

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.6883	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA1635 S
1. LOCATION	Ballyboden Road, Ballyboden, Co. Dublin		
2. PROPOSAL	3 dwellings		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 3.10.78	Date Further Particulars (a) Requested 1. _____ 2. _____ (b) Received 1. _____ 2. _____
4. SUBMITTED BY	Name Delany MacVeigh & Pike, Address 15, Clyde Road, Ballsbridge, Dublin 4		
5. APPLICANT	Name Mr. J. Kennedy, Address Ballyboden Road, Ballyboden, Co. Dublin		
6. DECISION	O.C.M. No. P/4890/78 Date 1/12/78		Notified 1st December 1978 Effect To grant permission
7. GRANT	O.C.M. No. P/259/79 Date 24/1/79		Notified 24th January 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 _____		Copy issued by _____ Registrar.	
Checked by _____		Date _____	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No. _____	

DUBLIN COUNTY COUNCIL

0/259/79

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: **Delany MacVeigh & Pike,**

15, Clyde Road,

Ballsbridge, Dublin 4.

James Kennedy.

Applicant

Decision Order **P/4890/78; 1/12/78**
Number and Date

Register Reference No. **B.A. 1635**

Planning Control No. **6883**

Application Received on **3/10/78**

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

3 No. two-storey detached dwellinghouses at Everton House, Ballyboden Road.

CONDITIONS

REASONS FOR 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. That before development commences approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development.
3. That the proposed house be used as a single dwelling unit.
4. That a financial contribution in the sum of **£900.00** 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.

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 - 1964.
3. To prevent unauthorised development.
4. 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.

5. That necessary land required for road improvement purposes be reserved as such and be kept free from building development.
6. That rear garden depths be not less than 35' in each case.
7. That details of the proposed front boundary walls be submitted to and approved by the County Council.
8. That existing mature trees and landscape features be retained and that the applicant's proposals for the proposed additional landscaping, together with a programme for such works, be submitted to and approved by the County Council.
9. That the access arrangements, including all necessary traffic and visibility lines, be in accordance with the requirements of the County Council. These matters must be agreed with the Roads Department.

5. In the interests of the proper planning and development of the area.
6. In the interest of amenity.
7. In the interests of amenity.
8. In the interests of amenity.
9. In the interests of the proper planning and development of the area, safety and avoidance of traffic hazard.

Contd/Over...

on behalf of the Dublin County Council:

for Principal Officer

Date: **24 JAN 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

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

11. That no development under any permission granted pursuant to this permission 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 £4,000 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.

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.

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.

12. That all watermain tappings branch connection, 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.

13. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any construction work takes place on the proposed houses.

Contd/Over...

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

11. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

12. 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.

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

P J
for Principal Officer.

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: **Delany MacVaugh & Pike,**
15, Clyde Road,
Ballsbridge,
Dublin 4.

Decision Order **P/4490/78; 1/12/78**
Number and Date
Register Reference No. **E.A. 1035**
Planning Control No. **6883**
Application Received on **3/10/78**

Applicant **James Kennedy.**

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

3 No. two-storey detached dwellings at Evarston House, Ballyboden Road.

CONDITIONS	REASONS FOR CONDITIONS
<p>14. That all public services to the proposed development including electrical telephones cables and equipment be located underground throughout the entire site.</p> <p>15. That public lighting be provided on each street in 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.</p>	<p>14. To protect the amenities of the area.</p> <p>15. In the interest of amenity and public safety.</p>

on behalf of the Dublin County Council:

for Principal Officer

Date:

24 JAN 1979

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms approval must be complied with in the carrying out of the work.

FUTURE PR