

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.14073/8061	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE H.2560
1. LOCATION	Tandys Lane, Dodsborough, Lucan S		
2. PROPOSAL	144 houses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 27th Nov. 1975	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name A. S. Tomkin Address 308 Clontarf Road, Dublin 3.		
5. APPLICANT	Name Lucan Green Homes Ltd. Address Syscon House, Cian Park, Drumcondra, Dublin 9.		
6. DECISION	O.C.M. No. Date	P/3859/75 8/12/75	Notified 8/12/75 Effect To Grant Permission
7. GRANT	O.C.M. No. Date	P/124/76 19/1/76	Notified 19/1/76 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. 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 :

Decision Order

Number and Date

P/3859/75 8th Dec, '75

Register Reference No.

H. 2360

Planning Control No.

14073/8061

Application Received on

27/11/75

A. S. Tomkins,

308, Clontarf Road,

Dublin, 3.

Applicant

Lu Can Homes Ltd.

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

Proposed residential development 144-houses at Tandy's Lane, Dods Borough, Lucan.

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 shall be in accordance with the permission and effective control maintained.
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.	2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
3. That each dwellinghouse be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £22,650 (twenty two thousand six hundred and fifty 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.	4. The provision of such services in the area of the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
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, carparks sewers, watermains or drains has been given by: (a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £17,500 which shall be kept in force by the developer until such time as the	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.

Continued:

behalf of the Dublin County Council

for

Senior Administrative Officer

Form 4

Date: 19th January, 1976

Approval

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

5. (a) roads, open space, car-parks, sewers, water-mains and drains are taken-in-charge by the Council.

(b) Lodgement with the Council of an agreed sum £12,600 to be applied by the Council at its absolute discretion if such ~~time~~ services are not duly provided to its satisfaction, on the provision and completion of such services to standard specification.

(c) Lodgement with the Planning Authority of a letter of guarantee issued by anybody approved by the Planning Authority for the purpose ~~of~~ in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority and such lodgement 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 communal television and 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. In this regard screen walls should

6. To protect the amenities of the area.

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.

10. In the interest of visual amenity.

Continued:

for Senior Administrative Officer

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 10. In the interest of visual amenity.

Continued:

for Senior Administrative Officer

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 :

Decision Order

Number and Date.

P/3859775 8th Dec, '75.

Register Reference No.

H. 2360

Planning Control No.

14073/8061

Application Received on.

27/11/75

A. S. Tomkins.

308, Clontarf Road,

Dublin, 3.

Applicant :

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

Proposed residential development 144-houses at Tandy's Lane, Dods Borough, Lucan

Conditions

Reasons for Conditions

- | | |
|---|---|
| 10. be provided to the houses backing onto the proposed school site and also the houses backing onto the public open space or adjoining public open space and the golf course. | 10. In the interest of visual amenity. |
| 11. That the water supply and drainage arrangements be in accordance with the requirements of the Co. Council. A suitable layout of the services to be submitted to the Sanitary Services Engineers Department prior to commencement of development on the site. | 11. In order to comply with the Sanitary Services Acts, 1878 - 1964. |
| 12. That the areas shown as public 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. | 12. In the interest of the proper planning and development of the area. |
| 13. That the proposed road reservation for future roads be set out and checked on site by the Roads Engineer prior to commencement of development on the site. In this regard the areas required as part of the roads reservation must not be identified as open space and the location map must not be used as a guidance to road reservation. | 13. In the interest of the proper planning and development of the area. |
| 14. That the boundary of the public open space to the proposed roundabout be marked on the site by the provision of suitable bollards at intervals of not less than 10-ft.. The site details to be agreed with the Roads Engineer. | 14. In the interest of the proper planning and development of the area. |

on behalf of the Dublin County Council

for

MLK
Senior Administrative Officer

Form 4

Date

19th January, 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.

