

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.10067	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M.875
1. LOCATION	Orchardton, Willbrook, Rathfarnham, Dublin, 14. S		
2. PROPOSAL	Housing development of 16 detached houses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 7.4.77	Date Further Particulars (a) Requested 1. 2/6/77 2. (b) Received 1. 29/8/77 2.
4. SUBMITTED BY	Name P. T. Hickey and Associates, Architects, Address Greystones Harbour, Co. Wicklow.		
5. APPLICANT	Name T. O'Donnell, Esq., Address 107, Applewood Hts., Blacklion, Greystones, Co. Wicklow.		
6. DECISION	O.C.M. No. P/3887/77 Date 27/10/77		Notified 28th October, 1977 Effect To Grant Permission
7. GRANT	O.C.M. No. P/4605/77 Date 29th Dec., 1977		Notified 29th December, 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.....	

P/4605/77

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To: **P. T. Hickey & Assoc.,**
Greystones Harbour,
Co. Wicklow.
Applicant: **T. O'Donnell.**

Decision Order
Number and Date: **P/3887/77 27/10/77**

Register Reference No. **R. 875**

Planning Control No. **10067**

Application Received on **24/11/77** **Y.4.47**
Addl. Info. Rec'd: **29/8/77**

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

Proposed 16 dwellinghouses at Barchardston, Willbrook, Rathfarnham.

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. Before development commences approval under the Building Bye-laws be obtained and all conditions of that approval 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 £3,495. (three thousand four hundred and ninety five pounds) be paid by the proposer to the Dublin County Council to meet 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) Lodgement with the Council of an approved Insurance Company Bond in the sum of £10,000 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. **R**

1. To ensure that the development shall be in accordance with the permission and that effective control be 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 development should contribute towards the cost of providing the services.
5. To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

Continued over/.....

on behalf of the Dublin County Council:

for

Signature
Senior Administrative Officer

Form 4

Date:

29 DEC 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.

(b) Lodgement 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) 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.

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 of taking in charge.

6. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on the adjoining roads during the course of the works.

6. To protect the amenities of the area.

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 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.

8. In the interest of amenity and public safety.

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

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

10. That the screen walls in block or similar durable materials not less than 2 m. high suitably capped and rendered be provided at the necessary locations as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the Council before construction. Timber fencing is not acceptable. The screen walls at the flanks of site Nos. 11 & 16 are to be located at back of path line. Screen walls at the

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

To:

Decision Order
Number and Date **P/3887/77 27/10/77**

P. T. Hickey & Assoc.,

Register Reference No. **M. 875**

Graystones Harbour,

Planning Control No. **10067**

Co. Wicklow.

Application Received on **21/8/77 7-4-47**
Addl. Infor. **29/8/77**

Applicant: **T. O'Donnell.**

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

Proposed 16 dwellinghouses at Orcharhton, Willbrook, Rathfarnham.

Conditions

Reasons for Conditions

open space boundaries adjoining site No. 7 and 8 are to be fully agreed with the County Council before construction. Details of the perimeter screen walls shown on the plans submitted are to be discussed and agreed with the County Council.

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 tappings branch connections, swabbing and chlorination be carried out by the County Council, Sanitary Services Dept., and that the cost thereof be paid to the County Council before any development commences.

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.

15. That existing mature trees and landscape features be maintained as far as practicable and any tree removal proposals must be with the approval of the County Council.

to 10. In the interest of 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.

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.

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

15. In the interest of amenity.

on behalf of the Dublin County Council:

for Senior Administrative Officer

Form 4

Date:

29 DEC 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.