. W.**

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S CHECKED NO: P/   
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

**1733**  

---

**1000 @ 750**

**433' 1/4**  
**1288 1/4**

**1299.75**

**£1300**

DEVELOPMENT CONTROL ASSISTANT, GRABE

**J** **18/6/91**  
**pu**

SS only.

2

Register Reference : 91A/0688

Date : 9th May 1991

Development : Permanent retention of use of premises & yard for motor part sales

LOCATION : Greenhills Road, Walkinstown, Dublin 12

Applicant : Mr. Brendan Cullen

App. Type : PERMISSION

Planning Officer : M. DARLEY

Date Recd. : 30th April 1991

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

Yours faithfully,

*Paul Tobin*

DUBLIN Co. Council  
 PRINCIPAL OFFICER  
 SANITARY SERVICES

23 MAY 1991

17 JUN 1991  
 Returned *[Signature]*

Date received in Sanitary Services .... 23 MAY 1991

FOUL SEWER

In sufficient information.

*No drainage details have been lodged.*

SURFACE WATER

In sufficient information.

*No drainage details, including the drainage of the car-parking area have been lodged.*

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

*T. O'Connell 6/6/91.*

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT

Date ..... 18.06.91 .....

Time ..... 12.30 .....

*J.L.  
 7/6/91*

*Filed*

Register Reference : 91A/0688

Date : 9th May 1991

.....  
ENDORSED \_\_\_\_\_

DATE \_\_\_\_\_

WATER SUPPLY.....

Available for zone 24 hours  
storage to be provided.  
Refer to C.F.O.

*[Signature]*  
23/5/91

.....  
ENDORSED \_\_\_\_\_

*[Signature]*

DATE \_\_\_\_\_

4/8/91

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 18.06.91  
Time ..... 12.30

Mary Dorley.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0688.

DEVELOPMENT: Permanent ret. of use of premises & yard for motor part sales.

LOCATION: Greenhills Road, Walkinstown.

APPLICANT: Mr. Brendan Cullen.

DATE LODGED: 30.4.91.

This application is for permanent retention of use of premises and yard for motor part sales at Greenhills Road, Walkinstown.

Previous history: Temporary permission was granted on appeal for 3 years on 25.3.85 (ZA/218). This was renewed on 13.8.88. for 3 years (89A/164). Roads had no objection since the applicant had complied with the Conditions of the previous appeal decision.

No Roads objection to a further extension of 3 years

MA/BMCC  
18.6.91.

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT

Date ..... 24.06.91 .....

Time ..... 3.30 .....

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_

ENDORSED: E. W.adden

DATE: 18<sup>th</sup> June '91



P/2738/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0688

Date Received : 30th April 1991

Correspondence : Fergal MacCabe, Architect &  
Name and : Planning Consultant,  
Address : 40 Fitzwilliam Place,  
Dublin 2

Development : Permanent retention of use of premises & yard for motor  
part sales

Location : Greenhills Road, Walkinstown, Dublin 12

Applicant : Mr. Brendan Cullen

App. Type : Permission

Zoning : 'E'

CONTRIBUTION:	
Standard:	<i>Nil</i> / 1300
Roads:	<i>not for family</i>
S. S. S. S.	<i>ought to be</i>
Open Space:	<i>not for</i>
Other:	
SECURITY:	
None. C.I.F.C.	
<i>Jan</i>	

(GB/BB)

Report of Dublin Planning Officer dated 14th June, 1991.

This application is for PERMISSION.

The proposal is for the retention of use of premises and yard for motor part sales at Greenhills Road, Walkinstown. *Site area 1300 sq. m. The site area used for industrial and related use.*  
Site inspection indicates that

As well as selling parts, the site is also used for the storage of used cars. These are all loaded on this comparatively small site fronting onto the Greenhills Road. The site is surrounded by a high palisade fence. There are similar uses by different companies on the opposite side of the road.

