

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 6562/5336	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE M. 2221
1. LOCATION	Delaforde, Firhouse Road, Knocklyon		
2. PROPOSAL	37 Houses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 22nd August, 1977	Date Further Particulars (a) Requested 19/10/77 (b) Received 23/2/78
4. SUBMITTED BY	Name J. S. Deane, Address Baggotrath House, Ballsbridge, Dublin 4.		
5. APPLICANT	Name Sean Walsh Address		
6. DECISION	O.C.M. No. P/1287/78 Date 21/4/78		Notified 21st April, 1978 Effect To Grant Permission
7. GRANT	O.C.M. No. P/2025/78 Date 19/6/78		Notified 19th June, 1978 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

Tel. 01 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Grant of Permission/Approval Local Government (Planning and Development) Act, 1963

To:

Decision Order Number and Date **7/1257/73 21/4/73**

J. J. Deane,

Register Reference No. **8. 2221**

Magdalen House,

Planning Control No. **6562/5336**

Ballsbridge, Dublin 4.

Application Received on **23/3/77**

Applicant: **Sean Walsh,**

**Addit. Inform. Recd: 23/2/78 for revised
35 No. Dwellingshouses.**

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

35 houses at Delaford, Fintona Road, Knocklyon.

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. Not before development commences approval under the Building Bye-laws be obtained and all conditions of such approval shall be observed in the development.

3. That a financial contribution in the sum of £5,045 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 will facilitate this development; this contribution to be paid before the commencement of development on the site.

4. That no development under any permission granted pursuant to this decision be commenced until secured for the provision and satisfactory completion of services including maintenance until taken-in-charge by the Local Authority of roads, open spaces, car parks, sewers, watermains or drains has been given by:

(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £20,000 which shall be renewed 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) Lodgement 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/

1. To ensure that the development shall be in accordance with the permission and effective control be maintained.

2. In order to comply with the Sanitary Services Acts, 1970-1974

3. 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.

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

Contd/Over...

Signed in behalf of the Dublin County Council:

P. J. Wick
Senior Administrative Officer

19 JUN 1978

Form 4

Date:

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.

(c) Lodgement with the Planning Authority of a letter of guarantee issued by any body 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 lodgement in any case has been acknowledged in writing by the Council.

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.

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

That public lighting be provided as each street is occupied in accordance with a scheme approved by the County Council so as to provide street lighting to the standard required by the County Council.

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

That the area shown as open space and the revised open space arrangements including the curtilages of sites 34 and 35 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.

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

That all watermain tapplings branch connections, flushing 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.

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.

3. 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 and in order to comply with the Sanitary Services Acts, 1878-1964.

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

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

10. 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.

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

F. Tuck
for Senior Administrative Officer.

DUBLIN COUNTY COUNCIL

P/12025/78

Tel. 7 51 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

Notification of Grant of Permission/Approval Local Government (Planning and Development) Act, 1963

To:

Decision Order
Number and Date

P/1207/78: 22/6/78

J. E. Deane,

Register Reference No. M. 2221

Lagganrath House,
Killeshil, Dublin 4.

Planning Control No. 4242/5336

Application Received on 22/6/77

Applicant: Sean Walsh.

Application Received on 22/6/77
No. Dwellinghouses.

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

15 houses at Delaford, Firhouse Road, Knocklyon.

Conditions	Reasons for Conditions
1. That site Nos. 25 to 35 be enclosed and a revised layout in the form of a short cul-de-sac arrangement generally located on site No. 29 and 30 in a northerly direction towards Firhouse Road, providing for 6 No. dwellinghouses fronting to either side of the cul-de-sac in an East West orientation be provided in lieu of site Nos. 25 to 35. The 6'6" screen wall bounding the open space area may be re-located approx. 10'-12' nearer to Firhouse Road so as to provide for the required site frontages for the 6 No. dwellinghouses. The site depths on the East side of the cul-de-sac must be not less than 120' and at the West side not less than 100' and the remaining area shown as curtilages to site Nos. 34 and 35 be incorporated in the public open space area. These revisions must be further discussed and agreed with the County Council prior to the commencement of any development.	12. So as to ensure that adequate provision for maximum tree retention and satisfactory clearances of dwellinghouses from the existing tree features can be provided.
2. That screen boundary walls not less than 2 metres in height in blockwork or similar durable material, capped and rendered to the satisfaction of the County Council be provided to site Nos. 12 and 13, 1 and 24, the boundaries of the proposed public open space areas on the North portion of the site where they adjoin the revised arrangements for dwelling curtilages. Similar screen boundary walls are also to be provided to the southern fronts. Boundaries of the new dwelling house locations to be provided in the new cul-de-sac arrangement in the northern portion of the site.	13. In the interest of visual amenity.
14. That adequate and satisfactory landscaping scheme be fully discussed and agreed with the Parks Superintendent.	14. In the interest of amenity.

Contd/Over...

Signed on behalf of the Dublin County Council:

Senior Administrative Officer

19 JUN 1978

Form 4

Date:

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.

XXXXXX

16. Existing mature trees and landscape features at the site boundary are to be retained as far as practicable. A comprehensive scheme including mature trees at the north boundary of the site is to be fully discussed and agreed with the planning authority.
17. Calculated turning bay ends are to be provided to the requirements of the Roads Engineer.
18. Sites Nos. 1 and 14 are not to be constructed until an adequate and satisfactory detail of these sites and the adjoining eastern boundary in its correct location have been submitted to and agreed with the county council.
17. That the improvement line boundary for Firhouse Road be set out and agreed on site with the Roads Engineer before any housing development works are commenced.

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

20. So as to ensure that adequate site availability can be achieved for these dwellings.

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

P. Luck

For Senior Administrative Officer.