

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 4601	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M.871
1. LOCATION	Firhouse Road, Dublin, 14. S		
2. PROPOSAL	Revisions to approved layout & house type		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 7th April, 1977	Date Further Particulars (a) Requested 1. _____ 2. _____ (b) Received 1. _____ 2. _____
4. SUBMITTED BY	Name Kiaran O'Malley, Esq., Address 33, Fitzwilliam Place, Dublin, 2.		
5. APPLICANT	Name May and Moynihan Limited, Address C/o 33, Fitzwilliam Place, Dublin, 2.		
6. DECISION	O.C.M. No. P/1859/77 Date 2/6/77		Notified 2nd June, 1977 Effect To Grant Permission
7. GRANT	O.C.M. No. P/2521/77 Date 26.7.'77		Notified 26th July, 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

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

To:

Decision Order
Number and Date **P/1853/77: 2/6/77**

Kiaren O'Malley,

R. 571

33, Fitzwilliam Place,

Register Reference No.

4501

Dublin 2.

Planning Control No.

1/4/77

Application Received on

Applicant:

May & Mayrhan.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
revisions to previously approved residential estate and house types for 27-No. dwelling-houses at Knocklyon Road.

Conditions	Reasons for 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.	1. To ensure that the development shall be in accordance with the permission and effective control be maintained.
2. That condition Nos. 1, 2, 3, 5, 6, and 7, of the grant of approval on appeal by the parliamentary Secretary to the Minister for Local Government dated 14/10/76, be adhered to in this development.	2. In the interest of the proper planning and development of the area.
3. That screen walls in stone, concrete, blockwork or similar durable, non-perishable and non-combustible materials, not less than 6' in height, suitably capped and rendered to the satisfaction of the County Council, be provided at all necessary locations, i.e., flanks corners, shutting open spaces or playlots, so as to screen rear gardens from public view. Timber fencing or paravelling, is not acceptable. The specific locations and extent of the screen walling must be fully discussed and agreed with the County Council before construction.	3. In the interest of the proper planning and development of the area and in the interest of visual amenity.
4. That the road improvement line boundaries must be set out and agreed on site with the Roads Engineer before any constitutional work is put in hand on these lands.	4. In the interest of the proper planning and development of the area.
5. That Building Bye-laws approval shall be obtained before development commenced and any conditions of such approval shall be observed in the development.	5. In order to comply with the Sanitary Services Acts, 1973-1984.
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.	6. To protect the amenity of the area.

on behalf of the Dublin County Council:

Signature
Senior Administrative Officer

26 JUL 1977

Form 4

Date:

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.

7. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
8. That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the County Council. The developers must ensure that no structure is erected within 4-metres, or any reduced clearances that may be agreed with the Sanitary Services Engineers in special cases, on the existing main sewers traversing these lands. The developers must ensure that access facilities for maintenance, repairs and replacements are provided at all times to the existing foul and surface water sewers and manholes that will be located within individual dwellinghouse curtilages.
9. That the necessary land required for road improvement purposes i.e., (a) the proposed distributor road at the west side (b) the existing Knocklyon Improvement and (c) Fishhouse Road Improvement, all as shown on the plans submitted to be reserved as such and kept free from buildings.
10. Development must not commence until the necessary reservations and road works to Knocklyon Road have been discussed and agreed with the County Council Roads Department.
11. A comprehensive landscaping scheme for the whole development and programme for such works must be fully agreed with the County Council. Constructional plant, stores or other materials are not to be placed on open space areas.
12. That all watermain tappings branch connections, cabling 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.
13. 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.
7. In the interest of the proper planning and development of the area.
8. In order to comply with the Sanitary Services Acts, 1878-1954.
9. In the interest of the proper planning and development of the area.
10. In the interest of the proper planning and development of the area.
11. In the interest of the proper planning and development of the area.
12. 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.
13. In the interest of the proper planning and development of the area.

5 JUL 1955

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To:

Decision Order
Number and Date **P/1059/T7: 2/6/77**

Kieran O'Reilly,

Register Reference No. **A.571**

**33, Fitzwilliam Place,
Dublin 2.**

Planning Control No. **4601**

Application Received on **7/4/77**

Applicant: **May & Maynihan.**

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

**revisions to previously approved residential estate and house types for 27-No. dwelling-
houses at Knocklyon Road.**

Conditions

Reasons for Conditions

14. 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 ~~Letter~~ **Lodgment with the Council** approved Insurance Company Bond in the sum of £20,000 which shall be kept in force by the developer until such time as the road, open space, car-parks, sewers, watermain and drains are taken-in-charge by the Council.
- (a) **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 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.**

NOTE: When the development has been completed the Council may require the bond required to being the estate up to the standard for taking in charge.

15. That a financial contribution in the sum of £5,750, being the proportion required for this 4½-acre in relation to the overall nett 15-acre housing site, be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed

14. To ensure that a ready sanction may be available to the Council to ensure the provision of services and prevent discontinuity of development.

15. 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.

Cont/Over.

on behalf of the Dublin County Council:

Senior Administrative Officer

26 JUL 1977

Date:

Form 4

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.

15. development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

MLK
For Senior Administrative Officer.

101-100-01