

# COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE YA.1220.
1. LOCATION	Balbriggan Road, Skerries.	
2. PROPOSAL	Housing development.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	1.7.1983.
	(a) Requested	Date Further Particulars (b) Received
	1. 31st Aug., 1983	1. 19th Sept., 1983
	2. ....	2. ....
4. SUBMITTED BY	Name Aiden A. O'Driscoll. Address 43, Calderwood Road, D/9	
5. APPLICANT 140	Name Mr. S. McConnell. Address 140, Howth Road, D/3	
6. DECISION	O.C.M. No. PA/2423/83	Notified 18th Nov., 1983
	Date 18th Nov., 1983	Effect To grant permission
7. GRANT	O.C.M. No.	Notified
	Date	Effect
8. APPEAL	Notified 15th Dec., 1983	Decision Permission granted by An Bord Pleanala
	Type 3rd Party	Effect 13th Dec., 1984
9. APPLICATION SECTION 26 (3)	Date of application	Decision Effect
10. COMPENSATION	Ref. in Compensation Register	
11. ENFORCEMENT	Ref. in Enforcement Register	
12. PURCHASE NOTICE		
13. REVOCATION or AMENDMENT		
14.		
15.		

Prepared by .....	Copy issued by ..... Registrar.
Checked by .....	Date .....
	Co. Accts. Receipt No .....

# DUBLIN COUNTY COUNCIL

Record of Executive Business and Manager's Orders

C. No: Proposed garage at 1, Walnut Drive, Clondalkin for Mr. G. Brennan.

Mr. Seamus O'Driscoll,  
86, Whitehall Road West,  
Perrystown,  
Dublin 12.

Reg. No. WB.1453  
Application Received 2/10/81  
Additional Inf. Recd. \_\_\_\_\_  
Floor Area 31.39m<sup>2</sup>

Report of the Dublin Planning Officer dated: 3rd November, 1981  
This application is for permission. The development proposed consists of: garage for car

The proposal is consistent with the provisions included in the Development Plan and I recommend that permission be granted subject to the following conditions:

CONDITIONS	REASONS FOR CONDITIONS
1. Subject to the conditions of this permission, that the development be carried out and completed strictly in accordance with the plans and specification lodged with the application.	1. To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. That before development commences approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
<del>3. That the entire premises be used as a single dwelling unit.</del>	<del>3. To prevent unauthorised development.</del>
3. That all external finishes harmonise in colour and texture with the existing premises.	3. In the interest of visual amenity.
4. That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such	4. To prevent unauthorised development.

SC/AL

Endorsed [Signature] for Principal Officer  
[Signature] for Dublin Planning Officer

Order:— A decision pursuant to Section 26 (1) of the Local Government (Planning and Development) Acts, 1963 and 1976 to GRANT PERMISSION for the above proposal subject to the conditions set out above is hereby made.

[Signature]  
Approved Officer

Date 10 November, 1981

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.  
Dated the 1st October, 1981

Future Print

# 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/~~PERMISSION~~

Local Government (Planning and Development) Acts, ~~1962-1982~~ 1963-1983

To A. O'Driscoll, Decision Order  
43, Calderwood Road, Number and Date PA/2423/83, 18/11/'83  
Dublin 9. Register Reference No. YA, 1220  
Planning Control No. 13518  
Application Received on 1/7/'83  
Add. Inf. Rec. 'd. 19/9/'83  
Applicant S. McConnell

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/~~PERMISSION~~ for:-

Proposed housing development at Baibriggan Road, Skerries, with access to Townparks Estate.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. That the development to be carried out in its entirety in accordance with the plans, particulars and specification lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences approval under the Building By-Laws to be obtained and all conditions of that approval to be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That <sup>each</sup> the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of <u>£59,360.</u> 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.	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.

(Contd. . . .)

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

Date 18th November, 1983.

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including maintenance until taken-in-charge by the Local Authority of roads, open space, carparks, sewers, watermains or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£60,000.**

which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the roads, open space, carparks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

(b) Lodgment with the Council of **cash sum of £40,000.** to be applied by the Council at its absolute discretion, if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specification.

Or/

(c) Lodgment with the Planning Authority of a letter of guarantee issued by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority.

and such lodgment in either case has been acknowledged in writing by the Council.

