

COMHAIRLE CHONTAE ÁTHA CLIATH

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|----------------------------------|------------|---|---------------------------------|---|----------------------------|
| File Reference P.C.16032 | | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER | | REGISTER REFERENCE RA1498 | |
| 1. LOCATION | | Ballinaclea Road, Killiney, Co. Dublin 5 | | | |
| 2. PROPOSAL | | 9 Houses | | | |
| 3. TYPE & DATE OF APPLICATION | | TYPE P. | Date Received 6.9.78 | Date Further Particulars (a) Requested 1. 3/11/78 2. _____ (b) Received 1. _____ 2. _____ | |
| 4. SUBMITTED BY | | Name J.T. Gibbons & Associates, Address Larchfield, Dundrum Road, Dublin 14 | | | |
| 5. APPLICANT | | Name P. & F. Sharpe Limited, Address Bakhene, Ballinaclea Road, Killiney, Co. Dublin | | | |
| 6. DECISION | | O.C.M. No. P/978/79 | Date 8/3/79 | Notified 8th March 1979 | Effect To grant permission |
| 7. GRANT | | O.C.M. No. P/1561/79 | Date 20th July, 1979 | Notified 20th July, 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. _____ | | | |
| | | | | | |

4444

3/11

R.A. 1493

P.C. 16032

3rd November, 1978.

Mr. J.T. Gibbons & Associates,
Larchfield,
Dundrum Road,
Dublin 14.

Re: Proposed nine houses at Ballinclea Road, Killinay, for
P. & F. Sharpe Limited.

A Chara,

With reference to your planning application received here on 6th September, 1978, in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963 and 1976, the following additional information must be submitted in quadruplicate:-

1. The applicant must submit plans showing the exact location of the existing sewer, indicating clearly which manholes are existing and which are proposed.
2. Evidence to be submitted that back and front garden dimensions will provide minimum space standards to comply with the County Plan.
3. The line of the proposed sewer M3 - M4 should be revised so that no part of it crosses private property.
4. Details of the proposed sewer construction are also required.
5. Evidence to be submitted that vision splays at access off County Road are adequate and that the proposed new road junction will be otherwise safe, to the satisfaction of the Road Engineer's Department.
6. Applicant is required to indicate what steps are proposed to prevent overlooking and protect privacy between proposed houses having regard to:
(a) Side window of kitchen facing directly onto neighbour's side passage, and
(b) Adjoining first floor landing and bathroom windows directly facing each other at about 3' 9" apart.

NOTE: The applicant is advised to consult with the Council's Sanitary Services and Roads Departments before submitting this information.

(Contd. Over/...)

VP

R.A. 1493

P.C. 16032

Re: Proposed nine houses at Ballinclee Road, Killiney, for
P. & F. Sharpe Limited.

N.B. The applicant should mark his reply "Additional Information"
and quote the Register Reference Number given above.

Miss Le mass,



for Principal Officer.

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

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

P/1861/79

Notification of Grant of Permission/Approval

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

To: **J. T. Gibbons & Associates,**

"Larchfield",

Dundrum Road,

Dublin 14.

P. and F. Sharpe Limited.

Applicant

Decision Order

Number and Date

P/970/78: 8/3/78

Register Reference No.

R.A. 1493

Planning Control No.

16032

Application Received on

Acc. Inform. rec'd: 9/1/78

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

Proposed nine houses at Ballinclea Road, Killinoy, Co. Dublin.

| CONDITIONS | REASONS FOR CONDITIONS |
|--|---|
| <p>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.</p> <p>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.</p> <p>3. That the proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £1,785.0 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.</p> <p>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 £3,000.0 which shall be kept in force by the developer until such time as the roads, open space, car parks, sewers, watermain and drains are taken-in-charge by the Council.</p> | <p>1. To ensure that the development shall be in accordance with the permission and that 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. 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.</p> <p>5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent dilapidation in the development.</p> |

(Contd. Over/...)

on behalf of the Dublin County Council:

for Principal Officer

Date:

10 JUL 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

(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 ensure completion of the works required to bring the estate up to the standard for taking in charge.

6. 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.

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

8. That the screen walls in block or similar durable materials not less than 2-metres high, suitably capped and finished, 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.

9. That vision triangles of 300-ft., from a setback of 15-ft., from the edge of the carriageway be provided and that road widths, kerb radii and turning areas shall be in accordance with Road Department's standards.

6. To protect the amenities of the area.

7. In the interest of amenity.

8. In the interest of visual amenity.

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

lf

(Contd./....)

for Principal Officer.

20 JUL 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: **J. T. Gibbons & Associates,**

Decision Order
Number and Date **7/278/79 8/3/79**

"Larchfield",

Register Reference No. **N.A. 1493**

Dundrum Road,

Planning Control No. **18032**

Dublin 14.

Application Received on

Applicant **P. and F. Sharpe Limited,**

Adv. Inform. rec'd 8/1/79

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

Proposed nine houses at Ballinacree Road, Millinsey, Co. Dublin.

| CONDITIONS | REASONS FOR CONDITIONS |
|--|---|
| 10. That the area shown as open space be levelled, filled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings. | 10. In the interest of the proper planning and development of the area. |

on behalf of the Dublin County Council:

for Principal Officer

Date:

20 JUL 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