### HISTORY:

Checks show that this Department was involved in enforcement action regarding this use/site commencing 1982.

ZA 218 - Permission granted on appeal for temporary retention of use for 3 years from April, 1984.

88A-164 - Permission granted for temporary retention for 3 years from April, 1988.

The current application now seeks permanent retention, on the basis that the Western Parkway has diverted traffic from the Greenhills Road, and that the link between the Western Parkway and Ballymount Lane is advancing.

At the date of writing this report, there are no supporting reports from Roads

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0688

Page No: 0002

Location: Greenhills Road, Walkinstown, Dublin 12

or Sanitary Services Department on file.

In spite of road proposals for the area, which will no doubt improve the situation in the future, the Greenhills Road at present is in a very hazardous state and still used intensively<sup>by</sup> heavy commercial traffic.

In the circumstances I would not consider it appropriate to grant a permanent retention of this type of development at this location. However, in view of earlier history another temporary permission would be reasonable. When the Walkinstown Embankment is constructed (immediately to the north of this site) Greenhills

Road will become little more than a cul-de-sac, and this development can be reviewed again.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (6) 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 The use of the premises and yard for motor sales shall cease within 3 years of the date of Grant of Permission unless before that date permission for its retention has been granted by the Planning Authority or An Bord Pleanála on appeal.

REASON: To enable the effect of the development on the amenities of the area to be reviewed having regard to the conditions then obtaining.

03 That the area forward of the front building line of the motor sales premises, along the entire frontage of the site, shall be reserved solely for customer parking and circulation purposes and shall not be used for the storage, display or sale of motor vehicles or motor parts,

03 REASON: In the interest of the proper planning and development of the



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0688

Page No: 0003

Location: Greenhills Road, Walkinstown, Dublin 12

area.

04 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, 1978 - 1964.

05 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.

06 That a financial contribution in the sum of £1,300. be paid by the proposer to Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitates this development; this contribution to be paid on receipt ~~of grant~~ of planning permission

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

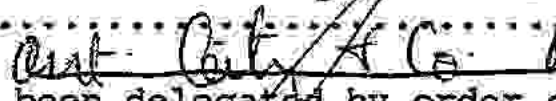
Endorsed:  for Principal Officer

 SEP  
for Dublin Planning Officer 17-6-91

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 (6) conditions set out above is hereby made.

Dated : 19 June 1991

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 14th June 1991.

 Approved  
Official



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

Register Reference : 91A/0688/C1

Date : 22nd February 1993

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1992

Dear Sir/Madam,

DEVELOPMENT : Compliance with Conditions  
LOCATION : Greenhills Road, Walkinstown  
APPLICANT : Brendan Cullen  
APP. TYPE : Compliance with Conditions

With reference to the above, I acknowledge receipt of your submission to  
comply with conditions received on 17th February 1993.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

Michael Kavanagh,  
20 St. Peters Road,  
Walkinstown,  
Dublin 12.

20. St. Peters Rd.  
Walkinstown  
Dublin 12.

Planning Dept.  
Dublin Co. Council  
Block 2.  
Irish Life Centre  
LR. Abbey St.  
Dublin 1.



Coun.  
1-1-0'

RE: Register Ref. 91A/0688  
Proposed Retention of use of Premises & Yard for  
Motor Part Sales.  
Greenhills Rd. Walkinstown.  
MR. B. Cullen.

Dear Sirs,  
Mr B. Cullen is anxious to further the matter  
of previous applications for the above.

Of particular concern is the 3-year temporary  
(condition 02) limitation, which Mr. Cullen is anxious to  
attain permanent status.

We enclose a preliminary copy of an outline plan,  
drawing 93/1/01, which we propose to submit on foot of  
you communicating the following:

Referring to conditions contained in Decision Order  
P/2788/91 dated 26/6/91.

Condition 01. — The development, both works to date &  
additional plant - screening / parking provision,  
shall be illustrated on drawing 93/1/01.

