

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference P.C. 16817	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE H.1265								
1. LOCATION	"Bowlagh", Ronanstown, Sections J, K, L, M.										
2. PROPOSAL	Site development works on Section J and Housing development on Sections K, L and M.										
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 11th June, 1975.	<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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1.	1.										
2.	2.										
4. SUBMITTED BY	Name Housing Architect, J. F. Maguire, Address Housing Construction Dept., 16/19 Wellington Quay										
5. APPLICANT	Name Dublin Corporation, Address City Hall, Dublin.										
6. DECISION	O.C.M. No. P/2562/75 Date 8/8/75	Notified 8/8/75 Effect To Grant Permission									
7. GRANT	O.C.M. No. P/3012/75 Date 30/9/75	Notified 30/9/75 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
Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No.....

Grid Ref.

O.S. Sheet

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

F/2562/75, 8/8/75.

To :
Housing Construction Department,
16/19, Wellington Quay,
Dublin 2.

Decision Order
Number and Date.....1205

Register Reference No.....16317

Planning Control No.....11th June, 1975.

Application Received on.....

Dublin Corporation.

Applicant :

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
proposed development works and housing construction at "Kowlagh",
Ronenstown, Co. Dublin, (Sections J.K.L.N.)

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 the development shall be in accordance with the permission and that effective control be maintained.
(2) Approval under the Building Bye-laws to be obtained, and all conditions of that approval to be observed in the development.	(2) To achieve a satisfactory standard of development.
(3) That prior to commencement of development in Section M, agreement in writing to be obtained from the Chief Roads Engineer that he is satisfied with the proposed vehicular access to the 3 existing houses in the north east corner and the existing house south of the open space and west of site 39.	(3) In the interest of road safety.
(4) Specific details of boundaries and noise amenity treatment along primary roads surrounding the area with particular regard to the housing adjoining the east west roadway now proposed as a pedestrian route to be submitted.	(4) In the interest of road safety.
(5) Housing at entry to section J (i.e. sites 245 to 260) to be replaced with semi-detached houses thereby avoiding the need for a pedestrian way. Screen walls for these houses decorative with a landscaped mound treatment between screen wall and entry road.	(5) In the interest of the proper planning of the area and visual amenity.
It is proposed to be submitted for the fixing of distinctive design characteristics to the screen walls.	
(6) Boundary treatment to the existing houses to be retained where these boundaries abut new roads in open spaces.	(6) In the interests of the proper planning and development of the area.

on behalf of the Dublin County Council:

M. Keating
Senior Administrative Officer

Form 4

Date : 30th September, 1975

(7) Proposals to be submitted for the giving of distinctive design characteristics to groups of houses.

(8) In area L houses on sites 96 to 100 to be semi-detached in order to omit pedestrian way. Houses on sites 101 to 104 and 105 to 108 to be turned at right angles and spur road to be provided to serve the houses.

Details to be submitted for agreement.

(9) Relationship between rear access to public footpaths around internal open spaces in area J to be detailed and agreed with the Planning Department.

(10) Railings or suitable prickly ground cover to be provided at the following locations (a) In area J from approx. site 64 along the western side of the major open space; (b) Along the eastern boundary of the site from house 33 in area M to house 32 in area J.

(11) Major open spaces to be fenced off with the agreement of the Parks Superintendent and developed as public open spaces to the satisfaction of the Parks Superintendent and made available for the residents according as houses are completed.

(12) Existing hedgerows to be protected and retained and thinned out. Culverts and ditches to be filled in as necessary and used as a basis for further landscaping.

(13) That no development take place in regard to house construction without a written agreement of the Sanitary Services Engineer that all necessary services are available. In this regard the applicant is advised that a suitable public water supply will not be available until 1977 at the earliest and the Sanitary Services Engineer is not in a position, at the moment to say when the connection for the

(7) In the interest of visual amenity.

(8) To break boundary wall adjoining space.

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

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

Details to be agreed with Parks Superintendent and Planning Officer.

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

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

(13) In order to comply with Sanitary Services Acts, 1973-1954.

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

77-362/75, 8/8/75.

To: Housing Construction Department,
18/19, Wellington Quay,
Dublin 2.

Decision Order

Number and Date... N. 1258.

Register Reference No. 16917

Planning Control No. 11th June, 1975.

Application Received on

Applicant:

Public Corporation

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
**proposed development works and housing construction at "Rowlagh",
Ramanstown, Co. Dublin. (Sections J, K, L, M.)**

Conditions

Reasons for Conditions

- (12) That a foul sewer and surface water sewer will be available. The necessary outfall sewers are not constructed and the Sanitary Services Engineer does not know when they will be constructed.
- (14) The developer to maintain all roads and services in the Estate in a proper manner until taken over by the County Council.
- (15) That a financial contribution in the sum of £124,500. (One hundred and twenty four thousand and five hundred pounds) be paid by the proposers to the 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.
- (16) That the applicant consult with the Roads Engineer to enable him to verify the accuracy of location of the existing roads recently constructed and satisfy the Roads Engineer's requirements regarding the provision of satisfactory vehicular access to the development.
- (17) 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.

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

(15) 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.

(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.

on behalf of the Dublin County Council:

for

M. Keate
Senior Administrative Officer

Form 4

30th September, 1975

Date:

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

(18) 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.

(19) That all public services to the proposed development, including electrical, communal television, and telephone cables and equipment be located underground throughout the entire site.

(20) That screen walls not less than 6-ft. high, suitably capped and rendered be provided at the necessary locations so as to screen rear gardens from public view.

(21) 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.

(22) That one half standard tree be placed in the front garden of each dwellinghouse.

(23) A suitable hardstanding to be provided in the front or side garden of each dwellinghouse to accommodate off-street carparking.

(24) All houses to have a minimum depth of rear garden of 35-ft.

(18) ~~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.~~

In the interest of the proper planning and development.

(19) To protect the amenities of the area.

(20) In the interest of Visual amenity.

(21) In the interest of visual amenity.

(22) In the interests of visual amenity.

(23) In the interest of ^{the} visual amenity. *Proper planning and development of the area*

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

for

A. Keating
Dublin Planning Officer.

Approval