

COMHAIRLE CHONTAE ÁTHA CLIATH

5

File Reference P.C. 13977		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K.2911
1. LOCATION		Sally park, Firhouse Road, Tallaght, Co. Dublin.		
2. PROPOSAL		16 dwellinghouses.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 6th Dec., 1976	Date Further Particulars	
			(a) Requested	(b) Received
			1.	1.
			2.	2.
4. SUBMITTED BY		Name B. Mulvihill, Address 532, N.C.R., Dublin, 7.		
5. APPLICANT		Name Stanley and Company Limited, Address 532, N.C.R., Dublin, 7.		
6. DECISION		O.C.M. No. P/357/77 Date 4/2/77	Notified 4th February, 1977 Effect To Grant Permission	
7. GRANT		O.C.M. No. Date	Notified Effect	
8. APPEAL		Notified 16th Feb. 1977 Type 3rd Party	Decision Effect	
9. APPLICATION SECTION 26 (3)		Date of application	Decision Effect	
10. COMPENSATION		Ref. in Compensation Register 5		
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 Decision to Grant Permission/~~Approval~~
Local Government (Planning and Development) Act, 1963

To:

B. Mulvihill,

532, North Circular Road,

Dublin. 7

Decision Order
Number and Date **P/357/77, 4/2/77.**

K.2911

Register Reference No.

13977

Planning Control No.

Application Received on **6th December, 1976.**

Applicant:

Stanley & Co. Ltd.

In pursuance of its functions under the above-mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/~~Approval~~ for

proposed 16 number dwellinghouses adjoining "Sallypark", Firhouse Road,

SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions	Reasons for Conditions
1. That the development be carried out and completed in strict conformity 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 a financial contribution in the sum of £3,165. (three thousand, one hundred and sixty five pounds) be paid by the proposers 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 of the site.	2. 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.
3. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before the constructional work takes place on the proposed houses.	3. In the interest of the proper planning and development of the area.
4. That no development under any permission pursuant to this decision be commenced until security for the provision and satisfaction 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) Lodgment with the Council of an approved Insurance Company Bond in the sum of £8,000 (eight thousand pounds) which shall be renewed by the developer from time to time as required during the	4. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in development.

Contd. over

on behalf of the Dublin County Council:

[Signature]
Senior Administrative Officer

Form 3

Date: **4th February, 1977.**

IMPORTANT: Turn overleaf for further information

Conditions	Reasons for Conditions
<p>4. (a) contd. course of the development and kept in force by him until such time as the roads, open spaces, carparks, sewers, watermains and drains are taken-in-charge by the Council, or/ (b) 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, 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.</p> <p>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 for taking in charge.</p> <p>5. That the areas shown as open space and play area 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.</p> <p>6. That the screen walls in block or similar durable materials not less than 6' high, suitably capped and rendered be provided at the necessary locations so as to screen rear gardens from public view. <u>The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction.</u> Timber fencing is not acceptable. These screen walls not less than 6' in height are to be provided <u>at the flanks of houses Nos. 6 and 7 and at the rear boundaries of 7-16, inclusive.</u></p>	

Contd./

Note:

If there is no appeal to the Minister for Local Government against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Act has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to the Minister for Local Government. The Applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal.
It should be addressed to:-

The Secretary, Department of Local Government, Custom House, Dublin 1.

An appeal by the applicant for Outline Permission should be accompanied by this form.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To:

B. Mulvihill,

532, North Circular Road,

Dublin 7.

Applicant: **Stanley & Co. Ltd.**

Decision Order
Number and Date **P/357/77, 4/2/77.**

Register Reference No. **K.2911**

Planning Control No. **13977**

Application Received on **6th December, 1976.**

In pursuance of its functions under the above-mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/~~Approval~~ for **proposed 16 number dwellinghouses adjoining "Sallypark", Firhouse Road,**

SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions	Reasons for Conditions
7. That rear garden depths of 35' minimum must be provided.	7. In the interests of the proper planning and development of the area.
8. 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.	8. To protect the amenities of the area.
9. That all public services to the proposed development, including electrical, communal television and telephone cables and equipment be located underground throughout the entire site.	9. In the interests of amenity.
10. 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.	10. In the interests of public safety and amenity.
11. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	11. In the interests of the proper planning and development of the area and in order to comply with Sanitary Services Acts, 1878-1964.
12. That each house be used as a single dwelling unit.	12. To prevent unauthorised development.
13. That suitable playlots be provided for in the course of the development.	13. In the interest of the proper planning and development of the area.
14. That the existing landscaping features and mature trees be retained and any necessary tree removals must be agreed with the County Council.	14. In the interests of amenity.
15. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. The	15. In order to comply with Sanitary Services Acts, 1878-1964.

contd./Over/

on behalf of the Dublin County Council:

Senior Administrative Officer

Form 3

Date: **4th February, 1977.**

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Conditions	Reasons for Conditions
15. (contd. applicants must consult with the Sanitary Services Engineer with regard to these matters.	
16. That the necessary land required for the Firhouse Road Improvement Scheme be reserved as such and made available to the County Council. The improvement line boundaries must be set out and agreed with the Roads Engineer before any constructional work is commenced. A revised layout clearly showing the correct location of the improvement line boundary and the proposed boundary treatment for this improvement line must be submitted to and approved by the County Council before any development works are undertaken. The applicants must also agree the required house setback from the improvement line boundary with the Roads Engineer and any consequent necessary revisions of the layout of the houses must be submitted to and approved by the Council. Any additional boundary treatment and additional boundary walls that may be required adjoining the Monalea Estate and the existing dwellinghouses must be agreed with and approved by the County Council.	16. In the interests of the proper planning and development of the area.
17. That before development commences, Building Bye-laws approval shall be obtained and any conditions of such approval shall be observed in the development.	17. In order to comply with Sanitary Services Acts, 1878-1964.
18. That temporary access arrangements for site development and constructional works be fully agreed with the Roads Engineer. Constructional traffic is not permitted by way of the existing Monalea Estate. The applicants must ensure that any temporary constructional access provides for adequate traffic visibility and safety on the existing main road network.	18. In the interest of amenity and avoidance of traffic hazard.
NOTE:- Objections have been received from the adjoining residents, who should be advised of the Council's decision in this matter.	

Note:

for Senior Administrative Officer.
4th February, 1977.

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