

## COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference  P.C.8929	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963  PLANNING REGISTER		REGISTER REFERENCE  M.2046
1. LOCATION	Mount Michael, Scholarstown Road, Dublin, 16.		
2. PROPOSAL	11 dwellinghouses and site works		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	29th July, 1977	1. 2.
4. SUBMITTED BY	Name Address T. O'Donoghue, Esq., Willow Lodge, Scholarstown Road, Dublin, 16.		
5. APPLICANT	Name Address Tower Homes, Willow Lodge, Scholarstown Road, Dublin, 16.		
6. DECISION	O.C.M. No.	P/3477/77	Notified 28th September, 1977
	Date	28/9/77	Effect To Grant Permission
7. GRANT	O.C.M. No.	P/4114/77	Notified 30th November, 1977
	Date	30/11/77	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/4114/77

# DUBLIN COUNTY COUNCIL

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:

Decision Order  
Number and Date P/3477/77: 28/9/77

T. O'Donoghue, Esq.,

Register Reference No. M.2046

Willow Lodge,

Planning Control No. 8929

Scholarstown Road, Dublin, 16.

Application Received on 29/7/77

Applicant: Tower Homes Limited

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

11 dwellinghouses and site works at Mount Michael, Scholarstown Road, Dublin, 16.

Conditions	Reasons for Conditions
1. Subject to the conditions of this permission that the development be carried out and completed in strict conformity with the plans and specification lodged with the application.	1. To ensure that the development shall be in accordance with the permission & effective control maintained.
2. That a financial contribution in the sum of £3,450 (three thousand, four hundred and fifty pounds) be paid by the proposers to the Council towards the cost of provision of public services in the area of the proposed development: this contribution to be paid before the commencement of development on the site.	2. 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.
3. 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 spaces, carparks, sewers, water-mains or drains has been given by:- (a) Lodgment with the Co. of an approved Insurance Co. bond in the sum of £5,000 (five thousand pounds) 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, carparks, sewers, watermains and drains are taken-in-charge by the Council. or/.... (b) Lodgment with the Council 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	3. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

on behalf of the Dublin County Council:

continued/.....

Senior Administrative Officer

Form 4

Date: 30th November, 1977

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.



# CONDITIONS:

# REASONS FOR CONDITIONS:

3 (c) continued/...

development in accordance with the guarantee scheme agreed with the Planning Authority & 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.

4. That the necessary land required for road improvement purposes be reserved as such and kept free from building development. The applicant must agree with the roads Dept. any necessary contribution amounts required by the Co. Co. for purposes of the necessary road improvement works on the existing public road, which will facilitate this development.

5. That site nos 9 and 10 be provisionally omitted from the development, pending clarification of any future housing development proposals at the south boundary of the site, which may make a continuation of the estate cul-de-sac end in a southerly direction.

6. That adequate and satisfactory landscaping scheme and programme for such works, including any site boundary fencing, walling or landscaping be submitted to and approved by the County Council before any construction work is put in hands. The applicant must agree the type and location of any necessary screen walls required. The applicants must agree details of the main access to Scholarstown Road, including all necessary vision splays with the Roads Eng., before any construction work is put in hands.

7. That the water supply and drainage arrangements, including an adequate and satisfactory surface water disposal system, be in accordance with the requirements of the County Council. The applicants must agree any necessary works with the Sanitary Services Engineers.

8. That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council, Sanitary Services Department, and that the cost thereof be paid to the Co. Council before any development commences.

9. 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.

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

11. 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 work.

12. That each house be used as a single dwelling unit.

13. That the rear garden depths be not less than 35-ft. in all cases. Site no. 2, is to be relocated so that it is in conformity with the proposed building line for site nos. 1 and 3.

14. That before development commences, building bye-laws approval shall be obtained and any conditions of such approval shall be observed in the development.

15. That development shall not be commenced until the method of electrical installation, including the necessary sub-stations & overground facilities, have been agreed with the E.S.B. and evidence of this agreement submitted to the Planning Authority.

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

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

In

6. The interest of amenity, and the proper planning and development of the area.

7. In order to comply with Sanitary Services Acts, 1878/1965.

8. 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.

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

10. In the interest of amenity.

11. To protect the amenities of the area.

12. To prevent unauthorised development.

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

14. In order to comply with Sanitary Services Acts, 1878/1964.

CONTINUED/.....

# DUBLIN COUNTY COUNCIL

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:

Decision Order  
Number and Date P/3477/77 28/9/77

T. O'Donoghue, Esq.,

Register Reference No. M.2046

Willow Lodge,

Planning Control No. 8929

Scholarstown Road, Dublin, 16.

Application Received on 29/7/77

Applicant:

Tower Homes Limited

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

11 dwellinghouses and site works at Mount Michael, Scholarstown Road, Dublin, 16.

Conditions	Reasons for Conditions
15 (continued)  It should be noted that Planning Permission will be required for sub-stations, if not included in the original submission.  16. That details of the proposed public lighting arrangements be submitted to and approved by the Co. Council so as to provide street lighting to the standard required by the County Council.  17. That a financial contribution in the sum of £3,300 be paid by the applicant to the Planning Authority in lieu of the provision of public open space for the 11 houses covered by this permission.	15. In the interests of the proper planning and development of the area.  16. In the interests of amenity and public safety.  17. To ensure contribution towards cost of provision of public services in this development.

