

## COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 4819	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA..248
1. LOCATION	Cliff House, Whitechurch Road, Ballyboden.		
2. PROPOSAL	221 houses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 17th February, 1978	Date Further Particulars (a) Requested 1. .... 2. .... (b) Received 1. .... 2. ....
4. SUBMITTED BY	Name Gleeson Byrne Whelan Associates, Address Rockhurst, Kilmacanogue, Co. Wicklow.		
5. APPLICANT	Name Abbey Homesteads Limited, Address 40, Upper Mount Street, Dublin, 2.		
6. DECISION	O.C.M.No. P/1371/78 Date 28/4/78		Notified 28th April, 1978 Effect To Grant Permission
7. GRANT	O.C.M.No. P/2300/78 Date 26/6/78		Notified 26th June, 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.	Extension Order Up to 30/4/78		
Prepared by .....		Copy issued by ..... Registrar.	
Checked by .....		Date .....	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No. ....	

# DUBLIN COUNTY COUNCIL

742951 (Ext. 143/145)

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

## Notification of Grant of Permission/Approval

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

To: **Abbey Homesteads Limited,**

**40, Upper Mt. Street,**

**Dublin 2.**

Applicant **Abbey Homesteads Limited.**

Decision Order Number and Date **P/1371/789 28/4/78**

Register Reference No. **R.A. 248**

Planning Control No. **4819**

Application Received on **17/2/78**  
Agreed Deferment Date: **30/4/78**

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

**Residential development for 221-houses at Cliff House, Whitechurch Road, Taylors Lane.**

CONDITIONS	REASONS FOR CONDITIONS
22. That the rear garden boundary walls of the houses backing onto Taylor's Lane and Whitechurch Road be constructed 3' in height on foundation, sufficient to support 7' high walls in order that the Council will be in a position to increase the height to 7' when road improvements is being carried out in the future to Taylor's Lane and Whitechurch Road.	22. It is considered reasonable that the developer should facilitate future road improvements in this manner.
23. (a) Prior to commencement of development the developers shall pay to the County Council the sum of £44,700 towards the cost of provision of public services in the area of the proposed development and which facilitate this development. (b) That a sum of £35,689 be paid as agreed with the developer towards the cost of special works which would have to be undertaken by the Council to facilitate the development, viz: the improvement of Whitechurch Road and Taylor's Lane.	23. It is considered reasonable that the developers should contribute towards the cost of any particular public works required to be undertaken by the Council in order to facilitate the development and also that the developers should contribute towards the general cost of public works facilitating the development.

on behalf of the Dublin County Council:

for Principal Officer

Date:

**26 JUN 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

# DUBLIN COUNTY COUNCIL

42951 (Ext. 143/145)

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

Notification of Grant of Permission/Approval ~~XXXXXX~~

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

To: **Abbey Homestands Ltd.,**  
**40, Upper Mount Street,**  
**Dublin, 2.**

Decision Order Number and Date **P/1571/78 28th April, 1978.**

Register Reference No. **N.A. 245.**

Planning Control No. **4019**

Application Received on **17/2/78.**

Agreed Deferral Date: **30/4/78.**

Applicant **Abbey Homestands Ltd.**

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

**Proposed residential development for 221-houses at Cliff House, Whitechurch Road,**  
**Taylor's Lane.**

CONDITIONS	REASONS FOR CONDITIONS
<p>1. That the development be carried out and completed strictly in accordance with the plans and specification lodged with the application save as is in the conditions hereunder otherwise required.</p> <p>2. That before development commences Building Bye-law approval shall be obtained and any conditions of such approval shall be observed in the development.</p> <p>3. That each dwellinghouse be used as a single dwelling unit.</p> <p>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 space, car-parks, sewers, watermains or drains has been given by:</p> <p>(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £48,150, (forty eight thousand one hundred and fifty pounds) which shall be kept in force by the developer until such time as the roads, open space, car-parks, sewers, watermains and drains are taken-in-charge by the Council,</p>	<p>1. To ensure that the development be in accordance with the permission and effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p>3. To prevent unauthorised development.</p> <p>4. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disunity in the development.</p>

Continued:

on behalf of the Dublin County Council:

for Principal Officer

Date:

26 JUN 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. (b) Lodgement with the Council the sum of £23,550 - cash (Twenty-three thousand five hundred and fifty pounds) 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.
- (c) Lodgement 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 lodgement 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 all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
6. ~~The~~ 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. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

5. In the interest of amenity.

6. In the interest of amenity and public safety.

7. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1978 - 1964.

*P. M.*  
\_\_\_\_\_  
for Principal Officer.

April, 1978.

