

COMHAIRLE CHONTAE ÁTHA CLIATH

9

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA 203.
1. LOCATION	Palmerstown Upper.	
2. PROPOSAL	30 Houses.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	9.2.1983.
		Date Further Particulars
		(a) Requested
		(b) Received
		1.
		2.
4. SUBMITTED BY	Name Turlough O'Donnell Associates. Address 33, Fitzwilliam Place, D/2.	
5. APPLICANT	Name Highpoint Builders. Address C/o Turlough O'Donnell Associates.	
6. DECISION	O.C.M. No. PA/775/83	Notified 8th April, 1983
	Date 8th April, 1983	Effect To grant permission
7. GRANT	O.C.M. No. PBD/189/83	Notified 25th May, 1983
	Date 25th May, 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

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

PA/775/83, 8/4/83

Tel. 724755 (Ext. 262/264)

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

XXXXXX

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

To: **Turlough O'Donnell,**
.....
33, Fitzwilliam Place,
.....
Dublin 2.
.....

Decision Order **PA/775/83, 8/4/83**
Number and Date

Register Reference No. **YA.203**
.....

Planning Control No.
Application Received on **9/2/83**
.....

Applicant **Highpoint Builders**
.....

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

Proposed 30 houses at Palmerstown Upper
.....
.....

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 other conditions attached hereto.
2. That before development commences, approval under the Building Bye Laws be obtained, and all conditions of that approval be observed in the development.
3. That each proposed house be used as a single dwelling unit.
4. That the arrangements made for the payment of a financial contribution of £11,040. be strictly adhered to.
5. That the arrangements made for the lodgement of security for the development i.e. Insurance Company Bond of £24,000. or alternative cash lodgement of £15,000. be strictly adhered to.

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.
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.

Cont../..

Signed on behalf of the Dublin County Council:

for Principal Officer

25 MAY 1983

Date:

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.

FUTURE PRINT

DUBLIN COUNTY COUNCIL

P/1.8.9/83

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 & 1978~~ 1963-1982

To: **Turlough O'Donnell,**
33 Fitzwilliam Place,
DUBLIN 2.

Decision Order
Number and Date ... **PA/775/83** ... **8.4.83**

Register Reference No. ... **YA 203**

Planning Control No.

Application Received on ... **9.2.83**

Applicant **Highpoint Builders.**

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

30 houses at Palmerstown Upper.

CONDITIONS	REASONS FOR CONDITIONS
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.	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:

[Signature]

for Principal Officer

Date:

25 MAY 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

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.

12. 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.

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

14. In the interest of visual amenity.

DUBLIN COUNTY COUNCIL

P4P/1.8.9/83

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, 1963-1982

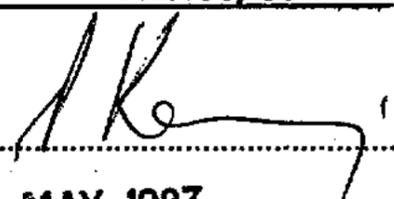
<p>To: Turlough O'Donnell, 33, Fitzwilliam Place, Dublin 2.</p> <p>Applicant Highpoint Builders</p>	<p>Decision Order PA/775/83, 8/4/83 Number and Date</p> <p>Register Reference No. YA.203</p> <p>Planning Control No.</p> <p>Application Received on 8/2/83</p>
---	--

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

Proposed 30 houses at Palmerstown Upper.

CONDITIONS	REASONS FOR CONDITIONS
<p>15. That 7ft. 6ins. be provided between each separate dwelling with the exception of houses on sites 1 - 8 where garages are proposed at the side of houses.</p> <p>16. That the houses be provided with a minimum front garden of 25ft. and rear garden of 35ft.</p> <p>17. The reservation for the Palmerstown By-Pass as shown on RPS 1334 to be set out on site by applicant and checked by the Roads Department before commencement of development.</p> <p>18. A safe access with 300ft. vision splays in each direction from a 15ft. setback to be provided. Kerb radii to be 35ft. The internal road to be to appropriate County Council standard.</p> <p>19. The proposed development to be phased taking cognizance of the availability of foul sewers in the area.</p> <p>20. That the arrangements made for the payment of a contribution of £180. per house toward s open space development be strictly adhered to.</p> <p>21. Land in applicants ownership required for the Palmerstown By-Pass to be left free of development and made available to the Council when required.</p> <p>22. That provision be made for the possible future extension of the access road to the southern boundary of applicants property.</p>	<p>15. In the interest of the proper planning and development of the area</p> <p>16. In the interest of the proper planning and development of the area.</p> <p>17. In the interest of the proper planning and development of the area</p> <p>18. In the interest of safety.</p> <p>19. In the interest of the proper planning and development of the area</p> <p>20. In the interest of the proper planning and development of the area</p> <p>21. In the interest of the proper planning and development of the area</p> <p>22. To ensure the proper planning and development of the area.</p> <p style="text-align: right;">Cont../..</p>

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


 for Principal Officer
 Date: **25 MAY 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.

23. In relation to surface water drainage the ditch along the western boundary extends northwards from Manhole W4B to the road. Any outfall into this ditch must be exposed at the road side and piped to manhole W4B². A secondary land drain to be laid in the same trench as the surface water drain and tapped into the surface water manholes. A garage is indicated over the ditch along the west of the site and adequate protection must be given to the pipe. The gardens of sites 25-30 to be shortened to permit access to the surface water sewer. This land to be incorporated into the public open space. Details of the above matters to be agreed with Sanitary Services² Department.

24. The new 15" surface water sewer on the Dublin-Leixlip road to which the applicant proposes a connection has not yet been constructed. In the event of the applicant proceeding with this development in advance of the construction of this sewer then alternative means of disposal of surface water to the satisfaction of the Sanitary Services Department to be provided. The proposed ~~must~~ connection to the 15" surface water sewer to be soffit to soffit.

25. In relation to water supply the applicant to consult with the Area Engineer, Sanitary Services Department, Water Section prior to the commencement of development.

26. In relation to surface water drainage that the applicant accept and pipe any flow emanating from the property to the west of this site.

23. In order to comply with the requirements of the Sanitary Services Department.

24. In order to comply with the requirements of the Sanitary Services Department.

25. In order to comply with the requirements of the Sanitary Services Department.

26. In order to comply with the Sanitary Services Acts, 1878-1964¹

