

File Reference P.C. 13633	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE G.2490								
1. LOCATION	Moyville House, Ballyboden Road, Rathfarnham, Dublin, 14.										
2. PROPOSAL	Residential development. (118 houses)										
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 18th Nov., 1974.	<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. 17/1/75 28/7/75.</td> <td>1. 29/5/75 1/9/75</td> </tr> <tr> <td>2.</td> <td>2.</td> </tr> </tbody> </table>	Date Further Particulars		(a) Requested	(b) Received	1. 17/1/75 28/7/75.	1. 29/5/75 1/9/75	2.	2.
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4. SUBMITTED BY	Name A. S. Tomkins, Architect, Address 30B, Clontarf Road, Dublin, 3.										
5. APPLICANT	Name Crossspan Developments Limited, Address 44, Belvedere Place, Dublin, 1.										
6. DECISION	O.C.M. No. P/3462/75 Date 31/10/75		Notified 31st October, 1975 Effect To Grant Permission								
7. GRANT	O.C.M. No. P/3910/75 Date 10/12/75		Notified 10th December, 1975 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)

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/3462/75 31st Oct. 1975.

Register Reference No. H. G. 2490.

Planning Control No. 13633

Application Received on 18/11/74

Add. Inf. recd: 29/5/75 & 1/9/75.

A. S. Tomkins.

Architect,

308, Clontarf Road, Dublin, 3.

Applicant: Crossspan Developments.

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

Proposed residential development (118-No. dwellinghouses) at Moyville House,
Ballyboden Road, Rathfarnham.

Conditions	Reasons for Conditions
<ol style="list-style-type: none"> 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 each house be used as a single dwelling unit. 4. That a financial contribution in the sum of £21,375 (twenty-one thousand three 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. 5. That no development under any permission granted pursuant to this decision 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, watermains or drains has been given by:- (a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £30,000 which shall be kept in force by the developer until such time as the roads, open space, car parks, sewers, watermains and drains are taken-in-charge by the Council. 	<ol style="list-style-type: none"> 1. To ensure that the development shall be in accordance with the permission and that effective control be maintained. 2. To achieve a satisfactory standard of development. 3. To prevent unauthorised development. 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. 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:

on behalf of the Dublin County Council

for

M. Keat
Senior Administrative Officer

Form 4

Date: 21st 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.

5. (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; and such lodgement in either case has been acknowledged in either writing by the Council,

or

(c) Lodgement with the Planning Authority of a letter of guarantee issued by ~~the~~ 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, ~~commercial~~ ~~telecommunication~~, 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.
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. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction.
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 and in order to comply with the Sanitary Services Acts, 1878 - 1964.
10. In the interest of visual amenity.

Continued:

M. Keatinge
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/3462/75-31st Oct, 1975.

A. S. Tomkins.

Register Reference No. G. 2490.

Architect, 1

Planning Control No. 13633.

308, Clontarf Road, Dublin, 3.

Application Received on 18/11/74

Applicant : Crossspan Developments.

Add. Inf. recd: 29/5/75 & 1/9/75.

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

Proposed residential development (118-No. dwellinghouses) at Moyville House, Ballyboden
Rathfarnham.

Conditions	Reasons for Conditions
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 re-construction 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 the specific treatment for any existing stream courses and any existing surface water parked 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, 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. The main public open space areas	12. In the interest of the proper planning and development of the area.
13. areas are to be fenced off and protected during the course of Housing Development and House g constructional work on the lands.	
13. Site offices, materials stores and ancillary plans or materials are not to be located on the areas proposed for open space purposes.	13. In the interest of the proper planning and development of the area.
14. That the existing mature trees and landscaping features are to be retained as far as is practicable and any additional landscaping arrangements be and the programme for such works must be agreed with the Planning Authority	14. In the interest of amenity.

Continued:

The constructional details and specific locations for pedestrian paths through the open space areas must be agreed with the Planning Authority.
on behalf of the Dublin County Council for

M. Keating
Senior Administrative Officer

Form 4

Date

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.

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 only to the following: Site numbers only, all numbers inclusive - sites numbers 1 to 9; 66 to 73; 75 to 87; 94 to 114; and 140 to 155. The following site numbers are specifically and provisionally excluded from the permission all site numbers inclusive - site number 74; ~~xx~~ site numbers 88 to 93; sites numbers 115 to 139. 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 - 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 at the east boundary and for all necessary revisions to the proposed open space areas which will be in compliance with the standards required for the Development Plan and the County Council.
17. Rear garden depths are to be agreed with the County Council and must not be less than 35-ft.
18. No development on these lands is to take place until a revised layout, providing a main access by way of the Distributor Route referred to in condition No. 16 has been submitted to and approved by the County Council.
19. Any temporary constructional access arrangements from Edmondstown Road/Ballyboden Road must be in accordance with the requirements of the Roads Engineer.
15. In the interest of the planning and development of the area.
16. In the interest of the proper planning and development of the area.
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M. M. M. M.
for Senior Administrative Officer
31st Oct, '75.