

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P. C. 17792	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1978 PLANNING REGISTER		REGISTER REFERENCE RA. 1131
1. LOCATION	Jobstown, Tallaght Section 2A		
2. PROPOSAL	154 dwellings		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 6th July, 1978	Date Further Particulars (a) Requested
			(b) Received
			1.
			2.
4. SUBMITTED BY	Name National Building Agency Limited		
	Address Richmond Avenue South, Milltown, Dublin 6.		
5. APPLICANT	Name National Building Agency Limited		
	Address Richmond Avenue South, Milltown, Dublin 6.		
6. DECISION	O.C.M. No.	P/3561/78	Notified 5th September, 1978
	Date	5/9/78	Effect To Grant Permission
7. GRANT	O.C.M. No.	P/4318/78	Notified 6th November 1978
	Date	6/11/78	Effect Permission granted
8. APPEAL	Notified		Decision
	Type		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.	

P/4318/78

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: **National Building Agency Ltd.,**
Richmond Avenue South,
Milltown,
Dublin 6.

Decision Order
Number and Date **P/3562/78, 3/9/78.**

Register Reference No. **R.A. 1131**

Planning Control No. **17792**

Application Received on **8/7/78**

Applicant **Dublin Corporation**

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

proposed housing development (134-No. dwellings) and associated site works at
Jobstown - Section 2A - Tallaght,

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.
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.
3. That each dwellinghouse be used as a single dwelling unit.
4. That a financial contribution in the sum of £22,950. (twenty two thousand, nine hundred and fifty pounds) 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.
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) Agreement with the Council of an approved Insurance Company, and in the sum of £52,500. 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/

REASONS FOR CONDITIONS

1. To ensure that the development be in accordance with the permission and effective control 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 developers should contribute towards the cost of providing the services.
5. To ensure that a ready security may be available to the Council to induce the provision of services and prevent discontinuity in the development.

(Contd. Over/)

On behalf of the Dublin County Council:

for Principal Officer

Date:

P. J.
6 NOV 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) contd, Lodgment with the Council of cash £15,000. 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 specifications, 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.

6. That all rear garden depths be not less than 35 ft.

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

6. That public lighting be provided on each street is occupied in accordance with a scheme to be approved by the County Council 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

8. That the screen walls in blockwork, brickwork, or similar durable materials, not less than 2 M. 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.

12. 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.

6. In the interest of the proper planning and development of the area.
7. 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.

8. In the interest of visual amenity.

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

(Contd.)/

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: **National Building Agency Ltd.,**

**Richmond Avenue South,
Miltown,
Dublin 6.**

Decision Order

P/15562/78, 5/9/78.

Number and Date

N.A. 1151

Register Reference No.

17792

Planning Control No.

6/7/78

Application Received on

Dublin Corporation

Applicant

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

**proposed housing development (154 - No. dwellings) and associated site works
at Jobstown - Section 2A - Tallaght,**

CONDITIONS

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

11. That all watermain tappings, branch connections, stubbing and chlorination be carried out by the County Council, Sanitary Services Department and the cost thereof be paid to the County Council before any development commences.

12. 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.

13. That brick finishes be provided as indicated on the Drawing No. 160/103, forming part of the application submitted to the Council on 6th July, 1978.

14. That additional tree planting at the rate of one per house be provided at the ends of cul-de-sacs where there is not a planting strip provided beside the footpath.

15. That gable windows be provided to houses with gables facing the stream.

REASONS FOR CONDITIONS

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

11. 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 recover the cost.
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 amenity.

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

on behalf of the Dublin County Council:

for Principal Officer

Date:

6 NOV 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