

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.1610	
1. LOCATION	Sites 989 & 988 Area 6B, Castahenay, S			
2. PROPOSAL	Change of house type to semi-detached bungalows			
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 24.8.82	Date Further Particulars	
			(a) Requested	(b) Received
			1.	1.
			2.	2.
4. SUBMITTED BY	Name D. McCarthy & Co., Address Lynwood House, Ballinteer Road, Dublin 16			
5. APPLICANT	Name Yale Homes, Address Hartstown House, Hartstown, Clonsilla, Co. Dublin			
6. DECISION	O.C.M. No. PA/2665/82		Notified 22nd Oct., 1982	
	Date 22nd Oct., 1982		Effect To grant permission,	
7. GRANT	O.C.M. No. PBD/760/82		Notified 2nd Dec., 1982	
	Date 2nd Dec., 1982		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

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

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 & 1976

To: **D. McCarthy & Co.,**
Lynwood House,
Ballintear Road,
DUBLIN 16.
Applicant **Tale Homes**

Decision Order **PA/2665/82** **22.10.82**
Number and Date **XA 1610**
Register Reference No.
Planning Control No.
Application Received on **24.8.82**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
change of house type to semi-detached bungalows on sites 959 and 968 area 6B Castabenny,
Clonsilla.

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.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £24,675. 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 which is in respect of the overall development to be paid before the commencement of development on the site.	4. 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.

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

IMPORTANT: Turn overleaf for further information.

Date: **- 2 DEC 1982**

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

5. That no development under any permission granted pursuant to this 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, carparks, sewers, watermainns or drains has been given by:

- (a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£39,430.00**

which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the roads, open space, carparks, sewers, watermainns and drains are taken-in-charge by the Council.

- (b) Lodgment with the Council of **cash of £20,430.00** Or/ 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.

- (c) Lodgment with the Planning Authority of a letter of guarantee issued by any body 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 lodgment in either case has been acknowledged in writing by the Council.

Note: When development has been completed, the Council may pursue the Bond to secure completion of the works required to bring the estate up to the standard for taking-in-charge.

6. That each house have a minimum front building line of 23ft. and rear garden depth of 33ft.

7. That screen walls in brick or similar durable materials not less than 2 metres 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. Timber fencing is not acceptable.

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.

6. In the interest of the proper planning and development of the area.
7. In the interest of visual amenity.

..../Contd.

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DUBLIN COUNTY COUNCIL

P62/760/82

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 & 1976

~~XXXXXXXX~~ 1963-1982.

To:

Decision Order
Number and Date

D. McCarthy & Co.,

PA/2665/82 22.10.82

Lynwood House,

Register Reference No.

XA 1610

Ballinteer Road,

Planning Control No.

Application Received on

24.8.82

DUBLIN 16.

Applicant

Yale House

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

**change of house type to semi-detached bungalows on sites 989 and 988 area,
63, Castaheary, Clonsilla.**

CONDITIONS

REASONS FOR CONDITIONS

Contd.

8. That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Authority.

8. In order to comply with the Sanitary Services Acts, 1878-1964.

9. That all relevant conditions of grant of permission order Nos. PA/2333/79, dated 13.6.79 (Reg. Ref. RA1733) and An Bord Pleanála Order No. PLA/5/53450, dated 31.3.82 (Reg. Ref. WA 467) be strictly adhered to in the development.

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

10. That the applicant pay a financial contribution of £253. per house to the County Council towards the additional expense being incurred by the County in Council in the provision of Sanitary Services for these lands.

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

11. That the developer shall construct and maintain to the Council's standard for taking-in-charge, all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains forming part of the development, until taken in charge by the Council.

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

NOTE: The applicant is advised that until such time as the Planning Authority is aware of the applicant's proposals with regards to house types on these lands that the Planning Authority will not be in a position to grant permission for numbers of this small type of house.

Signed on behalf of the Dublin County Council:

for Principal Officer

Date: **2 DEC 1982**

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.

FUTURE PRINT