

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 13633	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE H.1188 S										
1. LOCATION	"Moyville", Ballyboden Road, Rathfarnham, Dublin, 14.												
2. PROPOSAL	155 no. dwellinghouses												
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 30th May, 1975	<table border="1"> <thead> <tr> <th colspan="2">Date Further Particulars</th> </tr> <tr> <th>(a) Requested</th> <th>(b) Received</th> </tr> </thead> <tbody> <tr> <td>1. 25/7/75</td> <td>1. 1/9/75</td> </tr> <tr> <td>.....</td> <td>.....</td> </tr> <tr> <td>2.</td> <td>2.</td> </tr> </tbody> </table>	Date Further Particulars		(a) Requested	(b) Received	1. 25/7/75	1. 1/9/75	2.	2.
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2.	2.												
4. SUBMITTED BY	Name A. S. Tomkins, Architect, Address 3308, Clontarf Road, Dublin, 3.												
5. APPLICANT	Name Crossspan Developments Limited, Address 44, Belvedere Place, Dublin, 1.												
6. DECISION	O.C.M. No. P/3464/75 Date 31/10/75		Notified 31/10/75 Effect To Grant Permission										
7. GRANT	O.C.M. No. P/3916/75 Date 10/12/75		Notified 10/12/75 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 byRegistrar. Date Co. Accts. Receipt No.											
Grid Ref.	O.S. Sheet												

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

8/3916/75

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. 8/3464/75, 31/10/75

A.S. Tomkins, Esq., Register Reference No. N. 1188
Architect,
308, Clontarf Road, Planning Control No. 15533
Dublin 3. Application Received on 30/5/75
Applicant: Crescen Development. Addit. inf. rec'd 1/8/75

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

**Proposed residential development (155-No. dwellinghouses) at Moyville
House, Ballyboden Road, Rathfarnham.**

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 each house be used as a single dwelling unit.	(3) To prevent unauthorised development.
(4) That a financial contribution in the sum of £20,775, (twenty thousand seven hundred and seventy 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.	(4) 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.
(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, car-parks, sewers, watermain or drains has been given by:-	(5) To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in development.
(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £30,000 (thirty thousand pounds) which shall be kept	

Continued/....

on behalf of the Dublin County Council : Per. M. Keat

Senior Administrative Officer

Form 4

Date: 10th December, 1975

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.

in force by the developer until such time as the roads, open spaces, car parks, sewers watermain and drains are taken-in-charge by the Council. 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 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 lodgement in either 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, ~~sewerage~~ ~~watermain~~, 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 fully operational.

(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 and in order to comply with the Sanitary Services Acts, 1878-1954.

Contd/

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/1464/75; 31/10/75**

A. E. Fenkins, Esq., Register Reference No. **N. 1188**

Architect, Planning Control No. **13633**

308 Clontarf Road, Application Received on **31/8/75**

Dublin 3. Addit. Inf. rec'd **1/9/75**

Applicant **Crosplan Developments.**

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

Proposed residential development (155-No dwellinghouses) at Moyville House, Ballyboden Road, Rathfarnham.

Conditions	Reasons for Conditions
(10) That the screen walls in brick or similar durable materials not less than 5' high suitably capped and rendered be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction.	(10) In the interest of visual amenity.
(11) That the water supply and drainage arrangements be in accordance with the requirements of the County Council. The housing development must be phased in relation to the availability of foul drainage and water supply services taking into account the reconstruction time involved in the Council's relief sewer constructional works. The proposed phasing development must be agreed with the County Council. The applicants must agree with the specific treatment for any existing stream courses and any existing surface water piped systems with the Sanitary Services Engineer.	(11) In order to comply with the Sanitary Services Acts, 1878-1964.
(12) That areas shown as open space be reserved as public open space and levelled, seeded and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings. The main public open space areas are to be fenced off and protected during the course of Housing Development and Housing Constructional work on the lands.	(12) In the interest of the proper planning and development of the area.

Continued/.....

on behalf of the Dublin County Council for.

M. Keating
Senior Administrative Officer

Form 4

Date **10th December, 1975**

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

(13) Site offices, materials stores and ancillary plans or materials are not to be located on the areas proposed for open space purposes.

(14) That the existing mature trees and landscaping features are to be retained as far as is practicable and any additional landscaping arrangements and the programme for such works must be agreed with the Planning Authority. The constructional details and specific locations for pedestrian paths through the open space areas must be agreed with the Planning Authority.

(15) That any necessary land required for road improvement purposes be reserved as such and kept free from building development.

(16) That permission shall apply to the following: Site numbers only, all numbers inclusive - sites numbers 1 to 10; 36 to 59; 82 to 101 and 126 to 155. The following site numbers are specifically and provisionally excluded from the permission all site numbers inclusive - site numbers 17-35; 60-63; 64-81; 102 to 125. A revised layout is to be submitted to and approved by the County Council for the purpose of providing a 70-ft. wide road reservation to accommodate the proposed Local Distributor Route from a point on the northern boundary of the applicant site at the approximate location of sites numbers 90 to 91 to a point on the eastern boundary of the applicant site in the approximate location of site numbers 60-63 inclusive, in accordance with details to be agreed with the Roads Department. The revised layout required must also provide satisfactory co-ordination with the development proposed for lands in the ownership of the County Council

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

(14) In the interest of amenity.

(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.

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/3484/75; 31/10/75

Mr. S. Jenkins, Esq.,

Register Reference No. H. 1188

Architect,
308, Clontarf Road,

Planning Control No. 13533

Dublin 3.

Application Received on 30/8/75

Applicant: Crosnan Developments.

Addit. Inf. rec'd 1/9/75

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

**Proposed residential development (165-No. dwellinghouses) at Moyville
house, Ballyboden Road, Rathfarnham.**

Conditions

Reasons for Conditions

at the east boundary and for all necessary revision to the proposed open space areas which will be in compliance with the standards required for the Development Plan and the County Council.

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

(17) Rear garden depths are to be agreed with the County Council and must not be less than 35-ft. The rear gardens of the sites proposed between Nos. 108 and 149 at the south side are to be extended to the line of "Proposed Future Road" shown on the applicant's Drawing No. 1276/18 dated May, 1975.

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

(18) No development on these lands is to take place until a revised layout, providing for main access by way of the Distribution Route referred to in condition No. 16 has been submitted to and approved by the County Council.

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

(19) Any temporary nonstructural access arrangements from Edmondstown Road/Ballyboden Road must be in accordance with the requirements of the Roads Engineer.

on behalf of the Dublin County Council: Sept

M. Keating
Senior Administrative Officer

Form 4

Date: 10th December, 1975

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