

DUBLIN COUNTY COUNCIL

8/3402/77

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: **Gallagher Group Limited,**
24, Clare Street,
Dublin, 2.

Decision Order Number and Date **2/2949/77 12/2/77**
N. 642

Register Reference No. **16162/16926**

Planning Control No. **22/6/77**

Application Received on

Applicant: **Gallagher Group Limited**

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

Proposed residential development at Harold's Grange, Grange 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. 2. That before development commences, approval under the Building Bye-laws be obtained and all conditions of that approval be observed in the development. 3. That conditions 3,4,5,9,11 of Order No. 2/25/77 dated 16/1/77 (N.2722) be strictly adhered to in the development. 4. That sites 61 and 59 be omitted from the development to compensate for loss of public open space and to ensure the preservation of the existing mature trees adjoining site 61. The turning area for the access road to these houses is to terminate on the line of the southern boundary of site No. 57. The area thus omitted from the development to be levelled, soiled and seeded to the satisfaction of the Council and included in the adjoining public open space. 5. That screen walls not less than 6-ft. high in blockwork or other durable non-combustible materials suitably capped and rendered to the satisfaction of the Council be erected at all necessary flank and corner locations so as to screen rear gardens from public view. The applicants must discuss and agree in detail the proposed screening of the rear gardens of sites 39 to 57 including the possible maintenance of the existing masonry wall.	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. In the interest of the proper planning and development of the area. 4. In the interest of the proper planning and development of the area. 5. In the interest of visual amenity.

continued.....

on behalf of the Dublin County Council:

Senior Administrative Officer

Form 4

Date:

118 OCT 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.

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 development.
7. 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. That public services to the proposed development including electrical, and telephone cables be located underground throughout the entire site.
9. That the requirements of the Chief Fire Officer be ascertained prior to commencement of development and complied with in full before the structures proposed in the development are put into use.
10. That the water supply and drainage arrangements be in accordance with the requirements of the County Council.
11. That the arrangements made for the payment of the Financial Contribution in the sum of £35,000 (thirty six thousand pounds) be strictly adhered to in the development.

6. In the interest of amenity.
7. In the interest of amenity.
8. In the interest of amenity.
9. In the interest of safety and the avoidance of fire hazard.
10. In order to comply with the Sanitary Services Acts, 1878 - 1954.
11. The provision of such services in the area by the Council will facilitate the proposed development. It is considered that reasonable that the developer should contribute towards the cost of providing the services.


SENIOR ADMINISTRATIVE OFFICER