Signature on behalf of the Dublin County Council:

*G. J. J. J.*  
Senior Administrative Officer

Form 4

Date: 30th November, 1977.

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.



# DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,  
48-49 DAME STREET,  
DUBLIN 2

8/4/14/77

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

To:

Decision Order Number and Date **7/2477/77 28/9/77**

Register Reference No. **N. 2346**

Planning Control No. **5429**

Application Received on **30/7/77**

**Enochs Esq.,**

**100 Lodge,**

**Sarstons Road, Dublin 16.**

**Tower Homes Limited.**

Applicant:

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

**Building houses and site works at Mount Michael, Scholarstown Road, Dublin 16.**

### Conditions

### Reasons for Conditions

1. That to the conditions of this permission that development be carried out and completed in conformity with the plans and specification submitted with the application.

2. That a financial contribution in the sum of £3,450 (three thousand, four hundred and fifty pounds) be made by the proposer to the County Council towards the cost of provision of public services in the area of the proposed development and which facilities this development; this contribution to be paid before the commencement of development on the site.

3. 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 the proposer to the Council of an approved Insurance Bond in the sum of £5,000 (five thousand pounds) 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/

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

Contd/Over...

Signature on behalf of the Dublin County Council:

*Ref*  
Senior Administrative Officer

Form 4

Date:

**30 NOV 1977**

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.

agreement 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 entered into with the Planning Authority and such lodgment of the case has been acknowledged in writing by the Council.

When development has been completed the Council may pursue the land to secure completion of the works required to bring the estate up to the standard of taking in charge.

Necessary land required for road improvement works as reserved as such and kept free from development. The applicants must agree with the Council any necessary contribution required by the County Council for the purpose of the necessary road improvement works on the public road, which will facilitate this

the Nos. 7 and 10 be provisionally omitted in development, requiring clarification of any housing development proposals at the south of the site, which may take a continuation estate end-on and in a southerly direction. A complete and satisfactory landscaping scheme must be submitted for each work, including any site fencing, walling or landscaping be submitted approved by the County Council before any work is put in hand. The applicants must state the type and location of any necessary works required. The applicants must agree to provide access to Belvedere Road, and all necessary vision splays with the roads before any construction work is put in hand. The applicants must provide and drainage arrangements, and adequate and satisfactory surface water drainage be in accordance with the requirements of the Council. The applicants must agree to carry out works with the Sanitary Services

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

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

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

7. In order to comply with the Sanitary Services Acts, 1931-1932.

Contd/Over...

*huk*  
For Senior Administrative Officer



# DUBLIN COUNTY COUNCIL

2/4/14/77

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:

Decision Order  
Number and Date **7/3/77/77: 25/9/77**

**Mr O'Donoghue Esq.,**

Register Reference No. **2, 2046**

**Willow Lodge,**

Planning Control No. **8929**

**Scholarstown Road, Dublin 16.**

Application Received on **10/7/77**

Applicant: **Tower Homes Limited.**

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

**1. Dwellingshouses and site works at Mount Michael, Scholarstown Road, Dublin 16.**

Conditions	Reasons for Conditions
<p>1. That all watermain tappings branch connections, <sup>and</sup> <del>and</del> <del>and</del> 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.</p> <p>2. 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.</p> <p>3. That all public services to the proposed development, including electrical, communal television and telephone cables and equipment be located underground throughout the entire site.</p> <p>4. 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 work.</p> <p>5. That each house be used as a single dwelling unit.</p> <p>6. That the rear garden depths be not less than 33' in all cases. Site No. 2 is to be relocated so that it is in conformity with the proposed building line for site Nos. 1 and 3.</p> <p>7. That before development commences, Building Bye-laws approval shall be obtained and any conditions of such approval shall be observed in the development.</p> <p>8. That development shall not be commenced until the method of electrical installation, including the necessary sub-stations and overground facilities, have been agreed with the Electricity Supply Board and evidence of this agreement submitted to the Planning Authority. It should be noted that Planning permission will be required for sub-stations, if not included in the original submission.</p>	<p>8. 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.</p> <p>9. In the interests of the proper planning and development of the area.</p> <p>10. In the interests of amenity.</p> <p>11. To protect the amenities of the area.</p> <p>12. To prevent unauthorised development.</p> <p>13. In the interest of the proper planning and development of the area.</p> <p>14. In order to comply with Sanitary Services Acts, 1872-1964.</p> <p>15. In the interests of the proper planning and development of the area.</p>

Sent/Over...

on behalf of the Dublin County Council:

*M. J. J.*  
Senior Administrative Officer

Form 4

Date: **30 NOV 1977**

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.

16. That details of the proposed public lighting arrangements be submitted to and approved by the County Council so as to provide street lighting to the standard required by the County Council.
17. That a financial contribution in the sum of £3,300 be paid by the applicant to the Planning Authority in lieu of the provision of public open space for the 11 houses covered by this permission.

18. In the interests of amenity and public safety.
19. To ensure contribution towards cost of provision of public services in this development.

  

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For Senior Administrative Officer.