



Neasa Hourigan TD
Leinster House
Kildare Street
Dublin 2.

06 September 2022

Re: Old Cabra Service Station premises, 87, Old Cabra Road, Dublin 7

Dear Sir/Madam,

I refer to your complaint with regard to unauthorised development at the above premises.

The Planning Enforcement Section of Dublin City Council issued An Enforcement Notice under Section 154 of the Planning and Development Acts 2000 (as amended) in respect of the above property on 01 September 2022 requiring:

Compliance in full with condition 2, 3C, 5 and 6 of Planning Register Reference 4353/17.

Condition 2 states:

“The development shall be amended as follows:

- (a) The proposed bollards along the road frontage shall be omitted and replaced with a solid wall of no higher than one metre.**
- (b) The proposed totem sign at the entrance shall be set back four metres from the public footpath and shall be externally illuminated only.**
- (c) The bin storage shall be enclosed.**
- (d) The proposed 2.4-metre-high timber fence shall be omitted and a solid wall shall be provided along the southern, eastern and western boundaries.**

Revised details showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual amenity and orderly development”.

Condition 3C states:

(c) A landscaping scheme which shall include a row of semi-mature standard trees or hedges along the southern boundary in addition to green walls.

Condition 5 states:

“All lighting shall be in accordance with a lighting scheme which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The lighting serving the site shall be directed away from adjacent housing and shall be directed and cowled such as to reduce the light scatter over adjacent houses and gardens. Positioning and design shall also ensure that no glare is caused to users of the public roads in the vicinity of the development.

Reason: In the interests of residential amenity and traffic safety”.

Condition 6 states:

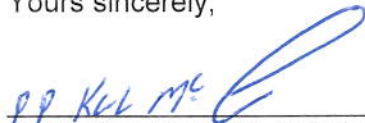
The operational hours of the forecourt lighting shall not extend beyond 2315 hours with automatic cut-off of lighting at that time.

Reason: In the interest of residential amenity.

In relation to conditions 2, 3C and 5, the notice must be complied with within the period commencing 12 September 2022 and ending 14 November 2022.

In relation to condition 6, the notice must be complied with commencing 12 September 2022 and must be complied with at all times in the future from the 12 September 2022, unless an amending permission is granted in the future to vary the hours of operation specified in condition 6.

Yours sincerely,



For Acting Planning Enforcement Manager

Ref: Karl McGovern

Tel: 222 3010

Please quote file ref: E0185/20

Email: planningenforcement@dublincity.ie