

COMHAIRLE CHONTAE ÁTHA CLIATH S

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA 109.
1. LOCATION	Lucan Road, Palmerstown.	
2. PROPOSAL	287 2-storey dwellings & ancillary site dev. works on 28½ acre site approx.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	(a) Requested	Date Further Particulars (b) Received
	P.....	28/1/1983.....
	1.	1.
	2.	2.
4. SUBMITTED BY	Name O'Malley & Bergin, Address 33, Fitzwilliam Place, D/2.	
5. APPLICANT	Name Grove Developments Limited. Address C/o O'Malley & Bergin.	
6. DECISION	O.C.M. No. PA/815/83	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	Copy issued by	Registrar.
Checked by	Date	
	Co. Accts. Receipt No	

DUBLIN COUNTY COUNCIL

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

Tel. 724755(Ext. 262/264)

P27 18 2 / 83

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

To: O'Malley & Bergan,
33 Fitzwilliam Place,
Dublin 2.

Decision Order
Number and Date PA/815/83 8/4/83
Register Reference No. YA 109
Planning Control No. _____
Application Received on 28/1/83
Material Contravention Notice: 11/2/83.

Applicant Grove Developments Ltd.

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

housing development on 28½ acre site at Lucan Road, Palmerstown.

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.
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 the proposed house be used as a single dwelling unit.
4. That a financial contribution in the sum of ~~XXXXX~~ **£114,800.** 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.

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
25 MAY 1983

IMPORTANT: Turn overleaf for further information.

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.

£120,000. (one hundred
and twenty thousand pounds.)

Cash of £55,000.

DUBLIN COUNTY COUNCIL

1.8.9 / 83

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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

To: **O'Malley & Bergin,** Decision Order Number and Date **PA/815/83 8/4/83**
33 Fitzwilliam Place, Register Reference No. **YA 109**
Dublin 2, Planning Control No. _____
 Applicant **Grove Developments Ltd.** Application Received on **28/1/83**
Mat. Cont. Not. 11/2/83

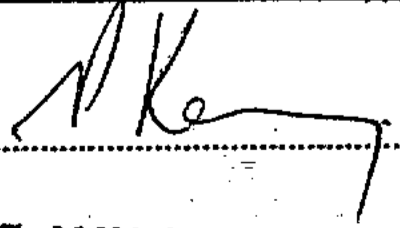
A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

housing development on 28½ acre site at Lucan Road, Palmerstown.

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>6. To protect the amenities of the area.</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>7. In the interest of amenity.</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>8. In the interest of amenity and public safety</p>
<p>9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</p> <p>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.</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. 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>10. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p>

(Contd)

Signed on behalf of the Dublin County Council: _____
 for Principal Officer



IMPORTANT: Turn overleaf for further information.

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.

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.
- 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.
- 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.
14. That the development be phased to take account of the availability of foul sewer facilities to serve the development. In this ~~xxx~~ respect the construction of the 1st 142 houses to coincide with the completion of the Quarryvale Pumping System, i.e. no work is to be started on the dwellings, before work has commenced on the pump house and no house is to be occupied before the commissioning of the ~~xxx~~ pump house. Work can commence on the remainder of the dwellings on completion of the Greater Dublin Drainage Scheme, provided that the ~~xx~~ Quarryvale pumphouse ~~x~~ has also been completed. (The earliest date for completion of the pumphouse is August 1983 and of the Greater Dublin Drainage Scheme early 1984.)
15. That the ~~x~~ proposed foul sewer system upsized to cater for upstream flows. Details to be agreed with Sanitary Services Department.
16. That the ~~xxx~~ foul sewer be extended to the site boundaries as required by Sanitary Services Engineer. Wayleave associated with the rising mains should be transferred into public ownership as open space. No house is to be constructed within 5m of sewers.

- 14 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.
- 14 in the interest of the proper planning and development of the area.
- 14 in the interest of visual amenity.
14. In the interest of the proper planning and development of the area.
15. In order to comply with the Sanitary Services Departments requirements.
16. In order to comply with the requirements of the Sanitary Services Department.

Contd./.....

PM 1.8.2 / 83

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

To: **O'Malley & Bergin**
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33 Fitzwilliam Place,
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Dublin 2.
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Decision Order **PA/815/83** **8/4/83**
Number and Date
YA 109
Register Reference No.
.....
Planning Control No.
.....
Application Received on **28/1/83**.....

Applicant **Grove Developments Ltd.**
.....

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

~~housing development on 28 1/2 acres at site at Lucan Road, Palmerstown.~~

CONDITIONS	REASONS FOR CONDITIONS
<p>17. In relation to surface water drainage that the system be upsized and extended as required by Sanitary Services Engineer.</p> <p>18. That the applicant treat the existing open surface water ditches which bound the site and which pass through the site, in a satisfactory manner. Details to be agreed with Sanitary Services Department.</p> <p>19. A financial contribution of £300. per house i.e. £85,200) be paid by the applicant to the County Council towards the cost of development of public open space in the area. This sum to include the cost of developing the open space attached to the development. In this regard the public open space lands to be ceded to the Council prior to commencement of development.</p> <p>20. That the areas of public open space be fenced off and protected during development x works on the site. These areas shall not be used for the storage of building materials, soil rubble etc.</p> <p>21. That access to the site shall be via the 2 access roads indicated as road ABDE and at point C on the 1:2500 map submitted to the Planning Authority on 29/3/83, No development to take place on this site until access road ABDE has been constructed to Roads Departments Standards. A further planning application will be required for this road.</p>	<p>17. In order to comply with the requirements of the Sanitary Services Department.</p> <p>18. In order to comply with the requirements of the Sanitary Services xxx Department.</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 order to comply with the requirements of the Roads Department.</p>

Contd./.....

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.

FUTURE PRINT

22. The development to be linked to the adjoining road to be provided by Dublin Corporation at the south west of the site. In this regard houses 287, 288 and 289 to be omitted from this development so as to allow the necessary flexibility of design to provide this roadway ~~we~~ without adversely affecting the area of public open space being provided to the south.

23. That a further financial contribution of £100,000. be paid to Dublin County Council as a contribution towards the improvement of the road network in the area. This contribution to be over and above any cost involved to providing access to the site. This contribution to be paid prior to commencement of development.

24. That a further development levy of £4,500. per acre (i.e. £129,150) (one hundred and twenty nine thousand, one hundred and fifty pounds) be paid to Dublin County Council as a contribution towards the provision of services to serve the site. This contribution to be paid prior to commencement of development. Any money paid to Dublin Corporation ~~z~~ as a contribution towards the construction of the Quarryvale Pumping Station shall be offset ~~zk~~ against this levy.

25. Separation between gables of houses to be a minimum ~~x~~ of 7ft. 6ins.

26. Front garden depths to be a minimum of 25ft. and rear garden ~~zk~~ depths to be a minimum of 35ft.

22. In the interest of the ~~paper~~ proper planning and development of the area

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

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

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

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