Condition 02. — Mr Cullen cannot contemplate closing the  
premises, his work-place and livelihood with  
adjacent dwelling and he intends to  
apply to yourselves for retention.  
Has the effect of the development being,  
as stated, reviewed since June 1991  
by yourselves?

Condition 03 — Drawing illustrates a preview of proposals  
in this regard.

- Condition 04. - Drainage Works to date are illustrated on enclosed drawing.
- Condition 05. - No further signage is proposed with the exception of a number of small non-adapt. signs directing customers to the proposed dedicated parking area.
- Condition 06. - We understand that arrangements for the financial contribution have been made. Please advise on the status of same with respect to your own concerns.

You shall appreciate that the history of Mr. B. Cullen & your department goes back almost 10 years with respect to his proposed retention applications. Please advise us of any matters that you may see as being pertinent to the proposed application for a permanent retention based on the points above.

Thanking you  
 Michael Kavanagh



Bloc 2, Ionad Bheatha na hEireann,  
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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/ 2788 /91      Date of Decision : 19th June 1991

Register Reference : 91A/0688                      Date Received : 30th April 1991

Applicant : Mr. Brendan Cullen

Development : Permanent retention of use of premises & yard for motor  
part sales

Location : Greenhills Road, Walkinstown, Dublin 12

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:- ...<sup>6</sup>.....ATTACHED.

Signed on behalf of the Dublin County Council.....*[Signature]*.....  
for Principal Officer

Date: ...*21/6/91*.....

Fergal MacCabe, Architect &  
Planning Consultant,  
40 Fitzwilliam Place,  
Dublin 2



Reg.Ref. 91A/0688  
Decision Order No. P/ 2788 /91  
Page No: 0002



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

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 The use of the premises and yard for motor sales shall cease within 3 years of the date of Grant of Permission unless before that date permission for its retention has been granted by the Planning Authority or An Bord Pleanala on appeal.

REASON: To enable the effect of the development on the amenities of the area to be reviewed having regard to the conditions then obtaining.

03 That the area forward of the front building line of the motor sales premises, along the entire frontage of the site, shall be reserved solely for customer parking and circulation purposes and shall not be used for the storage, display or sale of motor vehicles or motor parts,

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

04 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, 1978 - 1964.

05 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.

06 That a financial contribution in the sum of €1,300. be paid by the proposer to Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitates this development; this contribution to be paid on receipt of planning permission.

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

COMHAIRLE CHONTAE ATHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET, DUBLIN 1.

CASH

CHEQUE

M.O.

B.L.

I.T.

Issue of this receipt is not an

acknowledgment the amount

tendered is the prescribed

N 39536

£21.75

9th

day of

May

19

Received this

from

R. M. C. Co.,

112 Fitzwilliam Place

D. 2

the sum of

£21.75

Pounds

twenty

five

Pence, being

balance of

see on 9/11/68

W. D. O'Connell

Cashier

S. CAREY  
Principal Officer

1/11/68



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

Register Reference : 91A/0688

Date : 6th May 1991

Dear Sir/Madam,

Development : Permanent retention of use of premises & yard for  
motor part sales

LOCATION : Greenhills Road, Walkinstown, Dublin 12

Applicant : Mr. Brendan Cullen

App. Type : PERMISSION

Date Recd : 30th April 1991

Your application in relation to the above was submitted with a fee of  
£280.00 .

On examination of the plans submitted it would appear that the  
appropriate amount should be £331.75 .

I should be obliged if you would submit the balance of £51.75  
as soon as possible as a decision cannot be made on this application  
until the correct fee is received.

Yours faithfully,

A handwritten signature in cursive script, appearing to read "Richard Hill".

