

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 9493		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE S G.1758
1. LOCATION		Palmerstown Upper, Co. Dublin,		
2. PROPOSAL		55-houses.		
3. TYPE & DATE OF APPLICATION		TYPE P.	Date Received 1st August, 1974	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY		Name John P. Keenan, Esq., Architect, Address 10, Sth. Frederick St., Dublin, 2.		
5. APPLICANT		Name John Dolan, Esq., Address Barton Road East, Churchtown, Dublin, 14.		
6. DECISION		O.C.M. No. P/3190/74 Date 30/9/74		Notified 30/9/74 Effect Permission Refused
7. GRANT		O.C.M. No. Date		Notified Effect
8. APPEAL		Notified 4th Nov. 1974 Type 1st Party		Decision 19th March, 1976 Effect Permission Granted
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.		Time ext. to 31/10/86 pursuant to Section 29(9) of the Local Government (Planning and Development) Act, 1976		
15.				
16.				
Prepared by		Copy issued byRegistrar.		
Checked by		Date		
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.		



COMHAIRLE CHONTAE ATHA CLIATH
(DUBLIN COUNTY COUNCIL)

Your Ref.
Our Ref. 29/76/E/58

PA 2665/81
30/10/81

John Dolan

PLANNING AND BUILDING
CONTROL DEPARTMENT,
IRISH LIFE CENTRE,
11, ABBEY STREET,
DUBLIN 1,
TELEPHONE 724755

John P. Keenan,
Herbert House,
4 Herbert Place,
Dublin 2.

4th November, 1981

re: Location: Palmerstown Upper
Reg. Ref: G.1758
Proposed Development: 55 houses

Dear Sir,

With reference to your application dated 15th September, 1981 seeking an extension of the above permission, I wish to advise you that a decision has been made to extend the period in which the planning permission will have effect to 31st October, 1986 pursuant to Section 29(9) of the Local Government (Planning and Development) Act, 1976.

Yours faithfully,

for PRINCIPAL OFFICER

MF/ML

FOUNTAIN TALKS ATTUALLOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963County DublinPlanning Register Reference Number: G. 1758PC9493
NRP

APPEAL by John Dolan of 117 Barton Road, Churchtown, Dublin, against the decision made on the 30th day of September, 1974, by the Council of the County of Dublin deciding to refuse a permission for the erection of fifty-five houses on a site at Palmerstown Upper, County Dublin, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to subsections (5) and (9) of section 26 of the Local Government (Planning and Development) Act, 1963, and after consideration of the report of the person who conducted an oral hearing of the said appeal, it is hereby decided to grant permission for the erection of the said houses in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Schedule and the said permission is hereby granted subject to the said conditions.

SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
1. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the said Council's expenditure on the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be agreed between the developer and the said Council before the development is commenced, or, failing agreement, shall be as determined by the Minister for Local Government.	1. 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.
2. The developer shall lodge with Dublin County Council the bond of an insurance company or other form of security conditioned for the provision and satisfactory completion, including maintenance until taken in charge of all sewers, watermains, drains, roads, open spaces and other services required in connection with the development. Details of the said security shall be agreed with the planning authority before any development is undertaken or, failing agreement, shall be as fixed by the said Minister.	2. To ensure satisfactory completion of the development.

Contd/.....

ANNEXURE (Continued)

Column 1 - Conditions	Column 2 - Reasons for Conditions
3. No houses shall be occupied until adequate public sewerage facilities are available to serve them.	3. In the interests of public health.
4. No houses shall project forward of a line measured 25 feet from the front boundary of the house plots.	4. To ensure the provision of adequate open space in front of the houses.
5. A landscaping and planting scheme shall be submitted to and agreed with the planning authority or, in default of agreement shall be determined by the said Minister. Such scheme shall be implemented within 12 months of the completion of the houses and shall be thereafter satisfactorily maintained and shall, in particular, make provision for:- (a) the screening of rear gardens of houses from public view, (b) the provision of screen fencing along the boundary of the proposed new road to the north and west of the site of the proposed development.	5 and 6. In the interests of visual amenity.
6. All public services for the proposed development, including electrical, communal television and telephone cables and equipment shall be located underground throughout the entire site.	
7. Public lighting shall be provided in accordance with the planning authority's standard requirements for such a service.	7. To ensure that street lighting of adequate standard is provided in the interests of amenity and public safety.
8. Roads and footpaths shall be constructed in accordance with the planning authority's standard requirements for such works.	8. To ensure that these parts of the development comply with satisfactory standards.
9. The area shown as open space shall be reserved as public open space and shall be soiled, seeded, levelled and landscaped and shall be available for use of residents when the houses are ready for occupation.	9. In the interests of the amenity of future occupants of the houses.

GIVEN under the Official Seal of
the Minister for Local Government
this 19th day of March, 1976.

Minister for Local Government.

DUBLIN COUNTY COUNCIL

TELEPHONE: 42951 (EXT. 131)

Planning Department,
46-49 Dame Street,
Dublin 2.

NOTIFICATION OF A DECISION TO REFUSE:
~~OUTLINE PERMISSION: PERMISSION: APPROVAL:~~
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1963.

To: John P. Keenan, Esq.,
10 South Frederick Street,
Dublin 2.

Register Reference No. G.1758...

Planning Control No. 9493

Application received 1/8/74

APPLICANT: John Dolan.

In pursuance of its functions under the above mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order dated 30th September, 1974 decide to refuse:

~~OUTLINE PERMISSION:~~ PERMISSION: ~~APPROVAL~~

for Proposed fifty five (55) houses at Palmerstown Upper.

Floor area: 60,000 sq. ft.

for the following reasons:

1. Part of the site of the proposed development is zoned in the Development Plan with the objective to preserve open space amenity. Residential development as proposed is contrary to this objective and to proper planning and development of the area as envisaged in the Development Plan.
2. The proposed development does not comply with the Development Plan standards regarding space about dwellings in that a minimum building line of twenty five feet has not been provided to the proposed houses.
3. There are no public piped sewerage services available to serve the proposed development.
4. The proposed development is premature by reason of the said existing deficiency in the provision of sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.

Signed on behalf of the Dublin County Council:



Date 30th September, 1974

NOTE: An appeal against the decision may be made to the Minister by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to the Secretary, (Planning Appeals Section), Department of Local Government, Custom House, Dublin 1. When an appeal has been duly made and has not been withdrawn the Minister for Local Government will determine the application for permission as if it had been made to him in the first instance.