

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 17167	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K.37
1. LOCATION	Neilstown/Ronanstown, Co. Dublin - Section A. 5		
2. PROPOSAL	159 no. dwellinghouses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 12th Jan., 1976	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Principal Architect of National Building Agency, Address Richmond Avenue South, Milltown, Dublin, 6.		
5. APPLICANT	Name Address Same as above.		
6. DECISION	O.C.M. No. P/740/76 Date 11/3/76		Notified 11/3/76 Effect To Grant Permission
7. GRANT	O.C.M. No. P/1200/76 Date 21/4/76		Notified 21st April, 1976 Effect Permission <u>Granted</u>
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 byRegistrar.	
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

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

To : Decision Order
Number and Date..... 1/74/76 - 11/3/76
Register Reference No..... 17157
Planning Control No.....
Application Received on..... 12/1/76

Applicant: National Building Agency Ltd.,
1111town, Dublin 6.

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

Proposed residential development (159)houses at 1111town/1111town.

Conditions	Reasons for Conditions
8. That the development, subject to the satisfaction of the Co. Council and to be made available for use by future residents prior to occupation of any houses in the estate.	8. In the interest of visual amenity.
9. That six feet concrete block walls suitably capped and rendered be provided where necessary to screen rear gardens from public view.	9. In the interests of amenity and public safety.
10. That details of the proposed public lighting arrangements be submitted to and approved by the Co. Council so as to provide street lighting to the standard required by the County Council.	10. In the interest of the proper planning and development of the area.
11. The developers shall maintain roads and services in the estate in proper condition until taken over by the Council.	11. In the interest of the proper planning and development of the area.
12. That consultation and agreement be reached with the E.S.B. regarding location and number of transformers or substations prior to commencement of development. Planning permission will be necessary for all such substations if not already included in the original submission.	12. In the interest of visual amenity.
13. That one half-standard tree be placed in the front garden of each dwellinghouse.	13. In the interest of the proper planning and development of the area.
14. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	14. To ensure a satisfactory standard of development.
15. The proposed development to conform with the requirements of the Roads Engineer. Minimum width of carriageway for a cul-de-sac less than 60-meters is 6.7-meters or for a service road with development on one side only. A turning bay to the requirements of the Council's roads	

continued/overleaf.

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ment of the

on behalf of the Dublin County Council : for

Senior Administrative Officer

Form 4

Date : 21st April, 1976

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.

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Senior Administrative Officer

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/740176 - 11/3/76
 NATIONAL BUILDING AGENCY LTD., Register Reference No.....
 100-102, South, 17157
 Planning Control No.....
 17157
 Application Received on.....
 12/1/76
 Applicant: NATIONAL BUILDING AGENCY LTD.

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

Proposed residential development (159) houses at Heilistown/Ansstown.

Conditions	Reasons for Conditions
8. That all services, water, sewer and electricity, shall be made available for use by future residents prior to occupation of any houses in the estate.	8. In the interest of visual amenity.
9. That six feet concrete block walls suitably capped and rendered be provided where necessary to screen rear gardens from public view.	9. In the interests of amenity and public safety.
10. That details of the proposed public lighting arrangements be submitted to and approved by the Co. Council so as to provide street lighting to the standard required by the County Council.	10. In the interest of the proper planning and development of the area.
11. The developers shall maintain roads and services in the estate in proper condition until taken over by the Council.	11. In the interest of the proper planning and development of the area.
12. That consultation and agreement be reached with the E.S.B. regarding location and number of transformers or substations prior to commencement of development. Planning permission will be necessary for all such substations if not already included in the original submission.	12. In the interest of visual amenity.
13. That one half-standard tree be placed in the front garden of each dwellinghouse.	13. In the interest of the proper planning and development of the area.
14. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	14. To ensure a satisfactory standard of development.
15. The proposed development to conform with the requirements of the Roads Engineer. Minimum width of carriageway for a cul-de-sac less than 60-meters is 6.7-meters or for a service road with development on one side only. A turning bay to the requirements of the Council's roads	

continued/overleaf.

on behalf of the Dublin County Council: For

Senior Administrative Officer

Form 4

Date: 21st April, 1976

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. Department shall be constructed at the end of Road No. 7. Road No. 7 shall be constructed up to the site boundary. Road No. 8 shall be revised to meet the requirements of the Planning Department which shall be determined prior to the commencement of development works.

Wk
for Senior Administrative Officer

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..... 742951/76 = 11/3/76

Register Reference No..... 2.37

Planning Control No..... 17157

Application Received on..... 12/1/76

National Building Agency Ltd.,
Richmond Ave., South,
Milltown, Dublin 6.
Applicant : National Building Agency Ltd. (on behalf of Dublin Corporation.)

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

Proposed residential development (159 houses) at Ballytown, Ballynash.

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.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That a financial contribution in the sum of £23,500 (twenty three thousand, five hundred and fifty pounds) be paid by the proposers to the Dublin Co. 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.	3. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.
4. That the water supply be in accordance with the requirements of the County Council. In this regard no house is to be occupied until the existing watermain network has been strengthened and the applicants advised in writing accordingly.	4. In order to comply with the Sanitary Services Acts, 1878-1964.
5. That the applicant submit satisfactory drainage details to show how the connection to the public sewer is to be made. The existing public sewer is some distance from the site and the applicants must bear all the cost of making a connection to the satisfaction of the Co. Council.	5. In order to comply with the Sanitary Services Acts, 1878-1964.
6. That no development under any permission granted pursuant to this decision be commenced until satisfactory completion of provision of services including maintenance until taken-in-	6. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in development.

on behalf of the Dublin County Council :

[Signature]
Senior Administrative Officer

Form 4

Date : 21st April, 1976

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.

(5) charge by the Local Authority of roads, open space, sewers, car parks, watermains or drains has been given by:-

(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £143,100 (one hundred and forty three thousand, one hundred pounds) which shall be kept in force by the developers until such time as the roads, open spaces, car-parks, sewers, watermains 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 either or case has been acknowledged in writing by the Council.

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

8. That the strip of open space adjoining the proposed local distributor road shown on drawing number T.4/5, received 12th Jan., '76, shall be ~~maintain~~ satisfactorily landscaped to the requirements of the Council's Parks Department which shall be determined prior to the commencement of development works. The other areas shown as open space shall be reserved as public open space

7. In the interest of amenity.

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

MK
for Senior Administrative Officer.