

# 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.466.															
1. LOCATION	Palmerstown Upper, Palmerstown.																
2. PROPOSAL	Housing layout plans to include change of house plan and 82 houses.																
3. TYPE & DATE OF APPLICATION	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">TYPE</th> <th style="width: 20%;">Date Received</th> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <td></td> <td></td> <th style="width: 15%;">(a) Requested</th> <th style="width: 15%;">(b) Received</th> </tr> <tr> <td style="text-align: center;">P</td> <td style="text-align: center;">4.3.1983.</td> <td>1. ....</td> <td>1. ....</td> </tr> <tr> <td></td> <td></td> <td>2. ....</td> <td>2. ....</td> </tr> </table>	TYPE	Date Received	Date Further Particulars				(a) Requested	(b) Received	P	4.3.1983.	1. ....	1. ....			2. ....	2. ....
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4. SUBMITTED BY	Name Farrell Homes Ltd. Address 15a Clyde Rd., Ballsbridge, D/4.																
5. APPLICANT	Name AS ABOVE. Address																
6. DECISION	O.C.M. No. PA/1031/83 Date 3rd May, 1983	Notified 3rd May, 1983 Effect To grant permission															
7. GRANT	O.C.M. No. PBD/224/83 Date 20th June, 1983	Notified 20th June, 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																	
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Prepared by .....	Copy issued by ..... Registrar.																
Checked by .....	Date .....																
	Co. Accts. Receipt No .....																

# 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.466.
1. LOCATION	Palmerstown Upper, Palmerstown.	
2. PROPOSAL	Housing layout plans to include change of house plan and 82 houses.	
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Prepared by .....

Checked by .....

Copy issued by ..... Registrar.

Date .....

Co. Accts. Receipt No .....

YA 466

Tiernan Homes Ltd.,  
15a Clyde Road,  
Ballisbridge,  
Dublin 4.

18th September, 1984.

Re: Minor modifications to already approved housing layout plans (G1758) to include change of house plan and 82 houses at Palmerstown Upper, Palmerstown for Farrell Homes Limited.

Dear Sirs,

I refer to your submission received on 20th July, 1984, to comply with conditions 22 and 23 of decision to grant permission by Order No. PA/1031/83 dated 3rd May, 1983, in connection with the above.

In this regard, I wish to inform you that the submission is satisfactory in compliance with condition nos. 22 and 23 of Order No. PA/1031/83, (YA 466); conditions 24 and 22 of Order No. PA/2136/83 (YA 1338) and condition No. 23 of Order No. PA/594/83 (XA 2345) provided that all planting etc., works are to be completed by March 1985 and maintained to the satisfaction of the Planning Authority until taken in charge by the County Council.

Yours faithfully

  
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for Principal Officer.

Tiernan Homes Ltd.,  
15A Clyde Road,  
Ballsbridge,  
Dublin 4.

YA 466

27th June, 1984.

**Re: Proposed minor modifications to already approved housing layout plans under County Council Reg. Ref. G 1758 to include change of house plan and 82 houses at Palmerstown Upper, Palmerstown for Farrell Homes Ltd.**

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Dear Sir,

I refer to your submission received on 27th April, 1984, to comply with conditions No's 22 and 23 of decision to grant permission by Order No. PA/1031/83, dated 3/5/83, in connection with the above.

In this regard, I wish to inform you that the proposals submitted on 27th April, 1984, in compliance with Conditions nos. 22 and 23 of YA 466 are not satisfactory. Applicant to submit proposals in accordance with Parks Department's Specifications.

Yours faithfully,

  

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for Principal Officer

YA 466

20th July, 1983.

Tiernan Homes Ltd.,  
15a Clyde Road,  
Ballsbridge,  
DUBLIN 4.

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RE: Proposed minor modifications to already approved housing layout plans under County Council Reg. Ref. G1758 to include change of house plan and 82 houses at Palmerstown Upper, Palmerstown, for Farrell Homes Ltd.+

Dear Sir,

I refer to your submission received here on 30th May, 1983, to comply with condition 24 of decision to grant permission by Order No. PA/1031/83 dated 3rd May, 1983 in connection with the above.

In this regard you are advised that the submission is acceptable as compliance with Condition 24 provided that the windows of any houses within 100ft. of the Palmerstown/Ballydowd Road Reservation to be double glazed.

Your attention is drawn to Condition 18 of the relevant grant of permission. This condition states "That the open space be fenced off and protected from site development works and not used for the storage of spoil, building materials etc. In this regard, existing building materials on the said open space are to be removed forthwith." At present the development is being carried out in contravention of this condition and this condition should be complied with immediately.

NOTE: This notification of compliance with Condition 24 does not relate to houses 1-9 (odd nos.) on Road 3 on Drawing J/39/1a. A separate planning application would be required in relation to these houses.

Yours faithfully,

  

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for Principal Officer.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PBD/224/83

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

**GRANT OF  
PERMISSION**

**Notification of Grant of Permission/Approval**

**Local Government (Planning and Development) Acts, ~~1963-1993~~ 1963-1982**

To.....Farrell Homes Ltd.,.....  
.....15A. Clyde Road,.....  
.....Ballsbridge,.....  
.....Dublin 4.....  
Applicant.....Farrell Homes Ltd.....

Decision Order  
Number and Date.....PA/1031/83.....3/5/83.....  
Register Reference No.....YA.466.....  
Planning Control No.....  
Application Received on.....4/3/83.....