# DUBLIN COUNTY COUNCIL

2/2300/78

42951 (Ext. 143/145)

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

## Notification of Grant of Permission/Approval

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

To: **Abbey Homesteads Ltd.,**  
**40, Upper Mount Street,**  
**Dublin, 2.**

Decision Order  
Number and Date **P/1371/78 28th April, 1978.**

Register Reference No. **R.A. 248.**

Planning Control No. **4819.**

Application Received on **17/2/78.**

Applicant **Abbey Homesteads Ltd.**

Agreed Deferment Date: **30/4/78.**

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

XXXXXX

**Proposed residential development for 221-houses at Cliff House, Whitechurch**  
**Road, Taylors Lane.**

### CONDITIONS

### REASONS FOR CONDITIONS

15. That access arrangements to dwellinghouses at all cul-de-sac ends, including also site Nos. 1, 8, 9, 10, 64, 65, 66, 67, 76, 77, 91, 92, 93, 94, 107, 108, 109, 110, 115, 116, 117, 124 and 125, be redesigned so as to provide acceptable house frontages curtilage boundaries and suitable access. The cul-de-sac turning bays should be re-designed in hammer-head form and any necessary house relocations and ~~xxxx~~ re-orientation must be fully discussed and agreed with the Council before submission of revised plans.
16. That house Nos. 204-209-incl., be re-located after discussion and agreement with the County Council.
17. That House Nos. 102 - 124-incl. be not build pending assessment and clarification of the future school needs in the area.
18. That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings. The open space boundaries immediately adjoining house curtilages may have to be adjusted to provide for possible house re-location and these matters are to be the

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. ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~  
In the interest of the proper planning and development of the area.
18. In the interest of the proper planning and development of the area.

Continued:

ned on behalf of the Dublin County Council:

for Principal Officer

Date:

26 JUN 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

18. subject of agreement with the County Council.

19. That the existing "Cliff House", be retained pending clarification and agreement with the County Council with regard to its future use.

20. That the proposed rear garden boundary treatment at the north and west boundaries of the site be discussed and agreed with the County Council.

21. That the 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. The proposed screen walls adjoining site Nos. 4, 5, 47, 48, 60, 61, 210, 221, 215, 216, 99, 100, 128, 129, 135, 175, 154, 163, 189, 203, 176 and 190, will require re-location in new position to be agreed with the County Council. The screen walls at the rear of site Nos. 155 and 161, are to be continued along the rear boundaries of site Nos. 155 to 160.

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

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

21. In the interest of visual amenity.

*P. J.*  
\_\_\_\_\_  
for Principal Officer.



# DUBLIN COUNTY COUNCIL

P/2300/78

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 & 1976

To: Abbey Homesteads Limited  
40 Upper Mt. Street  
Dublin 2

Decision Order  
Number and Date P/1371/78 : 28/4/78

Register Reference No. R.A. 248

Planning Control No. 4819

Application Received on 17/2/78

Agreed Deferment Date: 30/4/78

Applicant Abbey Homesteads Limited

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

residential development for 2210 houses at Cliff House, Whitechurch Road, Taylors Lane

### CONDITIONS

8. That any necessary land required for road improvement purposes be reserved as such and kept free from building development. The main access and temporary access arrangements from Whitechurch Road are to be fully discussed and agreed with the Roads Department. The development is to ensure that the estate entrance road is constructed so as to connect with the existing Whitechurch Road. The section of this estate entrance road between Whitechurch Road and the improvement line boundary immediately bounding the housing estate is to be constructed and surfaced as a temporary connection so as to ensure adequate access facilities pending completion of the New Road Improvement for Whitechurch Road. Adequate and safe traffic visibility clearances are to be provided from Whitechurch Road to the Estate. These matters must be fully discussed and agreed with the Roads Engineer. The Road Improvement Line for Whitechurch Road and Taylors Lane must be set out and agreed with the Roads Engineer before any constructional work takes place on these lands.

9. That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the County Council.

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.

### REASONS FOR CONDITIONS

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

9. In order to comply with the Sanitary Services Acts, 1878 - 1964.

10. To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the Council will facilitate the proposed development it is considered

Contd/ Over .....

Signed on behalf of the Dublin County Council:

for Principal Officer

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

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.

12. That existing mature trees on the lands and landscape features at the site boundaries are to be adequately retained and protected during the course of development works, except in the case of over mature or diseased trees which may have to be removed. All tree removal arrangements must have the consent of the County Council. The applicant's must consult with the Parks Superintendent, with regard to these matters. A comprehensive landscape scheme for the estate is to be fully discussed and agreed with the Parks Superintendent, before commencement of development.

13. That rear gardens depths of not less than 35ft. from the rear most wall of any house be provided. The garden depths of house Nos. 117 - 124 incl. are to be increased and agreed with the Roads Engineer so as to provide adequate house separation from the proposed Whitechurch Road Improvement boundary.

14. That not more than 56 No. dwellinghouse be completed and occupied in the first stage development of the site. Details of the first stage development, including specific drainage plans are to be submitted to and approved by the County Council after consultation and written agreement with the Sanitary Services Engineer. No further houses are to be occupied until the Council shall have indicated that the new main drainage services at Whitechurch Road are available.

reasonable that the Council should recoup the cost.

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

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

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

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

for PRINCIPAL OFFICER