15. That the proposed pedestrian way between site 98 - 99 be a minimum of 6-ft., in width, adequately lit and provided with 6-ft. high screen walls suitably finished and capped from the building line to the boundary with the school site. A boundary wall in advance of the building line at this location along the pedestrian link to be erected not more than 3-ft. in height suitably capped and finished.
16. That the developer shall maintain roads and services in the estate in a proper condition until taken over by the County Council.
17. That the location of any necessary sub-station be agreed with the E.S.B. and the Planning Authority prior to the commencement of development on the site. The location of any mini-pillars in the proposed development to be agreed with the Planning Authority prior to their erection.
18. That one half standard trees be provided to the front garden of each dwellinghouse.
19. That all necessary road works to the future roundabout and to the existing road be carried out to the satisfaction of the Roads Engineer and entirely at the applicant's expense.
20. Development on the site is not to commence until the exchange of lands between the County Council and the applicant has been agreed to and completed.
21. That a minimum building line of 25-ft. and minimum rear garden depth of 35-ft., be adhered to in the proposed development. In this regard the minimum building line requirement to road No. 1 is 30-ft., and a revised layout showing a minimum building line of 30-ft. along this road is to be submitted to and approved by the Planning Authority prior to the commencement of development of the site.
15. IN the interest of the ~~xxxxxx~~ planning and development of the area.
16. In the interest of the proper planning and development of the area.
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 the interest of road safety.
20. In the interest of the proper planning and development of the area.
21. In the interest of the proper planning and development of the area.

Continued:

for Senior Administrative Officer

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

Decision Order
Number and Date: p/3859/75 8th Dec, 75

Register Reference No. H. 2560

Planning Control No. 14073/8061

Application Received on 27/11/75

308. Clontarf Road,
Dublin, 3.

Applicant

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

Proposed residential development at 144-houses at Tandy's Lane, Dods Borough,
Lucan.

Conditions	Reasons for Conditions
22. That the proposed scheme of landscaping be carried out to the satisfaction of the Planning Authority.	22. In the interest of the proper planning and development of the area.
23. That the proposed turning circle at the end of road No. 1, be omitted from the proposed development and the road layed out as a continuation of the proposed road NO.1.	23. To enable satisfactory connection to the proposed development adjoining this site.
24. The construction of houses on this site to be phased in accordance with the requirements of of the Sanitary Services DEpartment following consultation with that department.	24. In the interest of the proper planning and development of the area.

on behalf of the Dublin County Council for

Senior Administrative Officer

Form 4

Date

19th January, 1976

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

17th February, 1975]

A.S. Tomkine, Esq.,
Corporate Building Surveyor,
308 Clontarf Road,
Dublin 3.

Re: Proposed 144 houses at Tands Lane, Lucan,
P.C. 14073/8061. Reg. Ref. H.2560.

Dear Sir,

I refer to your letter of 22.12.75 stated to be in compliance with conditions 10, 18, 21, 22, 23 of permission P/3859/75.

Condition 10. With regard to your request that condition 10 be relaxed in respect of the boundary adjacent to the golf course. In this regard if on completion of the development works, construction of the houses and prior to taking in charge it was found that the existing hedge still represented a satisfactory screen then it is unlikely that the County Council would insist on the replacement of the hedge with a screen wall.

Your provision of a tree in each garden is noted as is your scheme of tree planting and omission of the turning circle at the end of Road No. 1. i.e. conditions 18, 22 and 23.

In respect of condition 21 it appears that houses on sites 135 to 140 only have a 30-ft. rear garden. It is considered more desirable to move these houses forward so that the rear gardens are 35-ft. even if it results in front garden depths of less than 30-ft. but in excess of 25-ft.

Your attention is drawn to the fact that the proposal does not comply with conditions 13 and 14 in that portions of the road reservation are still identified as open space and the proposed bollards are encroaching on the reservation. This is a matter which should be taken up with the Roads Engineer.

Yours faithfully,

for. Dublin Planning Officer.