PRINCIPAL OFFICER



Fergal MacCabe, Architect &  
Planning Consultant,  
40 Fitzwilliam Place,  
Dublin 2

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/0688

Date : 1st May 1991

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

Dear Sir/Madam,

DEVELOPMENT : Permanent retention of use of premises & yard for  
motor part sales

LOCATION : Greenhills Road, Walkinstown, Dublin 12

APPLICANT : Mr. Brendan Cullen

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received  
on 30th April 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Fergal MacCabe, Architect &  
Planning Consultant,  
40 Fitzwilliam Place,  
Dublin 2





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 ..... Greenhills Road, Walkinstown, Co Dublin  
(If none, give description sufficient to identify).....

3. Name of applicant (Principal not Agent)..... Mr. Brendan Cullen  
Address..... 'Mountain View', Greenhills Road, Walkinstown, Co. Dublin No..... 500003

4. Name and address of ..... Fergal MacCabe, Architect and Planning Consultant,  
person or firm responsible for preparation of drawings ..... 40 Fitzwilliam Place, Dublin 2 ..... Tel. No ..... 762594

5. Name and address to which ..... Fergal MacCabe, Architect and Planning Consultant  
notifications should be sent ..... 40 Fitzwilliam Place, Dublin 2

6. Brief description of .....  
proposed development Permanent retention of use of premises and yard for motor part sales.

7. Method of drainage ..... Mains ..... 8. Source of Water Supply ..... Mains

9. In the case of any building or buildings to be retained on site, please state:-  
(a) Present use of each floor ..... Motor part sales  
or use when last used. ....

(b) Proposed use of each floor ..... ~~Motor part sales~~

*Irish Press 17/4/91*

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 ..... 1300 (0.13 hectares) ..... Sq. m.

(b) Floor area of proposed development ..... Sq. m.

(c) Floor area of buildings proposed to be retained within site ..... 175 sq. m. ~~4380~~ Sq. m. *30/4*

12.State applicant's legal interest or estate in site ..... Freehold  
(i.e. freehold, leasehold, etc.) ..... *N 39022*

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:  
It is the practice of this office to take account of the Draft Building Regulations as issued by the Minister for the Environment in the design of buildings but this is not OVER

15. List documents enclosed with .....  
CO. DUBLIN Brendan Cullen is applying for permission for permanent retention of use of premises and yard for motor part sales at Greenhills Road, Walkinstown, 12 ..... Location Map, Layout Plan and Elevations

16.Gross floor space of proposed development (See back) ..... 175 sq m ..... Sq. m.

No of dwellings proposed (if any) ..... Class(es) of Development ..... 4

Fee Payable £ 280 ..... Basis of Calculation ..... Identical fee paid in respect of 88A/164  
If a reduced fee is tendered details of previous relevant payment should be given

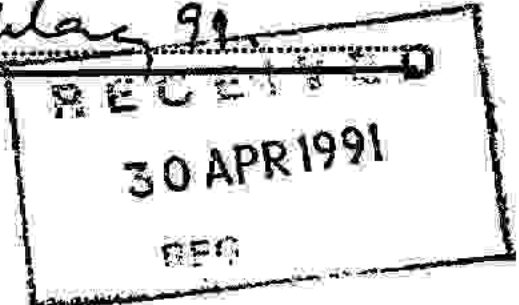
Signature of Applicant (or his Agent) ..... Fergal MacCabe Date 30 May 91

Application Type ..... P ..... Register Reference ..... 91A/0688

Amount Received £ ..... 280

Receipt No. .... 22-1 ..... Date .....

FOR OFFICE USE ONLY 30/4





14/ ... to be interpreted as a guarantee that the Draft Building Regulations have been implemented in full or in any particular respect in this proposal

**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

BUILDING BYE-LAW 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 <sup>2</sup> (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)

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 <sup>2</sup> (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> 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 ATHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,

DUBLIN 1.

issue of this receipt is not an acknowledgement that the fee tendered is the prescribed application fee. N 39022

PAID BY  
CHEQUE  
M.O.  
B.L.  
L.T.

