

File Reference P.C. 11318	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE G.2536
1. LOCATION	Sites 122 and 123, Watergate, Tallaght.		
2. PROPOSAL	2 houses.		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 25th Nov., 1974	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name William J. Harney and Associates, Architects, Address 117, Strand Road, Sandymount, Dublin, 4.		
5. APPLICANT	Name D. O'Riordan, Esq., Address 25 John McCormack Ave, Walkinstown, Dublin 12.		
6. DECISION	O.C.M. No. Date	P/164/75 20/1/75	Notified 21/1/75 Effect To Grant Permission
7. GRANT	O.C.M. No. Date	P/597/75 5/3/75	Notified 5/3/75 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		Copy issued byRegistrar.	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.	

DUBLIN COUNTY COUNCIL

P/S97/75
5/3/75

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 : **William Harney,**

Decision Order **P/164/75, 20/1/1975.**
Number and Date.....

117, Strand Road,

Register Reference No. **G.2536**

Sandymount, Dublin 4.

Planning Control No. **1131a**

Application Received on **25th November, 1974.**

Applicant : **D. O'Riordan.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
proposed 2 houses at Sites 122 & 123, Watergate, Tallaght,

Conditions	Reasons for Conditions
(1) That the development be carried out and completed in strict conformity 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 the houses shall be set back not less than 25-ft. from the new road boundary.	(2) In the interest of the proper planning and development of the area.
(3) That minimum rear gardens of 35-ft. shall be provided to each dwelling.	(3) In the interest of the proper planning and development of the area.
(4) That the applicant must ensure that conditions Nos. (2) and (3) above are strictly adhered to and any revisions of the proposed house type that may become necessary must be submitted to and approved by the County Council before any construction work is put in hands on these houses.	(4) In the interest of the proper planning and development of the area.
(5) That roofs shall have gable wall ends with a minimum pitch of 35 degrees.	(5) In the interests of visual amenity.
(6) That roof tiles shall be double pantiles or double Roman tiles of a dark brown (turf brown colour).	(6) In the interests of visual amenity.
(7) That walls of houses shall be faced in red and brown brick to top of ground floor windows. The remaining area in front of walls shall be finished in "Tyrolean" plaster colour white; similarly chimneys shall be faced in red and brown brick.	(7) In the interest of visual amenity.
(8) That at least one ornamental tree shall be planted in each front and rear garden.	(8) In the interests of visual amenity.
(9) That front boundary fences shall be built in accordance with the standard drawings D.P. 7163, dated 12/11/71,	(9) In the interest of the proper planning and development of the area.

on behalf of the Dublin County Council :

M. Keating
~~xxCounty Secretaryxx~~

for Senior Administrative Officer.

Form 4

Date **5th March, 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.

(9) contd. prepared by Dublin Planning Officer, ~~a copy of which is attached.~~

(10) That the proposed finishes to screen walls shall be the match of the front boundary wall finishes; screen walls to be to drawing DP 7177 and the position and extent of the screen walls shall be agreed with the Dublin County Council and with the Dublin Corporation.

(11) That hardstanding 8-ft. wide be provided within the curtilage of the site to provide for off-street carparking.

(12) That the use of the dwellinghouses is not to commence until the Chief Fire Officer's requirements, if any, are met.

(13) That the water supply and drainage arrangements shall be in accordance with the requirements of the Council.

(14) That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble, or other debris on the adjoining roads during the course of the development.

(15) That Building Bye-laws approval shall be obtained and any conditions of such approval shall be observed in the development.

(16) That the relevant conditions applicable to this development, as set out in Order No. P/3070/71, dated 3rd December, 1971, (Reg. No. D.1335), whereby a decision to grant permission for the development works on these lands was made by the Council, be adhered to in respect of this development.

(9)

(10) In the interest of visual amenity.

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

(12) To protect the safety of persons occupying or employed in the structure.

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

(14) To protect the amenities of the area.

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

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

M. Keating
for Senior Administrative Officer