

P/3149/76

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

tel. 742951 (Ext. 131)

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Act, 1963

Decision Order
Number and Date P/2507/76, 13/8/76

Register Reference No. K. 1429

Planning Control No. 11870

Application Received on 14th June, 1976.

Gallagher Group Limited,
23 Clare Street,
Dublin 2.

Applicant: Gallagher Group Limited

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

Proposed residential development (209 houses) at Newbury, Clonsaugh Road, Coolock.

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.	1. To ensure that the development be in accordance with the permission and effective control maintained.
2. That before development commences, the northern half of the primary distributor route to the south of the proposed development be constructed and that a temporary access be opened onto this road in lieu of the proposed temporary access from road 'A' to the Clonsaugh Road.	2. In the interest of the proper planning and development of the area.
3. That the proposed boundary wall on the northern edge of the primary distributor route be constructed.	3. In the interest of amenity and to prevent these intermediate strips becoming neglected, unsightly and injurious to amenity.
4. That house nos. 140-165 inclusive, be omitted from the proposed development together with the portion of the cul-de-sac (Road D) running east/west to provide provisional open space of better location and utility pending submission for approval of revised plans showing the primary distributor road in the correct position as agreed with the Council's Roads Department together with any consequential adjustments of culs-de-sac on roads C and D and ^{an} open space of greater utility.	4. In the interest of the proper planning and development of the area.
5. The revised plans shall provide for 2-no. 800sq.yd. (av.) playlots for children.	5. In the interest of the proper planning and development of the area.

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Signed on behalf of the Dublin County Council:

Senior Administrative Officer

Date: 20th September, 1976.

Form 4

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

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6. The applicant shall submit for approval a scheme for landscaping the Estate including the open space and playlots.

7. That a financial contribution in the sum of £34,500 (Thirty four thousand, five 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.

8. 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, sewers, open spaces, car-parks, watermains or drains has been given by:-

(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £7,444 (Seven thousand, four hundred and forty four pounds) 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 any body 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 case has been acknowledged in writing by the Council.

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

7. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers would contribute towards the cost of providing the services.

8. To ensure that a ready sanction may be available to the County Council to induce provision of services and prevent disamenity in the development.

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DUBLIN COUNTY COUNCIL

Tel. 742 51 (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/2500/76, 13/8/76

Gallagher Group Limited, Register Reference No. K. 1429
23 Clare Street, Planning Control No. 11870
Dublin 2. Application Received on 14th June, 1976.

Applicant: Gallagher Group Limited.

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

Proposed residential development (209 houses) at Newbury, Clonshaugh, Coolock.

Conditions	Reasons for Conditions
9. That before development commences, approval under the Building Bye-Laws to be obtained, and all conditions of that approval to be observed in the development.	9. In order to comply with the Sanitary Services Acts, 1878-1964.
10. That the areas shown as open space and play area be reserved as public open space and 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.	10. In the interest of the proper planning and development of the area.
11. 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.	11. To protect the amenities of the area.
12. That all public services to the proposed development, including electrical and telephone cables and equipment be located underground throughout the entire site.	12. In the interest of amenity.
13. That screen walls of concrete block or similar durable construction, not less than six feet high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The finishes are to be agreed - following construction of sample panels - by the Planning Authority.	13. In the interest of visual amenity.
14. That details of the proposed public lighting arrangements be submitted to and approved by the County Council so as to provide street lighting	14. In the interest of amenity and public safety. Contd/.....

on behalf of the Dublin County Council: _____

Senior Administrative Officer

Form 4

Date: 20th September, 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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14. to the standard required by the County Council.

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

16. That before development commences, the applicant must have consultations with the parties concerned, and agree with the Council, regarding the provision and location of such facilities as communal TV aerials, E.S.B. sub-stations, centralized oil or gas feed systems for central heating, if such are to be provided.

17. That each house be used as a single dwelling unit.

14. In the interest of amenity and public safety.

15. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878-1964.

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

17. To prevent unauthorised development.

for SENIOR ADMINISTRATIVE OFFICER