Note: When development has been completed, the Council may pursue the Bond to secure completion of the works required to bring the estate up to the standard for taking-in-charge.

5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

NOTE:

If there is no appeal to An Bord Pleanála 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 An Bord Pleanála. 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 Pleanála, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, in addition to (1) a fee of £30 (Thirty Pounds) pay to An Bord Pleanála a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

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.

# 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/Approval

Local Government (Planning and Development) Acts, ~~1963-1983~~ 1963-1983

To A. O'Driscoll,  
43, Calderwood Road,  
Dublin 9.  
Applicant S. MC Connell

Decision Order  
Number and Date PA/2423/83, 18/11/'83  
Register Reference No. YA.1220  
Planning Control No. 13518  
Application Received on 1/7/'83  
Add. Inf. Rec.'d. 19/9/'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:-

Proposed housing development at Balbriggan Road, Skerries,  
, with access to Townparks Estate.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
6. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, or other debris on adjoining roads during the course of the works.	6. To protect the amenities of the area.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	7. In the interest of amenity.
8. 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.	8. In the interest of amenity and public safety.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	9. In the interest of the proper planning and development of the area.
10. 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.	10. In the interest of the proper planning and development of the area.
11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	11. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . . .)

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

Date 18th November, 1983.

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CONDITIONS

REASONS FOR CONDITIONS

12. That all watermain tapplings, 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.
13. 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.
14. 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.
15. 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, until taken in charge by the Council.
16. The reservation line for the distributor road north of the site shall be set out, checked and agreed with the Roads Department before development commences.
17. The reservation line for Balbriggan Road to be set out on the grounds as shown on RPS 2220A, and agreed with the Roads Department. Houses to have a minimum setback of 30ft. from this reservation. A footpath to be constructed along this reservation line. Exact location to be agreed before development commences.
18. Boundary to be set back and footpath and road widening to be constructed as shown on applicants drawing AK along the improved access to the School. This is to be carried out and checked before development commences. This will require the relocation of a telegraph pole at the developers expense.
19. Applicant to construct the link road (as per alternative 2 on Drawing No. 3R) between his site and the proposed distributor road as it is proposed that this should be the main entrance to the site when the distributor road is constructed.
20. Developer to contribute £59,200. (£800. per house for 74 houses) towards the cost of the distributor road and the improvement of Balbriggan Road. This contribution to be paid prior to the commencement of development on site.

13. 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. In the interest of the proper planning and development of the area.
14. In the interest of visual amenity.
15. In the interest of the proper planning and development of the area.
16. In the interest of the proper planning and development of the area.
17. In the interest of the proper planning and development of the area.
18. In the interest of the proper planning and development of the area.
19. In the interest of the proper planning and development of the area.
20. In the interest of the proper planning and development of the area.

Cont./...

NOTE:

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An appeal against the decision may be made to An Bord Pleanála. 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 Pleanála, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, in addition to (1) pay to An Bord Pleanála a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

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.

# 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/Approval

Local Government (Planning and Development) Acts, 1963-1982

To ..... **A. O'Driscoll,** ..... Decision Order  
 ..... **43, Calderwood Road,** ..... Number and Date ... **PA/2523/83, 18/11/'83** .....  
 ..... **Dublin 9.** ..... Register Reference No. .... **YA.1220** .....  
 ..... Planning Control No. .... **13518** .....  
 Applicant ..... **S. McConnell** ..... Application Received on .... **1/7/'83** .....  
 Add. Inf. Rec.'d. **19/9/'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:-  
**Proposed housing development at Balbriggan Road, Skerries, with access to Townperks Estate.**

### SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>21. All houses to be set back a minimum of 25ft. from access roads.</p> <p>22. All works to be to Council's standards.</p> <p>23. The four central planted areas indicated on the map in the vicinity of sites 24, 25, 50 and 52 to be designated as public open space. This condition to also apply to the areas designated for screen planting at the rear of houses 1 to 16, and 25 to 37.</p> <p>24. A dwarf wall surmounted by a maintenance free unclimbable railing to a design approved by Parks Department to be erected along the boundary of the open space with the Balbriggan Road and the access road to the school. Walls 6' high capped and rendered to be erected on the south boundary of this open space.</p> <p>25. The open ditch at the western boundary of the open space adjoining sites 37 and 38 to be piped.</p> <p>26. No dumping of materials, topsoil, spoil etc., or location of site hut compounds etc. to take place on the open spaces, without the prior approval of the Parks Department.</p> <p>27. Prior to any development commencing on site, a landscape plan with full Works Specification for the open spaces and screen planting areas, including grading, cultivation, land drainage, topsoil, seeding, tree and shrub planting, temporary protective fencing, paths, hard surfaces, and maintenance until taken-in-charge.</p>	<p>21. In the interest of the proper planning and development of the area.</p> <p>22. In the interest of the proper planning and development of the area.</p> <p>23. In the interest of the proper planning and development of the area.</p> <p>24. In order to comply with the requirements of the Parks Department.</p> <p>25. In the interest of the proper planning and development of the area.</p> <p>26. In the interest of the proper planning and development of the area.</p> <p>27. In the interest of the proper planning and development of the area.</p>

Signed on behalf of the Dublin County Council

For Principal Officer

Date.....18th November, 1983.

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

27 Cont..

These works to be undertaken ~~will~~ in accordance with the Draft Landscape Standards for Open Space a copy of which is available from the Parks Department.

Or/..

The open spaces to be fenced and dedicated prior to any development commencing on site, together with a contribution of £300. per approved house site, to be lodged with the County Council prior to commencement of development.

*h*

NOTE:

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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.



YA 1220

31st August, 1983.

A. O'Driscoll,  
43, Calderwood Road,  
Dublin 9.

RE: Proposed housing development at Balbriggan Road, Skerries for  
S. McConnell.

Dear Sir,

With reference to your planning application received here on 1st July, 1983, in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1982, the following additional information must be submitted in quadruplicate:-

1. Applicant to submit details of how rear garden depths in accordance with the requirements of the Development Plan can be complied with.
2. Applicant to clarify how he can provide bedroom sizes in accordance with the minimum requirements set out by the Department of <sup>The</sup> Environment (Applicant is advised that bedroom no. 3, shows a considerable deficiency in floor area).
3. Applicant must submit the levels of foul sewer sections in ordnance datum. Details of the back drop manholes are to be supplied, ~~in~~ ~~the~~ together with the method of supporting and protection of the sewer in filled areas.
4. As there is inadequate capacity in the public surface water system the applicant should consider the possibility of drainage directly to the sea and if doing so should consult with the Area Roads Engineer. When submitting details of the above, levels must be given in ordnance datum. Details of the back drop manholes are to be supplied, together with the method of supporting and protection of sewers in filled areas, also details of disposal of subsoil water from any drains used to stabilise the filled areas.

(Cont.....)

Reg. Ref. No. YA 1220.

5. Applicant is to consult with the Roads Department before submitting a map showing the land to be made available for the improvement of the access to the community school. (By condition no. 6, of Order No. PA/959/83, applicant was to so consult before lodging a detailed application).
  6. Applicant to show public open space in accordance with the requirements of the Development Plan.
  7. Applicant to discuss details of the provision of a car parking area with Roads Department before submitting further information in this regard.
  8. Applicant to show clearly his southern boundary in relation to the double ditch together with a written agreement with the school authorities and/or any third party in relation to the ownership treatment, and future maintenance of this area.
  9. The line of the local distributor road along the north of the site does not co-incide with that shown on the outline permission to the north (Reg. Ref. WA 1421). Applicant to submit detailed maps, levels and written agreement with the owner to the north and with Roads Department in relation to the precise line of the distributor road, treatment of its boundaries, and proposals for its construction.
  10. In furnishing the reply to no. 9, above, applicant must pay particular attention to the elongated triangle of land between his northern boundary and the southern boundary of outline application WA 1421 and submit adequate details of all necessary agreements relative to this area.
  11. In furnishing the reply to no. 9 above, applicant must pay attention to the location of house boundaries relative to the boundary of the distributor road and indicate the relative levels of the distributor road, rear boundaries of houses and levels of the houses themselves.
  12. Design and layout of the access roads to be discussed with Roads Department prior to the submission of further information.
  13. Applicant to publish and submit a new public notice in the following terms:-  
"Co. Dublin & Permission for housing development is being sought at Balbriggan Road, Skerries with access to Townsparks Estate for S. McConnell.
- Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,



for Principal Officer.