

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 6153	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K.2481
1. LOCATION	Cookstown Road, Tallaght, Co. Dublin. S		
2. PROPOSAL	Revised house type.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 12.10.'76	Date Further Particulars (a) Requested 1. 9/12/76 2. (b) Received 1. 13/6/77 2.
4. SUBMITTED BY	Name T. V. N. Looney, Gallagher Group Limited, Address 23, Clare Street, Dublin, 2.		
5. APPLICANT	Name Gallagher Group Limited, Address 23, Clare Street, Dublin, 2.		
6. DECISION	O.C.M. No. P/2838/77 Date 12/8/77		Notified 12th August, 1977 Effect To Grant Permission
7. GRANT	O.C.M. No. P/3337/77 Date 6/10/77		Notified 6th October, 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 byRegistrar.	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.....	

DUBLIN COUNTY COUNCIL

Tel. 2951 (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 **P/2838/77, 12/8/77.**
Number and Date

K. 2481

Register Reference No.

6153.

Planning Control No.

12/10/76.

Application Received on

Additional information recd - 13/6/77.

Applicant:

Gallagher Group Ltd.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
proposed revised house types (63 No. bungalows) at Cookstown Road, Tallaght,

Conditions

Reasons for Conditions

11. (contd.) Parks Superintendent. All necessary tree planting arrangements of the estate roads are also to be agreed with the Parks Superintendent.

12. Development shall not be commenced until the method of electrical installation, including the necessary sub-stations and overground facilities have been agreed with the Electricity Supply Board, and evidence of this agreement submitted to the Planning Authority. It should be noted that planning permission will be required for sub-stations if not included in the original submission.

13. That the necessary land required for road improvement purposes be reserved as such and made available to the County Council. The road improvement line boundaries must be set out and agreed with the Roads Engineer before any housing constructional works takes place. The access arrangements from Cookstown Lane, including all necessary sight lines must also be agreed with the Roads Engineer.

14. That details of the proposed boundary treatment including walls and landscaping must be submitted to and approved by the County Council. The full details of the proposed boundary walls to be constructed by the developers adjoining the new road improvement lines must be fully discussed and agreed with the County Council.

(15) That the water supply and drainage arrangements, including disposal of surface water be in accordance with the requirements of the County Council. The applicants must agree the water

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

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

14. In the interest of amenity.

15. In order to comply with the Sanitary Services Acts, 1878-1964.

Contd. over/

on behalf of the Dublin County Council:

E. J. O'Leary
for Senior Administrative Officer

Form 4

Date:

14 OCTOBER 1977

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

15. (contd.) supply system including all necessary piping and pumping with the Sanitary Services Engineer for the purpose of ensuring that an adequate, satisfactory and feasible water supply system can be provided for the development proposed.

16. That all watermain tapings branch connections, flushing 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.

17. The developers must ensure that rear garden depth of not less than 35-ft. be provided in all cases.

18. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place.

19. That before development commences, Building Bye-laws approval shall be obtained, and any conditions of such approval shall be observed in the development.

16. 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 recover the cost.

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

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

19. In order to comply with the Sanitary Services Acts, 1878-1954.

E. J. Lark

For Senior Administrative Officer.

6 OCT 1977

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:

J. & W. Looney,

Gallagher Group Ltd.,

23, Clare Street, Dublin 2.

Gallagher Group Ltd.

Applicant:

Decision Order
Number and Date

P/2030/77, 12/6/77.

Register Reference No. E. 2481

Planning Control No. 6153

Application Received on 12/10/76.

Additional information received: 11/6/77.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
proposed revised house types (63 No. houses) at Cockstown 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 development is not to commence until approval under the Building Bye-laws has been obtained, and any conditions of such approval shall be observed in the development. 3. That each dwellinghouse be used as a single dwelling unit. 4. That a financial contribution in the sum of £10,873 (ten thousand eight hundred and seventy three 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. 5. 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) judgment with the Council of an approved Insurance Company Bond in the sum of £12,000, 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; (b) judgment with the Council of an agreed sum to be applied by the Council at its absolute	1. To ensure that the development be in accordance with the permission, and effective control maintained. 2. In order to comply with the Sanitary Services Acts, 1878-1964. 3. To prevent unauthorized development. 4. The provision of such services in the area of the Council will facilitate the proposed development; it is considered reasonable that the developers should contribute towards the cost of providing the services. 5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

Contd. Over/

on behalf of the Dublin County Council:

Senior Administrative Officer

Date:

10th October 77

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.

5.(b) contd. discretion if such services are not only 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.

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.

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

8. 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.

9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

10. 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. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction; timber fencing is not acceptable.

11. That the area shown as open space be levelled, soiled, and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings. The specific details and programming of the landscaping and ancillary works are to be fully discussed and agreed with the Parks

Contd./

6a To protect the amenities of the area.

~~6. To protect the amenities of the area, the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.~~

7. In the interest of amenity.

8. In the interest of amenity and public safety.

9. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878 & 1954.

10. In the interest of visual amenity

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