

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference P.C. 1D752	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M. 1858
1. LOCATION	Sites 64-109, 112-168 Boden Park, Scholarstown Road, Ballyboden, Dublin 14.		
2. PROPOSAL	Residential - 103 Houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	15th July, 1977	1. 2.
4. SUBMITTED BY	Name Viscount Securities Limited, (J. Gogarty, Esq.) Address Kirwan House, 195 North Circular Road, Dublin 7.		
5. APPLICANT	Name Viscount Securities Limited, Address Kirwan House, 195 North Circular Road, Dublin 7.		
6. DECISION	O.C.M. No. P/3304/77 Date 14/9/77	Notified 14th September, 1977 Effect To Grant Permission	
7. GRANT	O.C.M. No. P/3858/77 Date 8/11/77	Notified 8th November, 1977 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. 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:

Viscount Securities,

Kilrea House,

195 North Circular Road,
Dublin 7.

Decision Order
Number and Date

9/3304/77, 14/5/77.

N. 1855

Register Reference No.

10752

Planning Control No.

15/7/77

Application Received on

Applicant:

Viscount Securities

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

proposed alternative house types to Sited Nos. 64-109 and 112-168, incl. (103-No. houses)

at Boden Park, Scholerstown Road,

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 £25,265. (in respect of the overall development 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) lodgment with the Council of an approved Insurance Company Bond in the sum of £30,000, 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; (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,

Contd. Over

Reasons for Conditions

1. To ensure that the development shall be in accordance with the permission and effective control maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1954.
3. To prevent unauthorized development.
4. The provision of such services in the area of the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
5. 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:

Senior Administrative Officer

Form 4

Date: 8 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.

5.(b) contd. on the provision and completion of such services to standard specification;
(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.

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 work.

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

8. 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.

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

10. That the screen walls in block or similar durable materials not less than 6' high, suitably capped and rendered 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.

11. That the area shown as open space 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.

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

13. That all watermain tapplings branch connections, swabbing and chlorination be carried out by the

Contd./

XXXXXXXX

4. To protect the amenities of the area.

7. In the interest of amenity.

8. In the interest of amenity and public safety.

9. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878-1964.

10. In the interest of visual amenity.

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

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

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:

Vicount Securities,

Kilrea House,

193, North Circular Road, Dublin 7.

Applicant:

Vicount Securities Ltd.

Decision Order
Number and Date

P/3304/77, 14/9/77.

Register Reference No.

10732 N.1858

Planning Control No.

10732

Application Received on

15/7/77.

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

proposed alternative house types to Site Nos. 64-109 and 112-168 Incl. (103-No. houses)

Bedon Park, Scholarstown Road,

Conditions	Reasons for Conditions
<p>13. contd. County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.</p> <p>14. 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>15. That development shall be phased to take account of progress in the provision of improved sewerage facilities in the area by Dublin County Council. The phasing programme shall be such that houses can be connected to public sewerage facilities when they are available for occupation. The programme shall be agreed with the Planning Authority or, in default of agreement, shall be as determined by An Bord Pleanála.</p> <p>16. That Site Nos. 81A and 82 be ^{provisionally} excluded from the development pending clarification and agreement with the County Council of the applicant's proposals for revisions to the existing services traversing the site which may adversely affect the site locations for site Nos. 81A and 82.</p> <p>17. That house No. 88 be located not less than 20-ft. clear of the adjoining Distributor Road boundary at the east flank of site No. 85.</p> <p>18. That the necessary land required for road improvement purposes be reserved as such and kept free from building development. The improvement line</p>	<p>13. 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.</p> <p>14. In the interest of the proper planning and development of the area.</p> <p>15. To relate the development to the expected improvement in the capacity of the main public sewer in Ballyman Road serving the site.</p> <p>16. In the interest of the proper planning and development of the area.</p> <p>17. In the interest of the proper planning and development of the area.</p> <p>18. In the interest of the proper planning and development of the area.</p>

on behalf of the Dublin County Council:

Senior Administrative Officer

Form 4

Date: 8 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.

18. (contd.) boundaries must be set out and agreed on site with the Roads Engineer.

19. That the details of the estate road access arrangements to Scholarstown Road be fully discussed and agreed with the Roads Engineer.

19. In the interest of public safety and avoidance of traffic hazard.

Mr. [Signature]

for Senior Administrative Officer.