

COMHAIRLE CHONTAE ATHA CLIATH

File Reference P.C. 16817	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER	REGISTER REFERENCE S M 30 0
1. LOCATION	Neilstown/Ronanstown, Sections G. and H.	
2. PROPOSAL	Housing development.	
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 9.2.77
	Date Further Particulars	
	(a) Requested	(b) Received
	1.	1.
	2.	2.
4. SUBMITTED BY	Name Principal Architect of the N.B.A., Address Richmond Avenue South, Milltown, Dublin, 6.	
5. APPLICANT	Name National Building Agency Limited, Address Richmond Avenue South, Milltown, Dublin, 6.	
6. DECISION	O.C.M. No. P/1147/77 Date 6/4/77	Notified 7th April, 1977 Effect To Grant Permission
7. GRANT	O.C.M. No. P/1711/77 Date 10/6/77	Notified 10th June, 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.		

by Date Ref. O.S. Sheet	Copy issued by Registrar. Date Co. Accts. Receipt No.
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DUBLIN COUNTY COUNCIL

P/174/77

951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To: **National Building Agency Limited,**
Richmond Avenue South,
Milltown, Dublin 6.

Decision Order Number and Date **F/1147/77, 6/4/77.**
Register Reference No. **M.305**
Planning Control No. **15817**
Application Received on **9/2/77.**

Applicant: **National Building Agency Limited.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
proposed housing development at Milltown/Ronanstown, Sections G and H.

Conditions	Reasons for Conditions
<p>1. Subject to the conditions of this permission, that the development be carried out and completed strictly in accordance with the plans and specification lodged with the application.</p> <p>2. That before development commences, approval under the Building Bye-laws be obtained, and all conditions of that approval be observed in the development.</p> <p>3. That footpaths be provided immediately adjoining all distributor roads bounding Sections G and H.</p> <p>4. That revised plans be submitted incorporating the following modifications:- (a) The layout of houses on sites 1-3 (section G) to be revised so as to avoid problems caused by gable walls abutting front gardens. (b) the turning area in front of sites 71-74 (section G) to be revised to provide more satisfactory vehicular access. (c) rear gardens of numbers 58-70 (section G) to be extended so that the southern edge of access laneway is along the centre line of the adjoining 220 kV cables.</p> <p>5. Revised drawings to be submitted for the agreement of the Planning Authority for the location of and boundary treatment of rear gardens of houses Nos. 14-18, 38-48 and 56-57 (all inclusive) to ensure their co-ordination with the layout of lands to the south</p>	<p>1. To ensure that the development shall be in accordance with the permission, and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. In the interest of the proper planning and development of the area.</p> <p>4. In the interest of the proper planning and development of the area.</p> <p>5. In the interest of the proper planning and development of the area.</p>

Contd. Over/

On behalf of the Dublin County Council: *[Signature]*
Senior Administrative Officer

Form 4 Date: *10/6/77*

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 area adjoining sites 49-52 in section H, be reserved as public open space and levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings. A suitable railing and approved protective landscaping is to be provided along the eastern perimeter of the above mentioned open space.

7. That open space provision be in accordance with the requirements of the County Development Plan. The location of the open space to be in accordance with the requirements of the Planning Authority and of the Parks Department of the County Council. In this regard prior to commencement of development the applicant must consult with the Parks Superintendent with regard to objections received by Parks Superintendent in letter, dated 1/4/77.

8. That a suitable playlet be provided for in the course of the development.

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

10. That all public services to the proposed development, including electrical and telephone cables and equipment, be located underground throughout the entire site.

11. That screen wall not less than 6' high suitably capped and finished be provided at the necessary locations as determined by Council's Engineer so as to screen rear gardens from public view.

12. 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.

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

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

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

9. To protect the amenities of the area.

10. In the interest of amenity.

11. In the interest of visual amenity.

12. In the interests of amenity and public safety.

Contd./

DUBLIN COUNTY COUNCIL

P/1147/77

2951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

o: National Building Agency Limited,
Richmond Avenue South,
Milltown, Dublin 16

Decision Order Number and Date P/1147/77, B/A/77.
Register Reference No. M.300
Planning Control No. 16817
Application Received on 9/2/77.

Applicant: National Building Agency Limited

A PERMISSION/~~ARRRXXX~~ has been granted for the development described below subject to the undermentioned conditions.
proposed housing development at Milltown/Ronanstown, Section G and H.

Conditions	Reasons for Conditions
<p>13. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</p> <p>14. That water supply and drainage arrangements xx be in accordance with the requirements of the Sanitary Services Engineers. In this regard the applicant must make the necessary revisions to watermain layout as required by Sanitary Services Engineers.</p> <p>15. That a financial contribution in the sum of £21,000. (twenty one thousand 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.</p> <p>16. 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) Lodgment with the Council of an approved Insurance Company Bond in the sum of £30,500. 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.</p>	<p>13. In the interests of the proper planning and development of the area.</p> <p>14. In order to comply with the Sanitary Services Acts, 1878-1954.</p> <p>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.</p> <p>16. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.</p>

Contd. Over/

(Signature)
Senior Administrative Officer

Form 4

Date: *14/4/77*

A Council under Building Bye-Laws must be obtained before the development is commenced of approval must be complied with in the carrying out of the work.

16.(b) contd. ^{or}

(b) Lodgment with the Council of £17,700, 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) 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.

17. The developer shall maintain roads and services in the estate in a proper condition until taken over by the County Council.

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

[Signature]

for Senior Administrative Officer.