

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.12759	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K.2191
1. LOCATION	Commons Little Road, Newcastle S		
2. PROPOSAL	6 semi-detached houses		
3. TYPE & DATE OF APPLICATION	TYPE <i>A</i>	Date Received 8th Sept. 1976=	Date Further Particulars
			(a) Requested 1. 2.
4. SUBMITTED BY	Name	J. Manahan	
	Address	38 Wellington Road, Dublin 4.	
5. APPLICANT	Name	Carty Construction Co. Ltd.	
	Address	Fonthill Abbey, Ballyboden Road, Rathfarnham, Dublin 14.	
6. DECISION	O.C.M. No. P/3468/76	Notified 5th November, 1976	
	Date 5.11.'76	Effect To Grant Approval	
7. GRANT	O.C.M. No.	Notified	
	Date	Effect	
8. APPEAL	Notified	Decision 19th May, 1977	
	Type 3rd Party	Effect Approval Granted by An Bord Pleanála	
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

Checked by

Copy issued byRegistrar.

Date

Co. Accts. Receipt No.

Grid Ref.

O.S. Sheet

AN BORD PLEANALALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976County DublinPlanning Register Reference Number: K. 2191PC 12750
NRP

APPEAL by Newcastle and District Residents Association, Newcastle, County Dublin, Carty Construction Company Limited, Fonthill Abbey, Ballyboden Road, Rathfarnham, Dublin, and others, against the decision made on the 5th day of November, 1976, by the Council of the County of Dublin deciding to grant subject to conditions an approval to the said Carty Construction Company Limited for the erection of six semi-detached houses on a site at Commons Little Road, Newcastle, County Dublin, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant approval for the erection of the said six houses in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said approval is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that the development can be satisfactorily integrated with existing development in the area without detriment to the amenities of property in the immediate vicinity provided conditions numbered 1 to 4 in the Second Schedule are complied with.

SECOND SCHEDULE

<u>Column 1 - Conditions</u>	<u>Column 2 - Reasons for Conditions</u>
1. Improvements to the road and footpath fronting the site necessitated by the development shall be carried out by the developers in accordance with the requirements of the planning authority.	1. In the interests of traffic and pedestrian safety.
2. All public services for the proposed development, including electrical and telephone cables, shall be laid underground.	2. and 4. In the interests of visual amenity.

Contd/.....

SECOND SCHEDULE (Continued)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>3. The gable of the house on plot numbered 6 on the lodged plans shall be not less than fifteen feet from the existing concrete block wall to the east of the said plot.</p> <p>4. The treatment of the front boundary shall be as agreed with Dublin County Council or, in default of agreement, shall be as directed by An Bord Pleanala.</p> <p>5. The developers shall pay a sum of money to the Dublin County Council as a contribution towards the said Council's expenditure on the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be as agreed between the developers and the said Council or, failing agreement, shall be as determined by An Bord Pleanala.</p>	<p>3. In the interests of the amenities of the residents of the nearby house.</p> <p>5. 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>

M. J. McFADDEN

Member of An Bord Pleanala duly
authorised to authenticate the
seal of the Board.

Dated this 19th day of May 1977.



DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

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

To:

J. Manahan.

38, Wellington Road,

Dublin, 4.

Applicant: Carty Construction Co. Ltd.

Decision Order
Number and Date

P/3468/76 5th Nov, '76.

Register Reference No. K. 2191

Planning Control No. 12750

Application Received on 8/9/76

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 6-houses at Commons Little Road, Newcastle.

SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions	Reasons for Conditions
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.	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 each house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £1,200 (one thousand two hundred 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 on the site.	4. The provision of such services in the area by the Council facilitates the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services
5. That a financial contribution in a sum to be agreed to be paid to the County Council to assist the Council in the acquisition of lands for public open space purposes which will be available to the residents of the proposed development. This contribution to be paid immediately on notification of full planning permission being granted.	5. The Planning Authority provides open space for active and passive recreational purposes which will serve the residents of the proposed houses and it is considered reasonable that the developer should make a contribution towards the expenditure of the County Council in the provision of these facilities
6. That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Authority.	6. In order to comply with the Sanitary Services Acts, 1878 - 1964.
7. That all necessary improvements to the road and footpath fronting the site be carried out to the satisfaction of the Roads Engineer subsequent to consultation with the Roads Engineer.	7. In the interest of the proper planning and development of the area.

on behalf of the Dublin County Council:

for

W.M.
Senior Administrative Officer

Date:

5/11/76

Form 3

IMPORTANT: Turn overleaf for further information

Conditions	Reasons for Conditions
8. That details of front boundary location and treatment be submitted to and approved by the Planning Authority and the work to be completed thereon prior to occupation of any of the houses.	8. In the interest of the proper planning and development of the area.
9. That all public services to the proposed development including electrical and telephone cables to be located underground throughout the entire estate.	9. In the interest of amenity.
10. That no dwelling be occupied until all the services have been connected thereto and are operational.	10. In the interest of the proper planning and development and in order to comply with the Sanitary Services Acts, 1878 - 1964.
11. That the gable of the house on site 6 must not be nearer than fifteen feet to the site boundary.	11. In accordance with the layout shown in the outline permission.
12. That the proposed site boundaries accord with the site boundaries which were the subject of the outline permission granted on 10th April, 1976, Order No: P/1381/76, K. 584.	12. In the interest of the proper planning and development of the area.
<p style="text-align: center;"><i>[Signature]</i> for Senior Administrative Officer.</p>	

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.