

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.15502	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 9 R.A. 622
1. LOCATION	Esker Glebe, Lucan, Co. Dublin.		
2. PROPOSAL	Revised house type on sites 1/20		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 18th April, 1978	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Michael Larkin and Associates, Address Rosemount Shopping Centre, Rathfarnham.		
5. APPLICANT	Name Elton Homes Limited, Address 51, Rathgar Avenue, Dublin, 6.		
6. DECISION	O.C.M. No. P/2270/78 Date 16/6/78		Notified 16th June, 1978 Effect To Grant Permission
7. GRANT	O.C.M. No. P/2931/78 Date 1/8/78		Notified 1st 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	
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/2934/78

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

To: **Michael Larkin & Associates,**
Architect,

Decision Order **P/2270/78, 16/6/78.**
Number and Date

Register Reference No. **P.A. 522.**

Planning Control No. **15502**

Application Received on **16/4/78.**

Beemount Shopping Centre,
Kathfernham, Dublin 14.

Kitea Homes Ltd.

Applicant

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

proposed mixed house types at Kaker Glebe, Lucan,

CONDITIONS

1. Subject to the conditions of this permission, the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.
2. Before development commences, approval under the Building Bye-laws be obtained, and all conditions of that approval be observed in the development.
3. That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Engineers.
4. That each house be used as a single dwelling unit.
5. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay or other debris on adjoining roads during the course of the works.
6. That existing mature trees and hedgerows be maintained and tree removal proposals must be with the approval of the County Council. Special attention to be paid to preservation of trees and interference with root systems to be minimised; applicant to consult with Parks Department in this regard.
7. That all public services to the proposed development, including electrical and telephone cables and equipment be located underground throughout the entire site.
8. That screen walls of approved design not less than 6' high, suitably capped and finished shall be provided at all necessary locations as determined by the Council's Engineers to screen rear gardens from public view.

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, 1878-1954.
3. In order to comply with the Sanitary Services Acts, 1878-1964.
4. To prevent unauthorised development.
5. To protect the amenities of the area.
6. In the interest of visual amenity.
7. In the interest of amenity.
8. In the interest of amenity.

Contd. Over/

on behalf of the Dublin County Council:

for Principal Officer

Date: **1 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

9. That public lighting be provided on each street as 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.

10. That no dwelling be occupied until services are connected thereto and are operational

11. That a financial contribution in the sum of £4,800. (four thousand, eight hundred pounds) 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.

12. 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, car-parks, sewers, watermains or drains has been given by:-

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £10,000. 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 spaces, car-parks, sewers, watermains and drains are taken-in-charge by the Council or/

(b) Lodgment with the Council of £6,250.00. 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) 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 agreed with the Planning Authority, and such lodgment in any case has been acknowledged in writing by the Council.

9. In the interest of amenity and public safety.

10. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878-1954.

11. 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.

12. 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./

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

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

P/2931/78

Notification of Grant of Permission/~~Approval~~

Local Government (Planning and Development) Acts, 1963 & 1976

To: **Michael Larkin & Associates,**
Architects,
Residential Shopping Centre,
Rathfarnham, Dublin 14.

Decision Order
Number and Date **P/1870/76, 16/6/76.**
Register Reference No. **R.A. 027**
Planning Control No. **18902**
Application Received on **18/4/76.**

Applicant

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

proposed revised house types at Kober Close, Limerick.

CONDITIONS

12. That when development has been completed the Council may require the land to secure completion of the works required to bring the estate up to the standard for taking in charge.
13. That the areas shown as public open space be levelled, rolled and seeded and landscaped to the satisfaction of the County Council and to be available for use by the residents on completion of their dwellings.
14. That the requirements of the Roads Department, as specified in R7 161 be strictly adhered to.
15. That the access road measure 24-ft. wide, instead of the 22-ft. shown on the plan.
16. That no building take place within 100-ft. of the Limerick By-pass to the north, or within 25-ft. of the road improvement line to the south nor 20-ft. from the road, west to the west of the site.
17. That prior to commencement of development, the line of the road reservations affecting the site, be set out by the applicant and checked by an Engineer from the Roads Department; applicant to consult with Roads Department.
18. That all houses to have a minimum front building line of 25-ft. and back garden depth of 25-ft.
19. That the applicant maintain the roads and services in the estate until the estate is taken in charge.
20. That the remainder of the site outside the 20 houses and the roads to be reserved as public open space attaching to this development. (Cont'd. Over/)

REASONS FOR CONDITIONS

13. In the interest of the proper planning and development of the area.
14. In the interest of road safety.
15. In the interest of the proper planning and development of the area.
16. In the interest of the proper planning and development of the area.
17. In the interest of road safety.
18. In the interest of the proper planning and development of the area.
19. In the interest of the proper planning and development of the area.
20. To ensure a satisfactory standard of development.

on behalf of the Dublin County Council

for Principal Officer

Date:

1 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

11. That the existing road across the site to be improved to the satisfaction of the Roads Engineer, prior to occupation of any houses. Details of the improvements to existing road to be agreed prior to commencement of development.

~~Notes:~~ With regard to condition No. 17, the lodged plans are insufficiently precise to enable the Planning Authority to determine the accuracy of the siting of the proposed major roads. The applicant should consult with the Roads Engineer regarding this matter.

11. To ensure a satisfactory standard of development.

P. Tuck

For Urban Planning Officer.