

COMHAIRLE CHONTAE ÁTHA CLIATH

S

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE YA.1059.
1. LOCATION	Newtown Park, Main Road, Tallaght.		
2. PROPOSAL	4 terraced houses.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	27.5.1983.	1. 26th July, 1983 1. 10th Aug., 1983 2.
4. SUBMITTED BY	Name Mr. G. Norton. Address 4, Newtown Park, Tallaght.		
5. APPLICANT	Name Mr. C. Cosgrave. Address 5 Newtown Park, Tallaght.		
6. DECISION	O.C.M. No. PA/2207/83 Date 7th Oct., 1983	Notified 7th Oct., 1983 Effect To grant permission	
7. GRANT	O.C.M. No. PBD/658/83 Date 23rd Nov., 1983	Notified 23rd Nov., 1983 Effect Permission granted	
8. APPEAL	Notified Type	Decision Effect	
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

P B C / 6 5 8 / 8 3

GRANT OF PERMISSION

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

Tel. 724755 (ext. 262/264)

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

To **Mr. C. Cosgrave**,
.....
5, Newtown Park,
.....
Tallaght,
.....
Co. Dublin.....

Decision Order
Number and Date **PA/2207/83, 7/10/'83**

Register Reference No. **YA.1059**

Planning Control No.

Application Received on **27/5/'83**
Add. Inf. Rec.'d. **10/8/'83**

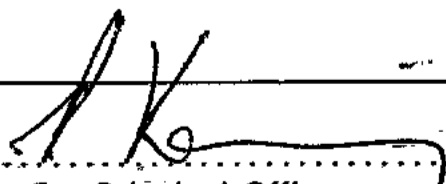
Applicant **Charles Cosgrave**

A PERMISSION / ~~APPROVAL~~ has been granted for the development described below subject to the undermentioned conditions.

.3/4 terraced houses at Newtown Park, Tallaght.

CONDITIONS	REASONS FOR CONDITIONS
<p>1. That 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 to be obtained and all conditions of that approval to be observed in the development.</p> <p>3. That the proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £2,000. 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 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


For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **23 NOV 1983**

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

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 £2,000. (two thousand pounds)

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 of £2,000. 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.

That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining lands during the course of the works.

That all public services to the proposed development including electrical, telephone cables and equipment located underground throughout the entire site.

That no dwelling house be occupied until all the services have been connected thereto and are operational.

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

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.

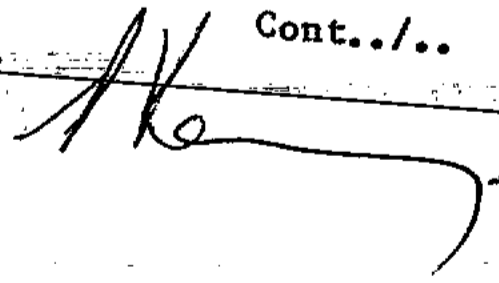
6. To protect the amenities of the area.

7. In the interest of amenity.

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

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

Cont.../..



701820/709

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 £2,000. (two thousand pounds)

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 of £2,000. 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.

6. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining lands during the course of the works.

7. That all public services to the proposed development including electrical, telephone cables and equipment be located underground throughout the entire site.

8. That no dwelling house be occupied until all the services have been connected thereto and are operational

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

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.

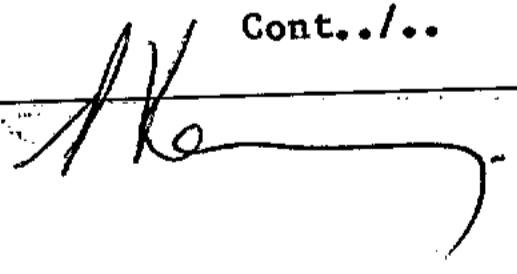
6. To protect the amenities of the area.

7. In the interest of amenity.

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

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

Cont.../..



DUBLIN COUNTY COUNCIL

P B D / 6 5 8 / 8 3

GRANT OF PERMISSION

Tel. 724755 (ext. 262/264)

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

Notification of Grant of Permission/Approval

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

To ... **George D. Norton** Decision Order
 **4 Newtown Park,** Number and Date **PA/2207/83** ... **7/10/83**
 **Tallaght,** Register Reference No. **YA 1059**
 **Co. Dublin.** Planning Control No.
 Applicant **Charles Cosgrave** Application Received on ... **27/5/83**
 Add. Info. Rec: **10/8/83**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

..... **3/4 terrace houses at Newtown Park, Tallaght.**

CONDITIONS	REASONS FOR CONDITIONS
<p>10. 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.</p> <p>11. 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.</p> <p>12. That all housesites must have a minimum rear garden depth of 35ft. and front garden depth of 25ft.</p> <p>13. That all external finishes, including roof tiles, harmonise in colour and texture with adjacent dwellings along the street.</p> <p>14. That kerbs and footpaths at the entrance to each site are to be dished at the applicants own expense and to the satisfaction of the Road Maintenance Section of the Council.</p> <p>15. That a financial contribution in the sum of £1000. per house be paid by the proposer to the Council towards the provision and development of open space in the area which facilitates this development. This contribution to be paid prior to commencement of development on the site.</p>	<p>10. To comply with public health requirements and to ensure adequate standards of workmanship. As the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.</p> <p>11. In the interest of the proper planning and development of the area.</p> <p>12. In the interest of the proper planning and development of the area.</p> <p>13. In the interest of the proper planning and development of the area.</p> <p>14. In order to comply with the requirements of the Roads Department.</p> <p>15. In the interest of the proper planning and development of the area.</p>

For Principal Officer

Date **23 NOV 1983**

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

YA.1059

26th July, 1983.

Mr. C. Cosgrave,
5, Newtown Park,
Tallaght,
Co. Dublin.

Re: P.C. No. 9784: Proposed 3/4 terraced houses at Newtown Park,
Tallaght for Mr. Charles Cosgrave.


Dear Sir,

With reference to your planning application received here on 27/5/'83 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. The applicants revised proposals for a house type which is compatible in design terms with existing houses in Newtown Park. The applicant is advised to consult with the Planning Authority prior to the submission of the above information.
2. As the surface water drainage system is unacceptable, the applicant is to submit an alternative acceptable proposal following consultation with the Sanitary Services Department of the Council.
3. Clarification that a minimum rear garden depth of 35ft. can be provided/in this development in accordance with the County Development Plan requirements.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,



for Principal Officer