£ 280.00

Received this 30th day of April 1991

from ~~£20 hundred and 00~~ F. McBride  
110 Fitzwilliam Place  
D.2

the sum of £200 hundred and eighty Pounds

being for application at Greenhills Rd

~~McBride~~ Cashier

S. CAREY Principal Officer

40 Fitzwilliam Place  
Dublin 2 Ireland  
Telephone (01) 762594  
Fax (01) 762310

Architect  
and Town Planner

**Fergal MacCabe**  
BArch DipToMRIA/MIPI

The Principal Officer,  
Dublin County Council,  
Planning Department,  
Irish Life Centre,  
Lower Abbey Street,  
DUBLIN 1



RE Permanent retention of use of premises and yard for motor part sales at Greenhills Road, Walkinstown, Co Dublin

Date 30th April 1991 Ref FMacC/468

Dear Sir

On behalf of my client, Mr Brendan Cullen, the freehold owner, I enclose herewith documents in connection with my application for the above.

An Bord Pleanála permitted this development on the 25th March 1985 (ZA 218, PL 6/5/66569) for a three year period to enable the traffic situlation and road plans for the area to be reviewed and decreed that a parking area be provided to the front of the site.

The parking area was laid out and has proved adequate.

On the 26th May 1988, your Authority granted permission 88A/164 for the retention of the fence and use of premises for a further three years to enable the effect of the development on the amenities of the area to be reviewed having regard to the conditions then obtaining.

On foot of that permission, my client complied with the conditions attached. I understand that the details of surface water drainage, the water supply and drainage arrangements were resolved by Mr Flaherty. All other conditions have been complied with.

Over the six years since the Bord's original consent, this development has proved a valuable local facility which is well supported by the public and other traders in the area. In those six years, no single incident of traffic hazard has been caused I am informed.

In the past three years, there have been significant changes in the planning circumstances of the area:-



**Fergal MacCabe**  
BArch DipTn MRIAI MPI

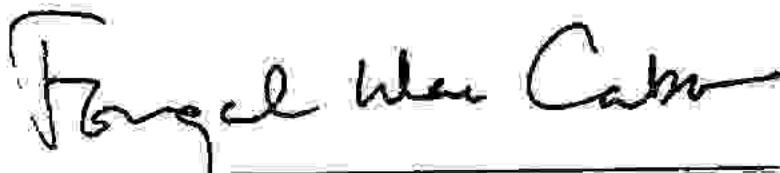
(a) The Western Parkway is now open and has diverted traffic from the Greenhills Road.

(b) The construction of the link between the Western Parkway/Ballymount Lane Interchange and Walkinstown Cross is advancing. In this respect, I would point to the decision of your Authority (90A/270) to grant permission for a non-food retail park at Ballymount Road Upper, Kilnamanagh which at condition (9) reflects offers made by the applicant to construct part of this road, together with the imposition of the contributions to improve the road network in the area generally.

The development in question is located within an appropriate zone. Over the past six years, it has proved its usefulness and innocuousness. There is no particular impact on residential amenity - the applicant himself is the nearest adjoining owner. No discernible adverse impact on traffic in the area has been identified and in any case, traffic conditions in the area are in the process of dramatic improvement.

The applicant has spent monies in improving his premises and now wishes to spend more. It's difficult to borrow money to achieve this on the basis of temporary permissions. I suggest that the granting of a permanent retention, is at this stage, in the interests of the proper planning and development of the area and would ask for the permission sought.

Yours faithfully



Fergal MacCabe

RETENTION OF FENCE AND USE OF PREMISES  
FOR MOTOR PART SALES AT GREENHILLS ROAD FOR  
MR B. CULLEN.  
LOCATION MAP 1:2500

40 Fitzsimons Place  
Dublin 2 Ireland  
Telephone (01) 762594

Architect  
and Town Planner

RECEIVED

Fergal MacCabe

B Arch DipTp MRBI MIPI

30 APR 1991

91A/0689  
Reg. Sec.

