

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 6883		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M. 1606	
1. LOCATION		Everton House, Ballyboden.			
2. PROPOSAL		4 detached dwellinghouses.			
3. TYPE & DATE OF APPLICATION		TYPE O.P.	Date Received 22nd June, 1977	Date Further Particulars (a) Requested 1. _____ 2. _____ (b) Received 1. _____ 2. _____	
4. SUBMITTED BY		Name Kiaran O'Malley, Esq., Architect, Address 33, Fitzwilliam Place, Dublin, 2.			
5. APPLICANT		Name Do. Address			
6. DECISION		O.C.M. No. P/2936/77 Date 19/8/77		Notified 19th August, 1977 Effect To Grant Outline Permission	
7. GRANT		O.C.M. No. Date		Notified Effect	
8. APPEAL		Notified 13/9/77 Type 1st Party (Conds)		Decision 13th April, 1978 Effect Outline Permission Granted by An Bord Pleanála	
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

42951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET
DUBLIN 2

Notification of Decision to Grant Outline Permission Local Government (Planning and Development) Act, 1963

To :

Kiaran O'Malley,

33, Fitzwilliam Place,

Dublin 2.

Decision Order Number and Date. P/2936/77: 19/8/77

Register Reference No. 1223 M. 1606

Planning Control No. 6883

Application Received on. 22/6/77

Applicant : Kiaran O'Malley, Esq.

In pursuance of its functions under the above-mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Outline Permission for 4 detached houses at Everton House, Ballyboden.

SUBJECT TO THE FOLLOWING CONDITIONS :

Conditions

Reasons for Conditions

That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.

That permission shall cease to have effect after the expiration of one year from the receipt thereof by the applicant therefor and such time thereafter as is necessary for An Bord Pleanála to determine any appeal unless within that time approval has been notified to those matters referred to in condition (1) above.

That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to the Dublin County 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.

That the water supply and drainage arrangements be in accordance with the requirements of the County Council. The applicants must consult with the Sanitary Services Department before submitting plans for approval.

That the land required for the proposed Ballyboden Improvement Scheme be reserved as such and free from development. The applicant must consult with the Roads Department before submitting plans for approval.

That site Nos. 1 and 2 be omitted from the development to allow for the provision of access to the lands to the rear of the site, to allow for the provision of adequate set back from the proposed Ballyboden Road Improvement Scheme and to ensure the preservation of existing mature trees adjoining

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

On behalf of the Dublin County Council :

Senior Administrative Officer.

Date : 19th August, 1977.

IMPORTANT : Turn overleaf for further information.

PL 6/5/40038

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

Planning Register Reference Number: M.1606

PL 6883
GRH

APPEAL by Kieran O'Malley, of 33, Fitzwilliam Place, Dublin against the decision made on the 19th day of August, 1977, by the Council of the County of Dublin deciding to grant subject to conditions an outline permission for housing development on a site at Everton House, Ballyboden, County Dublin, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reason set out in the First Schedule hereto, to grant outline permission for the said housing development in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Provided the conditions as set out in the Second Schedule are complied with it is considered that the proposed development accords with the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
1. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be agreed between the developer and the said Council before the development is commenced or, failing agreement, shall be as determined by An Bord Pleanála.	1. 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.
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SECOND SCHEDULE (CONTD)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>2. Land expected to be required by Dublin County Council for road improvements shall be reserved for that purpose and the detailed plans to be submitted for approval shall provide for the setting back of the front boundary of the site accordingly.</p> <p>3. The house on site number 1 shall be omitted from the proposed development.</p>	<p>2. To facilitate future road improvement works in the area.</p> <p>3. In the interests of residential amenity and to facilitate future road improvement works in the area: as proposed, this house would be too close to the new road line, its curtilage would be too cramped and it would be subject to excessive noise.</p>

M. J. McFADDEN

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 13th day of April 1978

