

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 11 576	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA.1676 9				
1. LOCATION	Belgard Heights, Tallaght						
2. PROPOSAL	8 semi-detached houses with 2 shop units with flats over						
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received				
	P.	9th October, 1978	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">1.</td> <td style="width: 50%; border-bottom: 1px solid black;">1.</td> </tr> <tr> <td style="border-bottom: 1px solid black;">2.</td> <td style="border-bottom: 1px solid black;">2.</td> </tr> </table>	1.	1.	2.	2.
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2.	2.						
4. SUBMITTED BY	Name Peter Ferguson & Partners Address 38 Wellington Road, Dublin 4.						
5. APPLICANT	Name Lamont Life Assurance Co. Ltd. Address c/o Osborne King & Megran, 32 Molesworth Street, D.2						
6. DECISION	O.C.M. No. P/4974/78 Date 6/12/78		Notified 8/12/78 Effect To grant permission				
7. GRANT	O.C.M. No. PBD/279/79 Date 25th October 1979		Notified 25th October 1979 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 Checked by		Copy issued by.....Registrar Date..... Co. Accts. Receipt No.....					
Grid Ref.	O.S. Sheet						

An Bord Pleanála

PLG/S/44494.

The Secretary,
Dublin County Council
Planning Section,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin.

Date 21/8/79

Your Ref **R.A. 1676**

Appeal re Proposed 3 semi-detached houses with 2 residential
shop units at Belair Heights, Belgard Road Tallaght.

A Chaza,

The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 and 1976, has been withdrawn.

Mise, le meas,

C. Whitmore

PA 44

Edo? Harebro,
M. Rine AS 2.

Holbrook House,
Hollis Street,
Dublin 2.
Telephone (01) 763901



pdy / 279/79

DUBLIN COUNTY COUNCIL

Tel. 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: **Peter Fergusson & Partners,**

**38, Wellington Road,
Dublin 4.**

Decision Order Number and Date **D/4374/78, 6/12/78.**

Register Reference No. **E.A. 1876.**

Planning Control No. **11576**

Application Received on **9/10/78**

Lamont Life Assurance Co. Ltd.

Applicant

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

**proposed 8 No. semi-detached houses with 2 No. residential shop units at Belgard Heights,
Belgard Road, Tallaght.**

CONDITIONS	REASONS FOR CONDITIONS
1. That the development be carried out and completed in strict accordance with the plans and specification lodged with the application, save as in the conditions hereunder otherwise required.	1. To ensure that the development shall be in accordance with the permission and effective control maintained.
2. That before development commences, Building Bye-Laws approval shall be obtained and any conditions of such approval shall be observed in the development.	2. In order to comply with Sanitary Services Acts, 1878-1944.
3. That the requirements of the Chief Fire Officer be ascertained and strictly complied with in the development.	3. In the interests of public safety and avoidance of fire hazard.
4. That a financial contribution in the sum of £1,950. (one thousand, nine hundred and eighty pounds) be paid by the proposers 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 by the Council will facilitate the proposed development. It is considered reasonable that the developers 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, watermain or drains has been given by:- (a) lodgment with the Council of an approved Insurance Company Bond in the sum of £7,100. (seven thousand, two hundred pounds) which shall be renewed by the	5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent dissension in development.

(Contd. Over)/

on behalf of the Dublin County Council:

for Principal Officer

Date: **25 OCT 1979**

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

5. (contd.) (a) 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, water mains 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 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.

Notes: When development has been completed, the Council may pursue the land to secure completion of the works required to bring the estate up to the standard for taking-in-charge.

6. That the roads, paths and verges, including the necessary drainage, verge landscaping and public lighting bounding the site and within the curtilage shown on drawing No. 121/1/1000, received by the County Council on the 9/10/1978, be completed to the satisfaction of the County Council and conjointly with the plans of the proposed dwellinghouses and residential shop units and before any occupancies take place.

7. That screen walls, in block or similar durable materials, not less than 2 metres high, suitably capped and finished, be provided (a) to flank of the proposed dwellinghouses and (b) not less than 14 metres high, at the rear boundaries of the proposed dwellinghouses and the yard surrounds to the proposed shopping units. Flank walls to dwellinghouses are to be located at back of path line. The details of the proposed walling must be submitted to and agreed with the County Council before construction; timber fencing is not acceptable.

8. A comprehensive landscaping scheme and programme for such works is to be submitted to and approved by the County Council before any construction work is put in hand.

6. In the interests of the proper planning and development of the area.

7. In the interest of amenity.

8. In the interest of amenity. (Contd./)

25 OCT 1979

DUBLIN COUNTY COUNCIL

Tel. 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: **Peter Ferguson & Partners,**

38, Wellington Road,

Dublin 4.

Decision Order Number and Date **P/4974/78, 6/12/78.**

Register Reference No. **R.A. 1676.**

11576

Planning Control No. **9/10/78.**

Application Received on

Applicant **Lamont Life Assurance Co. Ltd.**

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

proposed 8 No. semi-detached houses with 2 No. residential shop units at Belgard Heights, Belgard Road, Tallaght,

CONDITIONS

REASONS FOR CONDITIONS

9. Adequate and satisfactory waste disposal arrangements are to be provided and to be operated so as not to cause nuisance or disamenity to adjoining residential properties.

9. In order to comply with the requirements of the Sanitary Authority.

10. The applicants must ensure that adequate and satisfactory water supply arrangements can be made fully available to serve this development before any constructional work is put in hands. These matters must be agreed with the Sanitary Services Department of the County Council.

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

11. That each house and first floor shop residential unit be used as a single dwelling unit.

11. To prevent unauthorized development.

12. 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.

12. To protect the amenities of the area.

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

13. In the interest of amenity.

14. 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 streetlighting to the standard required by the County Council.

14. In the interest of amenity and public safety.

15. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

15. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878-1964.

Contd. Over/

on behalf of the Dublin County Council:

for Principal Officer

Date:

25 OCT 1979

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

16. 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.

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

18. 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.

19. 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.

20. That the proposed shopping units shall not be used for the sale of fried fish or for the sale of hot food for consumption off the premises.

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

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

18. 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.

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

20. In the interest of residential amenity and to prevent unauthorised development.

A.K.
for Principal Officer.

25 OCT 1970