

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 16817	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE S H.988	
1. LOCATION	Neillstown/Ronanstown, Co. Dublin.			
2. PROPOSAL	Construction of 217 no. houses			
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 8th May, 1975	Date Further Particulars	
			(a) Requested	(b) Received
			1.	1.
			2.	2.
4. SUBMITTED BY	Name Chief Architect, National Building Agency, Address Richmond Avenue South, Dublin, 6.			
5. APPLICANT	Name National Building Agency Limited, Address Richmond Avenue South, Dublin, 6.			
6. DECISION	O.C.M. No.	P/1864/75	Notified	30/6/75
	Date	27/6/75	Effect	To Grant Permission
7. GRANT	O.C.M. No.	P/2407/75	Notified	13/8/75
	Date	13/8/75	Effect	Permission Granted
8. APPEAL	Notified		Decision	
	Type		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

Grid Ref.

O.S. Sheet

Copy issued byRegistrar.

Date

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 : **National Building Agency Limited,**
Richmond Avenue South,
Dublin 6.

Decision Order **7/1864/75 - 27th June, 75**
Number and Date.....
Register Reference No. **2.955**
16817
Planning Control No.....
Application Received on **8th May, 1975.**

Applicant : **National Building Agency on behalf of Dublin Corporation.**

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

Proposed 217 houses at Neilstown/Kennanstown, Co. Dublin.

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. 2. Approval under the Building Bye-laws to be obtained and all conditions of that approval to be observed in the development. 3. That a financial contribution in the sum of £33,000 (thirty three thousand pounds) be paid by the applicant 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. That the water supply be in accordance with the requirements of the County Council. In this regard no house is to be occupied until the existing watermain network has been strengthened and the applicant advised in writing accordingly. 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	1. To ensure that the development shall be in accordance with the permission, and that effective control be maintained. 2. In order to comply with the Sanitary Services Acts, 1878-1964. 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. In order to comply with the Sanitary Services Acts, 1878-1964. 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

on behalf of the Dublin County Council :

M. Keating
For Senior Administrative Officer
13 AUG 1975

Form 4

Date :

Conditions:

6. completion of services including maintenance until taken-in-charge by the local authority of roads, open spaces, car parks, sewers, water-mains or drains has been given by:-

- (a) lodgement with the Council of an approved Insurance Company Bond in the sum of £15,000 (fifteen thousand pounds) which shall be kept in force by the developer until such time as the roads, open spaces, car parks, sewers, water-mains and drains are taken-in-charge by the Council.
- (b) lodgement with the Council of an agreed sum £10,500 (ten thousand five hundred pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction or the provision and completion of such services to standard specifications 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.

7. That all public services to the proposed development including electrical, communal television and telephone cables and equipment be located underground throughout the entire estate.

8. That the area shown as open space be reserved as public open space and levelled, seeded and mowed and landscaped to the satisfaction of the County Council and to be made available for use by future residents prior to occupation of any houses in the estate.

Reasons for Conditions:

6. and prevent dissimilarity in development.

7. In the interest of amenity.

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

For Senior Administrative Officer.

Continued

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 :

National Building Agency Limited,
Richmond Avenue South,
Dublin 6.

Decision Order **F/1064/75- 27th June 1975.**
Number and Date.

K. 938

Register Reference No.

16517

Planning Control No.

8th May, 1975.

Applicant :

National Building Agency on behalf of the Dublin Corporation.

Application Received on

A PERMISSION/~~Approval~~ has been granted for the development described below subject to the undermentioned conditions.
Proposed 217 houses at Nailstown/Ronanstown, Co. Dublin.

Conditions

Reasons for Conditions

9. That 6' concrete block screen walls suitably finished and capped be provided where necessary to screen rear gardens from public view.
10. That details of the proposed public lighting arrangements be submitted to and approved by the Co. Council so as to provide street lighting to the standard required by the County Council.
11. The developer shall maintain roads and services in the estate in a proper condition until taken over by the Council.
12. That consultation and agreement be reached with the E.S.B. 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.
13. That one half-standard tree be placed in the front garden of each dwelling house.
14. That no dwelling house be occupied until all the services have been connected thereto and are operational.
15. The proposed development to conform with the requirements of the Roads Engineer. Minimum width of carriageway, for a cul de sac less than 60 metres, is 6.7 metres or for a service road with development on one side only. Turning Bays in front of house No. 92 and 174 to be brought up to standard.

9. In the interest of visual amenity.
10. In the interests of amenity and public safety.
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 the interest of visual amenity.
14. In the interest of the proper planning and development of the area.
15. To ensure a satisfactory standard of development.

on behalf of the Dublin County Council :

M. Keating
For Senior Administrative Officer

Form 4

Date :

13 AUG 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.