

## COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 16817	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 <b>PLANNING REGISTER</b>		REGISTER REFERENCE K.240								
1. LOCATION	Neilstown/Ronanstown, Co. Dublin. - Section F <span style="float: right; font-size: 2em;">S</span>										
2. PROPOSAL	154 <del>155</del> no. dwellinghouses										
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 6-2-'76	<table border="1"> <tr> <th colspan="2">Date Further Particulars</th> </tr> <tr> <th>(a) Requested</th> <th>(b) Received</th> </tr> <tr> <td>1. ....</td> <td>1. ....</td> </tr> <tr> <td>2. ....</td> <td>2. ....</td> </tr> </table>	Date Further Particulars		(a) Requested	(b) Received	1. ....	1. ....	2. ....	2. ....
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(a) Requested	(b) Received										
1. ....	1. ....										
2. ....	2. ....										
4. SUBMITTED BY	Name National Building Agency Limited, Address Richmond Avenue South, Dublin, 6.										
5. APPLICANT	Name Do., Address										
6. DECISION	O.C.M. No. P/891/76 Date 1/4/76		Notified 5th April, 1976 Effect To Grant Permission								
7. GRANT	O.C.M. No. P/1471/76 Date 13/5/76		Notified 13th May, 1976 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 by .....Registrar.									
Checked by .....		Date .....									
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No. ....									

0/1471/76

PLANNING DEPARTMENT,  
46-49 DAME STREET  
DUBLIN 2

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

Decision Order  
Number and Date.....P/891/76, 1/4/76.

Register Reference No. **K.240**

Planning Control No. 16817

Application Received on 6/2/76.

Applicant: **National Building Agency.**

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

proposed 154 houses at Neilstown/Ronanstown, (Section F)

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 development shall be in accordance with the permission and that effective control be maintained.
<del>Exxxxxxxefxxxxxstxxxxxxxxxxxxxx</del> Approval under the Building Bye-laws to be obtained before development commences, and all conditions of that approval to 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 £24,105. (twenty four thousand, one hundred and five 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.	3. 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.
(4) That the water supply and drainage arrangements shall fully comply with the requirements of the Sanitary Authority. In particular, consultation and agreement with the Sanitary Authority, regarding the precise details of the said services must be finalized prior to the commencement of development works on the site. In this regard no dwelling is to be occupied until the existing watermain network has been strengthened and the applicant has	(4) In order to comply with the Sanitary Services Acts, 1878-1964.

Contd. Over/

on behalf of the Dublin County Council ;

Senior Administrative Officer

12th May 1976

Date: \_\_\_\_\_

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.

(4) contd.

been advised accordingly in writing.

(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 applicant must bear all the cost of making a connection to the satisfaction of the County Council.

(6) 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 spaces, carparks, sewers, watermains or drains has been given by:-

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £154,000. (one hundred and fifty four thousand pounds) which shall be kept in force by the developer until such time as the roads, open spaces, carparks, sewers, watermains and drains are taken in charge by the Council;

(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;

(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.

(5) In order to comply with the Sanitary Services Acts, 1878-1964.

(6) 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/



# DUBLIN COUNTY COUNCIL

42951 (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...../1/79. 1/4/79.

National Building Agency, Ltd.,

Register Reference No.....24

Richard Avenue, Rath,

Planning Control No. 15117

Dublin 6.

Application Received on.....11th February, 1979.

Applicant : National Building Agency Ltd.

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

Proposed 154 houses at Rathfarnham/Rathfarnham, (Section 8)

Conditions	Reasons for Conditions
(1) That all public utilities for the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	(1) In the interest of amenity.
(2) That the areas shown as open space be reserved as public open space and levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be made available for use by future residents prior to the occupation of any houses in the estate.	(2) In the interest of the proper planning and development of the area.
(3) That 6-ft. concrete block screen walls suitably finished and capped be provided where necessary to screen rear gardens from public view.	(3) In the interest of visual amenity.
(4) 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.	(4) In the interests of amenity and the public safety.
(5) That the developer shall maintain roads and services in the estate in a proper condition until taken over by the Council.	(5) In the interest of the proper planning and development of the area.
(6) That consultation and agreement be reached with the E. S. 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.	(6) In the interest of the proper planning and development of the area.
(7) That one half-standard tree be placed in the front garden of each dwellinghouse.	(7) In the interest of visual amenity.

Done on behalf of the Dublin County Council :

County Secretary.

15th May, 1979

Form 4

Date : .....

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.

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

(15) That the proposed layout shall comply with the requirements of the Council's Roads Department, the minimum width of carriageway for a cul-de-sac less than sixty metres is 6.7 metres, or for a service road with development on one side only. In addition, that the off-street carparking provisions designed to serve dwellings numbers 35-52 shall be revised where practicable in order to provide each dwelling with a space within its curtilage.

(16) That the existing hedgerows and trees on the site shall be retained wherever practicable and that the landscaping proposals indicated on the lodged plans shall be supplemented by further screen planting along these sections of the north and west boundaries of the site which abut onto proposed public roadways.

(14) In the interest of proper planning and development of the area.

(15) In the interest of the proper planning and development of the area.

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

  
for Senior Administrative Officer.