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

....Proposed minor modifications to already approved housing layout plans under County....  
....Council Reg. Ref. G.1758 to include change of house plan and 82 houses at Palmerstown  
Upper, Palmerstown for Farrell Homes Ltd.....

CONDITIONS	REASONS FOR CONDITIONS
18. That the open space be fenced off and protected from site development works and not used for the storage of spoil, building materials etc. In this regard, existing building materials on the said open space are to be removed forthwith.	18. In the interest of amenity.
19. That each house have a minimum front building line of 25ft and rear garden of 35ft.	19. In the interest of the proper planning and development of the area.
20. That a minimum of 7ft.6ins. be provided between each house or pair of houses.	20. In the interest of the proper planning and development of the area.
21. That a 2m. boundary wall, suitably capped and finished be provided in the following locations:- (a) along the southern boundary of Site 1, Road 1 where it adjoins public open space; (b) and in the locations shown on the layout plan submitted with the application, where screen walls are indicated. (c) All necessary locations to screen rear gardens from public view.	21. In the interest of residential amenity.
22. That either a detailed landscape plan with full works specification to be submitted and agreed with the Parks Superintendent prior to the commencement of site works to include - regrading, topsoiling, seeding, tree and shrub	22. In the interest of the proper planning and development of the area.

Contd./...

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

Date.....20 June 1986.....

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.

22. Contd./...

planting, street tree planting, piping of waterfilled ditches etc., and, as the open space adjoins a National Primary Route that a detailed landscape plan be submitted in relation to the Noise Setback Zone, so as to ensure that an adequate vegetation barrier will be provided to ameliorate noise and pollution from the adjoining road network.

Or/.....

A financial contribution of £300. per house to be provided towards open space development and to be lodged on a phased basis with the development levy.

23. That one standard size tree be planted in the road side verge in front of every house.

24. Houses on sites 2 to 34 even nos. Road 2 to be omitted as shown. A revised layout of housing in the area of these sites and the open space to be submitted for agreement with the Planning Authority in order to provide for a more satisfactory located area of public open space.

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

24. To ensure a satisfactory standard of development.

# DUBLIN COUNTY COUNCIL

**GRANT OF PERMISSION**

Tel. 724755 (ext. 262/264)

PBD/224/83

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 Farrell Homes Ltd., Decision Order  
15A Clyde Road, Number and Date PA/1031/83 3/5/83  
Ballsbridge, Register Reference No. YA.466  
Dublin 4. Planning Control No.   
Application Received on 4/3/83  
Applicant Farrell Homes Ltd.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.  
.. Proposed minor modifications to already approved housing layout plans under County  
.. Council Reg. Ref. G.1758, to include change of house plan and 82 houses at Palmerstown

Upper, Palmerstown for Farrell Homes Ltd.  
SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
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.	5. To protect the amenities of the area.
6. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	6. In the interest of amenity.
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.	7. In the interest of amenity and public safety.
8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	8. In the interest of the proper planning and development of the area.
<del>That the area shown as open space be levelled, sited, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.</del>	<del>In the interest of the proper planning and development of the area.</del>
9. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	9. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . . .)

Signed on behalf of the Dublin County Council

For Principal Officer

**IMPORTANT:** Turn overleaf for further information

Date 20 June 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
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.	10. 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.
11. 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.	11. In the interest of the proper planning and development of the area.
x 12. That screen walls in brick 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. In this regard the rear gardens of existing houses on "The Coppice" must be provided with screen walls to screen rear gardens from public view.	12. In the interest of visual amenity.
13. 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.	13. In the interest of the proper planning and development of the area.
14. That no building be erected within 100ft. of the road reservation for the Western Parkway Motorway.	14. In the interest of the proper planning and development of the area.
15. That all roads within the development be constructed to Roads Departments standards.	15. In order to comply with the requirements of the Roads Dpt.
16. In relation to foul and surface water drainage proposals, that the sewer layout and acceptable watermain be agreed with the Sanitary Services Department, suitable way leaves/to be provided for all sewers which are not located in public property. Evidence of such wayleaves to be submitted to the Sanitary Services Department before commencement of construction of any houses.	16. In order to comply with the Sanitary Services Acts 1878-1964. layout
17. The final outfall to existing 450mm surface water sewer be upsized to 300mm as the 225mm surface water sewer is not capable of dealing with the flows from this site.	17. In order to comply with the Sanitary Services Acts 1878-1964.

Contd./...

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PBD/224/83

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

**GRANT OF  
PERMISSION**

Notification of Grant of Permission/~~Approval~~

Local Government (Planning and Development) Acts, ~~1963-1982~~ 1963-1987

To Farrell Homes Ltd., Decision Order  
15A. Clyde Road, Number and Date PA/1031/83 3/5/83  
Ballsbridge, Register Reference No. YA.466  
Dublin 4. Planning Control No. ....  
Application Received on 4/3/83  
Applicant Farrell Homes Ltd.

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

Proposed minor modifications to already approved housing layout plans under  
County Council Reg. Ref. G1758, to include change of house plan and 82 houses at  
Palmerstown Upper, Palmerstown for Farrell Homes Ltd.

CONDITIONS	REASONS FOR 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.	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 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 each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £48,650.00 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.

Cont../.

Signed on behalf of the Dublin County Council .....

For Principal Officer.

Date.....20 June 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.

Form A1—Future Print Ltd.