

## COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 14652	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE R.A. 18
1. LOCATION	Kingston Lodge, junction of Taylors Lane & Palmer Road, Ballyboden, Co. Dublin.		
2. PROPOSAL	12 terraced town houses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 4th Jan., 1978	Date Further Particulars (a) Requested 1. .... 2. .... (b) Received 1. .... 2. ....
4. SUBMITTED BY	Name M.Larkin and Associated, Architects, Address Rosemount Shopping Centre, Rathfarnham, Dublin, 14.		
5. APPLICANT	Name Rathdown Court Development Limited, Address 25/25A, Annamoe Terrace, Hanlon's Corner, Dublin, 7.		
6. DECISION	O.C.M. No. P/225/78 Date 25/1/78	Notified 26th January, 1978 Effect To Grant Permission	
7. GRANT	O.C.M. No. P/730/78 Date 10/3/78	Notified 10th March, 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.	Time ext. up to 8th March, 1987 pursuant to Section 4 of the Local Government (Planning and Development) Act, 1982		
15.	Time ext. to 7/3/91 pursuant to Section 4 of the Local Government (Planning and Development) Act, 1982		
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. 131)

PLANNING DEPARTMENT,  
46-49 DAME STREET,  
DUBLIN 2

Notification of Grant of Permission/Approval  
Local Government (Planning and Development) Act, 1963

To: M. Larkin & Assoc.,  
Rosemont Shopping Centre,  
Rathfarnham, Dublin 14.  
Applicant: Rathdown Court Development Ltd.

Decision Order Number and Date P/225/78 26/1/78  
Register Reference No. RA 18  
Planning Control No. 14652  
Application Received on 4/1/78

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

**Proposed 12 No. terraced town houses at Kingston Lodge, Taylors Lane, Ballyboden.**

Conditions	Reasons for Conditions
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.	1. To ensure that the development be in accordance with the permission and effective control be maintained.
2. That development is not to commence until approval under the Building Bye-laws has been obtained and any conditions of such approval shall be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That each dwellinghouse be used as a single dwelling unit.	3. To prevent unauthorised development
4. That a financial contribution in the sum of £1,800. 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.	4. The provision of such services in the area of the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
5. 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) Lodgement with the Council of an approved Insurance Company Bond in the sum of £6,000 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. (b) Lodgement with the Council of an agreed sum to be applied by the Council as its absolute discretion if such services are not duly provided to its satisfaction, on the provision and completion of such services to standard specification.	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

on behalf of the Dublin County Council:

Continued over/.....  
*P. J. J. J.*  
Senior Administrative Officer

Date: 10/3/78

Form 4

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.

(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 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.

6. That the requirements of the Chief Fire Officer, if any, be ascertained and adhered to in the development.

7. That all public services to the proposed development including electrical, telephone cables and equipment be located underground throughout the entire site.

8. 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.

9. That no dwelling house be occupied until all the services have been connected thereto and are operational.

10. That the relocated boundary wall, fronting to Taylors Lane, be not less than 2½ metres in height and constructed in block or similar durable materials, suitably capped and rendered to the satisfaction of the County Council.

11. 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.

12. That the water supply and drainage arrangements be in accordance with the requirements of the County Council.

13. That all watermain tapping branch connections, swabbing and chlorination be carried out by the County Council, Sanitary Services Dept., and that the cost thereof be paid to the County Council before any development commences.

6. In the interest of public safety and avoidance of fire hazard.

8. In the interest of amenity.

8. In the interest of amenity and public safety.

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

10. In the interest of visual amenity

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

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

13. 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.

Continued/.....

# DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,  
46-49 DAME STREET,  
DUBLIN 2

XXXXXXXX  
Notification of Grant of Permission/Approval  
Local Government (Planning and Development) Act, 1963

To: **M. Larkin & Assoc.,**  
**Rosemont Shopping Centre,**  
**Rathfarnham, Dublin 14.**  
Applicant: **Rathdown Court Development Ltd.,**

Decision Order Number and Date **P/225/78 25/1/78**  
Register Reference No. **M RA 18**  
Planning Control No. **14652**  
Application Received on **4/1/78**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.  
**Proposed 12 No. terraced town houses at Kingston Lodge, Taylors Lane, Ballyboden.**

Conditions	Reasons for Conditions
14. 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. In the interest of the proper planning and development of the area.
15. That the necessary land required for Taylor's Lane Improvement Scheme be reserved as such, and made available to the County Council, when required, so that Taylors Lane may be improved to facilitate this development. The improvement line for Taylors Lane is to be set out and agreed with the Roads Engineer before any development works take place on the housing site. Any necessary adjustments to the house locations in relation to the road improvement line and provision for rear garden depths of not less than 35' are to be approved by the County Council.	15. In the interest of the proper planning and development of the area.
16. That rear garden depths are not to be less than 35' in all cases.	16. In the interest of the proper planning and development of the area.
17. That any additional landscaping to be provided be fully discussed and agreed with the Parks Superintendent.	17. In the interest of residential amenity.

on behalf of the Dublin County Council:

for

*P. Juck*  
Senior Administrative Officer

Form 4

Date:

*16/3/78*

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.

Registered Post

Gerrard Scallan & O'Brien,  
69/71 St. Stephens Green,  
Dublin 2.

RA18

LMacD/JAG/AOR

17th October, 1985

re/ #2 No. terraced town houses at Kingston Lodge, Taylors Lane for Ray Jackson,  
Liquidator of Rathdown Court Developments Ltd. - Order No. P/730/78 dated  
9th March, 1978 - Reg. Ref. RA18 ; Ext. Ref. S/82/E/240.  
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Dear Sir,

I refer to your application of 20th August, 1985 seeking an extension of the  
above permission.

I wish to advise you that the period in which the permission has effect has  
been extended to 8th March, 1987 pursuant to Section 4 of the Local Government  
(Planning and Development) Act, 1982.

Yours faithfully,

  
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for PRINCIPAL OFFICER

REGISTER

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RA 18

P. & A. Lavin Associates,  
49, Raglan Road,  
Ballsbridge,  
Dublin 4.


7th June, 1989.

*Applicant: Rathdown Court Development Ltd.*  
Re: 12 no. terraced town houses at Kingston Lodge, Taylors Lane, Ballyboden.  
Extension Ref. 4/82/E/350 Application Received: 1st May, 1989.

Dear Sirs,

I refer to your application pursuant to Section 4 of the Local Government (Planning and Development) Act, 1982, received on 1st May, 1989, to extend the period for which the above permission granted on 10th March, 1978, has effect and wish to inform you that by order P/2279/89 dated 7th June, 1989, Dublin County Council extended the period to 9th March, 1991.

Yours faithfully,

  
for Principal Officer.