

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission
Local Government (Planning and Development) Acts, 1963-1982

To: **Gerald Cantan,**.....
 ... **84 Lr. Dodder Road,**.....
 ... **Dublin 14.**.....

 Applicant **Patrick Rafferty**.....

Decision Order
 Number and Date **PA/1999/83 ... 31/8/83**.....
 Register Reference No. **XXXXXX YA 1224**.....
 Planning Control No.
 Application Received on **1/7/83**.....

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/~~Approval~~ for:-

... **18 single bedroomed dwellings in two 2 storey blocks at Dunboden, Ballyboden Road** ..

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>1. 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.</p> <p>2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.</p> <p>3. That each proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £4,800. (four thousand, eight hundred pounds) be paid by the proposer to and 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.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts 1878-1964.</p> <p>3. To prevent unauthorised development.</p> <p>4. 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.</p>

Signed on behalf of the Dublin County Council

Contd./.....

[Signature]
For Principal Officer

Date **31st August, 1983.**.....

IMPORTANT: Turn overleaf for further information

DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Decision to Grant Permission/Approval
Local Government (Planning and Development) Acts, 1963-1982

To: **Gerald Cantan,**
.....
84 Lr. Dodder Road,
.....
Dublin 14.
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Decision Order **PA/1999/83** **31/8/83**
Number and Date
Register Reference No. **YA 1224**
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Planning Control No.
Application Received on **1/7/83**
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Applicant **Patrick Rafferty**

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/Approval for:-

18 single bedroosed dwellings in two 2 storey blocks at Dunboden, Ballyboden Road.

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
<p>5. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.</p> <p>6. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.</p> <p>7. That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the County Council.</p> <p>8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</p> <p>9. That the area shown as open space be levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.</p> <p>10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.</p>	<p>5. To protect the amenities of the area.</p> <p>6. In the interest of amenity.</p> <p>7. In the interest of amenity and public safety</p> <p>8. In the interest of the proper planning and development of the area.</p> <p>9. In the interest of the proper planning and development of the area.</p> <p>10. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p style="text-align: right;">(Contd)</p>

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

Date: **31st August, 1983.**

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CONDITIONS

REASONS FOR CONDITIONS

11. That all watermain tapings branch connections, swabbing and chlorination, be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.

11. To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development, it is considered reasonable that the Council should recoup the cost.

12. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

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

13. That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

13. In the interest of visual amenity.

14. That the developer shall construct and maintain to the Council's standard for taking in charge, all the roads, including footpaths verges, public lighting, open space, sewers, watermains or drains forming part of the development.

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

15. That all balconies at first floor level be omitted from the proposed development.

15. In the interest of amenity.

16. That apartments nos. 1 and 2 in block A and 17 and 18 in Block B be omitted from the proposed development.

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

17. That the large chestnut tree (no. 14) be retained subject to a necessary tree surgery and a report on its condition by the Parks Department of Dublin County Council.

17. In the interest of amenity.

18. That the existing trees be retained on site in accordance with the survey of existing planting submitted on Drawing No. 525/55 and that the planting scheme indicated on drawing no. 525/56, both drawings submitted 24/8/83, be completed to the satisfaction of the Parks Department of Dublin County Council. All protective fencing is to be erected to the satisfaction of the Parks Superintendent prior to the commencement of development on site.

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

Contd./.....

NOTE:

If 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 appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to 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 the decision.

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

An Bord Pleanala, Holbrook House, Holles Street, Dublin 2.
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

SEE OTHER PAGE ATTACHED

An appeal by the applicant for PERMISSION/APPROVAL should be accompanied by this form and a deposit of £10.
XXXXXXXXXXXX

Approval of the Council under Building Bye-Laws must be obtained 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.

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DUBLIN 1.

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Decision Order
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Register Reference No. **YA 1224**
Planning Control No.
Application Received on **1/7/83**

Applicant **Patrick Rafferty.**

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/Approval for:-

~~14 single bedroomed dwellings in two 2 storey blocks at Dunboden, Ballyboden Road.~~

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
19. That a financial contribution in the sum of £500. per dwelling, i.e. £7,000 (14 x 500) be paid to the County Council towards the cost of provision and development of open space in the area.	19. In the interest of the proper planning and development of the area.
20. That details of the proposed vehicular access be fully agreed with the Roads Department before development commences on site.	20. In the interest of safety and the avoidance of fire hazard.
21. That brick piers or other suitable agreed arrangement be provided at the entrance to the proposed development so as to indicate that the roadway and environs remain as private property.	21. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date..... **31st August, 1983.**

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