

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 5336	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA728 S
1. LOCATION	Site Nos. 64-75, Cremore Estate, Templeogue.		
2. PROPOSAL	Revised House Plan		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 4.5.78	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Thomas JM Kelly, Address 2, Lansdowns Terrace, Ballsbridge, Dublin 4.		
5. APPLICANT	Name L. Berry & Son Ltd., Address		
6. DECISION	O.C.M. No. P/2538/78 Date 3/7/78		Notified 3rd July, 1978 Effect To Grant Permission
7. GRANT	O.C.M. No. P/3269/78 Date 29/8/78		Notified 29th August, 1978 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.			
16.			
Prepared by		Copy issued by Registrar.	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.	

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

P/3269/78

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

To: **Thomas Raily,**
2, Lonsdowne Terrace,
Ballsbridge, Dublin 4.

Decision Order Number and Date **P/2535/78 3/8/78**

Register Reference No. **E.A. 725**

Planning Control No. **8334**

Application Received on **4/5/78**

Applicant **L. Barry & Son Limited.**

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

Revised house plans at Site Nos. 64-73, incl., Cromorne Estate, Templeogue, Co. Dublin.

CONDITIONS

1. That the development be carried out and completed strictly in accordance with the plans and specification lodged with the application save as in the conditions hereunder otherwise required.
2. That before development commences Building Bye-laws approval to be obtained and all conditions of that approval shall be observed in the development.
3. That the arrangements made for the payment of the financial contribution in the sum of £14,353 (in respect of the overall development) be strictly adhered to.
4. 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 spaces, carparks, sewers, watermains or drains has been given by:-
(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £11,000 which shall be kept in force by the developer 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 an agreed sum to be applied by the Council at its absolute discretion, if such services are not duly provided to its satisfaction, as the provision and completion of such services to standard specification. OR/

REASONS FOR CONDITIONS

1. To ensure that the development 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. 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 toward the cost of providing the services.
4. 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/Over...

Done on behalf of the Dublin County Council:

for Principal Officer

Date:

29 AUG 1978

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

4. (c) Lodgment with the Planning Authority of a letter of guarantee issued by anybody approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme and each lodgment in any 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. That each dwellinghouse be used as a single dwelling unit.
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.
7. That details of public lighting arrangements be submitted to and approved by County Council so as to provide street lighting to the standard required by the County Council.
8. That all public services to the proposed development, including electrical, and telephone cables be located underground throughout the entire site.
9. That the requirements if any of the Fire Prevention Officer, be strictly adhered to and complied with in the development.
10. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
11. The developer shall maintain roads and services in the estate in a proper condition until taken over by the Council.
12. That existing mature trees and landscape features be maintained as far as practicable and any additional landscaping or tree removal proposals must be with the approval of the County Council. The details of the proposed landscaping and the works programme must be submitted to and approved by the County Council.
13. That the water supply and drainage arrangements be in accordance with the requirements of the County Council.
14. That the areas shown as open space and play area be reserved as public open space and levelled, silted and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
3. To prevent unauthorised development.
4. To protect the amenities of the area.
7. In the interest of amenity and public safety.
8. In the interest of amenity and public safety.
9. In the interest of public safety as avoidance of fire hazard.
10. In order to comply with the Sanitary Services Acts, 1878-1964.
11. In the interest of the proper planning and development of the area.
12. In the interest of visual amenity.
13. In order to comply with the Sanitary Services Acts, 1878-1964.
14. In the interest of the proper planning and development of the area.

P. J. J. J.
for Principal Officer.