

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.877.
1. LOCATION	lands adjoining "Corrybeg", Tallaght Rd., Templeogue, D/12.	
2. PROPOSAL	12 detached 2 storey houses.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	(a) Requested	Date Further Particulars (b) Received
	A.	8th April, 1983.
	1.	1.
	2.	2.
4. SUBMITTED BY	Name Fitzgerald Selby and Sugars Associates, Address 15, Belgrave Mews, Belgrave Sq., Rathmines, D/6.	
5. APPLICANT	Name Mr. & Mrs. I. Pratt. Address "Corrybeg", Templeogue.	
6. DECISION	O.C.M. No. PA/1459/83	Notified 3rd June, 1983.
	Date 3rd June, 1983	Effect To grant permission
7. GRANT	O.C.M. No. PBD/326/83	Notified 20th July, 1983
	Date 20th July, 1983	Effect Permission granted
8. APPEAL	Notified	Decision
	Type	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

PBD / 326 / 83

Tel. 724755(Ext. 262/264)

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

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963 & 1976 ~~1963-1982~~ **1963-1982**

To: Fitzgerald, Solby, & Sugars Assoc.
15 Belgrave Square, ^{How's} Belgem Square
Rathmines,
Dublin 6.
Applicant Mr. & Mrs. I. Pratt

Decision Order
Number and Date PA/1459/83 3/6/83
Register Reference No. YA 877
Planning Control No. _____
Application Received on 8/4/83

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
erection of 12 detached 2 storey houses at 4 lands adjoining Corrybeg, Tallaght
Road, Templeogue, Dublin 12

CONDITIONS

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.
- 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.
3. That ^{each} the proposed house be used as a single dwelling unit.
- 4 That a financial contribution in the sum of **£18,000.** 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 of development on the site.

REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 3 To prevent unauthorised development.
- 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: **20 JUL 1983**

IMPORTANT: Turn overleaf for further information.

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 **£15,000 (fifteen 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) Lodgement with the Council of **Cash of £10,000.** 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/

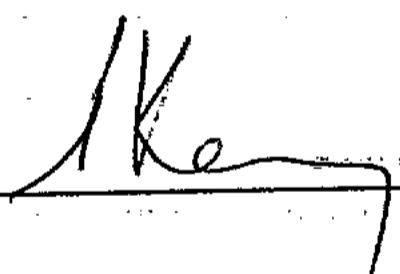
(c) Lodgement with the Planning Authority of a letter of guarantee issued by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority.

and such lodgement 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.

(Contd. ...)



CONDITIONS

REASONS FOR CONDITIONS

11. 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.

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, until taken in charge by the Council.

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

15. Before any development works commence on the site the lands shown outlined in green on Drg. No. 010, dated April, 1981, scale 1:1000, submitted to the Council on the 8/4/81, are to be dedicated to the Council as outlined in the draft deed of dedication submitted to the Council in May 1983. This area is ~~X~~ to be fenced off and protected from site development and not to be used for the storage of ~~spite~~ spoil, builders materials etc.

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

16. That the main estate access road junction with the existing Tallaght Road be in accordance with the requirements of the County Council. The housing access road is to be constructed to the normal Council standards with adequate vision splays. The existing access to "Corrybeg" is to be colsed off and new access to be provided from the new housing extate road.

16. In the interest of safety.

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LOWER ABBEY STREET
DUBLIN 1

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

To: **Fitzgerald, Selby & Sugars Assocs.,**
15 Belgrave Square,
Rathmines,
Dublin 6.

Decision Order Number and Date **PA/1459/83 3/6/83**
Register Reference No. **YA 877**
Planning Control No.
Application Received on **8/4/83**

Applicant **Mr. & Mrs. I. Pratt.**

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

erection of 12 detached 2 storey houses at lands adjoining Corrybeg, Tallaght Road, Templeogue, Dublin 12.

CONDITIONS	REASONS FOR CONDITIONS
<p>6. 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>7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.</p> <p>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.</p> <p>9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</p> <p>That the contractor shall be liable to provide and maintain access to the public roads at all times.</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>6. To protect the amenities of the area.</p> <p>7. In the interest of amenity.</p> <p>8. In the interest of amenity and public safety</p> <p>9. In the interest of the proper planning and development of the area.</p> <p>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

IMPORTANT: Turn overleaf for further information.

Date: **20 JUL 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

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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.

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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, until taken in charge by the Council.

15. Before any development works commence on the site the lands shown outlined in green on Drg. No. 010, dated April, 1981, scale 1:1000, submitted to the Council on the 8/4/81, are to be dedicated to the Council as outlined in the draft deed of dedication submitted to the Council in May 1983. This area is ~~to~~ to be fenced off and protected from site development and not to be used for the storage of ~~any~~ spoil, builders materials etc.

16. That the main estate access road junction with the existing Tallaght Road be in accordance with the requirements of the County Council. The housing access road is to be constructed to the normal Council standards with adequate vision splays. The existing access to "Corrybeg" is to be closed off and new access to be provided from the new housing estate road.

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

13 In the interest of visual amenity.

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

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

16. In the interest of safety.

AKe Contd./.....

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To: **Fitzgerald, Selby & Sugars Assocs.,**
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Decision Order **PA/1459/83** **3/6/83**
Number and Date
Register Reference No. **YA 877**
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Applicant **Mr. & Mrs. I Pratt**

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

erection of 12 detached 2 storey houses at lands adjoining Corrybeg, Tallaght,
..Road, Templeogue.

CONDITIONS

REASONS FOR CONDITIONS

- 17. A 2.5m. high boundary wall in block work or similar durable materials, capped and rendered on the side facing the open space is to be provided at the southern boundary of the site alongside site No. 1.
- 18. A 2.5m. high boundary wall in block work or similar durable materials, rendered and capped to the satisfaction of the County Council is to be erected at the eastern boundary of the site where it adjoins the "Ladywell" property boundary.
- 19. The boundary with the cul-de-sac to be defined by the erection of a low wall and railings to a specification to be agreed with the Parks Superintendent, with pedestrian provision.
- 20. That the necessary rights-of-way and service access be provided to the main open space area proposed at the southern end of the proposed new housing estate access road.

- 17. In the interest of amenity.
- 18. In the interest of amenity.
- 19. In order to comply with the requirements of the Parks Department
- 20. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

20 JUL 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.

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