

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE														
P.C. 1497			M. 3087														
1. LOCATION	Newlands Road Extension, Clondalkin, Co. Dublin.																
2. PROPOSAL	Revised house type on approved sites (7/14 incl.)																
3. TYPE & DATE OF APPLICATION	<table border="1"><thead><tr><th rowspan="2">TYPE</th><th rowspan="2">Date Received</th><th colspan="2">Date Further Particulars</th></tr><tr><th>(a) Requested</th><th>(b) Received</th></tr></thead><tbody><tr><td>P.</td><td>30th Nov., 1977</td><td>1.</td><td>1.</td></tr><tr><td></td><td></td><td>2.</td><td>2.</td></tr></tbody></table>			TYPE	Date Received	Date Further Particulars		(a) Requested	(b) Received	P.	30th Nov., 1977	1.	1.			2.	2.
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4. SUBMITTED BY	<table border="1"><tr><td>Name</td><td>G. B. Homes Limited,</td></tr><tr><td>Address</td><td>18, Upper Mount Street, Dublin, 2</td></tr></table>			Name	G. B. Homes Limited,	Address	18, Upper Mount Street, Dublin, 2										
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6. DECISION	<table border="1"><tr><td>O.C.M. No.</td><td>P/4461/77</td><td>Notified</td><td>23rd December, 1977</td></tr><tr><td>Date</td><td>20/12/77</td><td>Effect</td><td>To Grant Permission=</td></tr></table>			O.C.M. No.	P/4461/77	Notified	23rd December, 1977	Date	20/12/77	Effect	To Grant Permission=						
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7. GRANT	<table border="1"><tr><td>O.C.M. No.</td><td>P/368A/78</td><td>Notified</td><td>10th February, 1978</td></tr><tr><td>Date</td><td>10/2/78</td><td>Effect</td><td>Permission Granted</td></tr></table>			O.C.M. No.	P/368A/78	Notified	10th February, 1978	Date	10/2/78	Effect	Permission Granted						
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8. APPEAL	<table border="1"><tr><td>Notified</td><td></td><td>Decision</td><td></td></tr><tr><td>Type</td><td></td><td>Effect</td><td></td></tr></table>			Notified		Decision		Type		Effect							
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9. APPLICATION SECTION 26 (3)	<table border="1"><tr><td>Date of application</td><td></td><td>Decision</td><td></td></tr><tr><td></td><td></td><td>Effect</td><td></td></tr></table>			Date of application		Decision				Effect							
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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

P/368A/78

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:

G.B. Homes Ltd.,

18, Upper Mount Street,

Dublin 2.

Applicant:

G.B. Homes Ltd.,

Decision Order
Number and Date

P/4461/77, 20/12/77.

Register Reference No.

N.3087.

Planning Control No.

1497

Application Received on

30/11/77.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
revised house type at Newlands Road Extension, Newlands Cross, Clonlakin (Sites 7/14)

Conditions

Reasons for Conditions

- | | |
|--|---|
| 1. That the development be carried out and completed in strict conformity with the plans and specifications lodged with the application, save as is in the conditions hereunder otherwise required. | 1. To ensure that the development shall be in accordance with the permission, and that effective control be maintained. |
| 2. That before development commences, approval under the Building Bye-laws shall be obtained, and any conditions of such approval shall be observed in the development. | 2. In order to comply with Sanitary Services Acts, 1878-1964. |
| 3. That each house be used as a single dwelling unit. | 3. To prevent unauthorised development. |
| 4. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining lands during the course of the development. | 4. To protect the amenities of the area. |
| 5. That all public services to the proposed development, including electrical and telephone cables and equipment be laid undergrounds throughout the site. | 5. In the interests of amenity. |
| 6. That screen walls of approved design, not less than 6-ft. high, suitably capped and finished be provided at all necessary locations, as determined by the Council's Engineer, in order to screen the rear gardens from public view. | 6. In the interests of amenity. |
| 7. That details of the proposed public lighting arrangements be submitted to and approved by the County Council, in order to provide street lighting to the standard required by the County Council. | 7. In the interests of public safety and amenity. |
| 8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational. | 8. In order to comply with Sanitary Services Acts, 1878-1964. |

Sentd. Over

On behalf of the Dublin County Council:

P. Tuck
Senior Administrative Officer

10 FEB 1978

Date:

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.

9. That the balance of the financial contribution is the sum of £2,500. be paid by the proposers to the 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 commencement of development on the site.

10. 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, water-mains or drains has been given by:-

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £4,000.

(four thousand pounds) which shall be rendered by the 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, watermains and drains are taken-in-charge by the Council or/

(b) Lodgment with the Council of £2,500. (two thousand, five hundred pounds) 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 Road to secure completion of the works required to bring the estate up to the standard for taking-in-charge.

11. That the houses be laid out on the site in accordance with the lodged plans to scale 1/500 and not the site details layout, at scale 1/4" to 1-ft.;

In this regard front building line setback to be 27-ft.

9. The provision of such services in the area by the County Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.

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

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

P. J. J. J.
For. Senior Administrative Officer.