

COMHAIRLE CHONTAE ATHA CLIATH

File Reference P.C. 6153	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M. 1275								
1. LOCATION	Cookstown, Tallaght S										
2. PROPOSAL	Change of house type on approved site										
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <th style="width: 50%;">(a) Requested</th> <th style="width: 50%;">(b) Received</th> </tr> <tr> <td>1. _____</td> <td>1. _____</td> </tr> <tr> <td>2. _____</td> <td>2. _____</td> </tr> </table>	Date Further Particulars		(a) Requested	(b) Received	1. _____	1. _____	2. _____	2. _____
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(a) Requested	(b) Received										
1. _____	1. _____										
2. _____	2. _____										
4. SUBMITTED BY	Name Gallagher Group Limited, Address 23 Clare Street, Dublin 2.										
5. APPLICANT	Name Gallagher Group Limited, Address 23 Clare Street, Dublin 2.										
6. DECISION	O.C.M. No. P/2467/77 Date 19/7/77		Notified 19th July, 1977 Effect To Grant Permission								
7. GRANT	O.C.M. No. P/3175/77 Date 9/9/77		Notified 9th September, 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 _____ Checked by _____		Copy issued by _____ Registrar. Date _____ Co. Accts. Receipt No. _____									
Grid Ref.	O.S. Sheet										

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/2457/77, 10/7/77**

N. 1275

Register Reference No.

11576/6153

Planning Control No.

20/5/77

Application Received on

**Gallagher Group Ltd.,
23 Clare Street,
Dublin 2.**

Applicant: **Gallagher Group Ltd.**

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

Proposed change of house types on site Nos: 1-49 and 60-64 on previously approved site at Cookstown Road, Tallaght, Co. Dublin.

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 £10,875 (ten thousand eight hundred and seventy five pounds) 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, watermain or drains has been given by (a) Lodgement with the Council of an approved Insurance Complying Bond in the sum of £12,000

Reasons for Conditions

1. To ensure that the development be in accordance with the permission and effective control maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. To prevent unauthorised development.
4. 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.
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.

Continued/...

on behalf of the Dublin County Council:

Senior Administrative Officer

Form 4

Date:

9 SEP 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.

which shall be kept in force by the developer until such time as the roads, open space, car-parks, sewers, watermain 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/...

(c) Lodgement 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 lodgement 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 works.

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.

6. 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, 1878-1954.
Cont/...



Snr. Senior Administrative Officer.

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-48 DAME STREET,
DUBLIN 2

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

To:

Decision Order Number and Date **P/2467/77; 19/7/77**

M. 1278

Register Reference No.

11576/6183

Planning Control No.

Application Received on

20/5/77

Applicant: **Gallagher Group Ltd.**

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

Proposed change of house types on site Nos. 1-49 and 50-54 on previously approved site at Cockstown Road, Tallaght, Co. Dublin.

Conditions

Reasons for Conditions

10. That the screen walls in block or similar durable materials not less than 6-ft. high suitably capped and rendered be provided at the necessary locations as so to screen rear gardens from public view. The specific locations and extent of walling must be full discussed and agreed with the County Council before construction. Timber fencing is not acceptable. Screen walls adjoining site Nos. 7, 14, 21 and 54 are to be located at back of pathline. Screen walls adjoining Nos. 22, 27 and 54 are to be relocated after full discussion and agreement with the County Council.

10. In the interest of visual amenity.

11. That the area shown as open space be levelled, silted and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings. The specific details and programming of the landscaping and ancillary works are to be fully discussed and agreed with the Parks Superintendent. All necessary tree planting arrangements of the estate roads are also to be agreed with the Parks Superintendent.

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

12. Development shall not be commenced until the method of electrical installation including the necessary sub-stations and underground 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 as included in the original submission.

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

Continued/....

On behalf of the Dublin County Council:

[Signature]
Senior Administrative Officer

Form 4

Date:

9 SEP 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.

13. That the necessary land required for road improvement purposes be reserved as such and made available to the County Council. The road improvement line boundaries must be set out and agreed with the Roads Engineer before any houseing constructional works take place. The access arrangements from Cocketown Lane including all necessary sight lines must also be agreed with the Roads Engineer.

14. That details of the proposed boundary treatment including walls and landscaping must be submitted to and approved by the County Council. The full details of the proposed boundary walls to be constructed by the developers adjoining the new road improvement lines must be fully discussed and agreed with the County Council.

15. That the water supply and drainage arrangements including disposal of surface water be in accordance with the requirements of the County Council. The applicants must agree the water supply system including all necessary piping and pumping with the Sanitary Services Engineer for the purpose of ensuring that an adequate, satisfactory and feasible water supply system can be provided for the development proposed.

16. That all watermain tappings branch connections, swabbing 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.

17. The developers must ensure that rear garden depth of not less than 25-ft. be provided in all cases.

18. That site no. 22 is to be relocated in a more acceptable orientation in relation to the adjoining sites. This must be fully discussed and agreed with the County Council.

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

14. In the interest of amenity.

15. In order to comply with the Sanitary Services Acts, 1878-1954.

16. To comply with public health requirements and to ensure adequate standards of workmanship. As the provider of these services by the County Council will facilitate the proposed development, it is considered reasonable that the Council should recoup the cost.

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

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

For. Senior Administrative Officer.