

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA 2045.	
1. LOCATION	Sites 53-111 inclusive, St. Annes, Kimmage Road West, Terenure. S			
2. PROPOSAL	Substitution of house type.			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars	
			(a) Requested	(b) Received
	P	5/11/1982.	1. 2.	1. 2.
4. SUBMITTED BY	Name A.S. Tomkins. Address 308, Clontarf Road, D.3.			
5. APPLICANT	Name John J. O'Brien (Churchtown) Ltd. Address Westminster Lawns, Leopardstown, Foxrock.			
6. DECISION	O.C.M. No. PA/3141/82		Notified 21st Dec., 1982	
	Date 20th Dec., 1982		Effect To grant permission,	
7. GRANT	O.C.M. No. PBD/22/83		Notified 31st Jan., 1983	
	Date 31st Jan., 1983		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.				
Prepared by		Copy issued by Registrar.		
Checked by		Date		
		Co. Accts. Receipt No		

DUBLIN COUNTY COUNCIL

P 30/22 / 83

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval Local Government (Planning and Development) Acts, 1963-1982

To: **A.S. Tomkins,**
105 Clontarf Road,
DUBLIN 3.

Decision Order Number and Date **PA/3141/82 20/12/82**

Register Reference No. **XA 2043**

Planning Control No.

Application Received on **3/11/82**

Applicant **John J. O'Brien (Churchtown) Ltd.**

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

substitution of house type on sites 13-111 inclusive at St. Anne's Kinnage Road
West, Terenure.

CONDITIONS

REASONS FOR CONDITIONS

5. 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.
6. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
7. That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the County Council.
8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
9. That the area shown as open space be levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

5. To protect the amenities of the area.
6. In the interest of amenity.
7. In the interest of amenity and public safety
8. In the interest of the proper planning and development of the area.
9. In the interest of the proper planning and development of the area.
10. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd)

Signed on behalf of the Dublin County Council:

IMPORTANT: Turn overleaf for further information.

for Principal Officer

31 JAN 1983

Date:

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.

CONDITIONS	REASONS FOR CONDITIONS
<p>11. That all watermain tapplings branch connections, swabbing and chlorination, be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.</p> <p>12. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.</p> <p>That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen the front gardens from the view of the road and to screen the rear gardens from the view of the road. The details of the screen walls to be provided are discussed and agreed with the County Council before construction. Timber fencing is not acceptable.</p> <p>13. That flank screen walls be provided to site Nos. 45, 46, 86, 87, 103, 107, 108 and 111 not less than 3m. high rendered and capped to the satisfaction of the Dublin County Council.</p> <p>14. That specific details of the proposed front landscaping and boundary treatment together with the programme for such works, be submitted to and approved by the County Council.</p> <p>15. That all houses have a minimum front garden building line setback of 25' and a minimum rear garden depth of 35'.</p> <p>16. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.</p> <p>17. That condition No's 1, 2, 3 and 4 of grant of permission, on appeal, by the Parliamentary Secretary to the Minister for Local Government dated 31/1/75, be adhered to in the development.</p> <p>18. Front gates are not to open outwards over footpath. Driveway gradients not to exceed 1 in 40 for first 30 ft. inside line of boundary. The boundary consists, except for access points, of a wall of substantial construction and be at least 18" in brick height.</p>	<p>11. To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development, it is considered reasonable that the Council should recoup the cost.</p> <p>12. In the interest of the proper planning and development of the area.</p> <p>In the interest of visual amenity.</p> <p>13. In the interest of visual amenity.</p> <p>14. In the interest of amenity.</p> <p>15. In the interest of the proper planning and development of the area.</p> <p>16. In the interest of public safety and the avoidance of fire hazard.</p> <p>17. In the interest of the proper planning and development of the area.</p> <p>18. In the interest of the proper planning and development of the area.</p>