

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE  86A/1320
1. LOCATION	Somerton, Ballyboden Road, Dublin 14.		
2. PROPOSAL	18 apts. in 3 buildings & ancillary work.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested
	P.	16th Sept. '86	1. .... 2. ....
4. SUBMITTED BY	Name Fitzgerald, Reddy & Associates, Address 26, Upper Mount Street, Dublin 2.		
5. APPLICANT	Name Owendoher Building Co. Limited, Address Somerton, Ballyboden Road, Dublin 14.		
6. DECISION	O.C.M. No. P/4152/86		Notified 7th Nov., '86
	Date 6th Nov., '86		Effect To grant permission
7. GRANT	O.C.M. No. P/4788/86		Notified 18th Dec., 1986
	Date 18th Dec., 1986		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

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

Tel. 724755 (ext. 262/264)

P/4788/86

## Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To Fitzgerald Reddy & Assoc.  
26 Upper Mount Street,  
Dublin 2  
Applicant Owendohar Building Company Ltd.

Decision Order  
Number and Date P/4152/86 6.11.86  
Register Reference No. 86A/1320  
Planning Control No.   
Application Received on 16.9.86  
Site Area: 1 acre approx.

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

Proposed 18 apartments in three buildings and ancillary site work at Somerton,  
Ballyhoden Road, Dublin 14.

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.	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 be obtained and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £6,480.00 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.	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

Date 18 DEC 1986

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.

Form A1—Future Print Ltd.

# DUBLIN COUNTY COUNCIL

GRANT OF  
PERMISSION

tel. 724755 (ext. 262/264)

P/4788/86

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

## Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1982

To: **Fitzgerald Reddy & Assoc.**  
**26 Upper Mount Street,**  
**Dublin 2**  
 Applicant: **Owendohar Building Company Ltd.**

Decision Order Number and Date: **P/4152/86 6.11.86**  
 Register Reference No. **86A/1320**  
 Planning Control No. ....  
 Application Received on **16.9.86**  
 Site Area: **1 acre approx.**

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

**Proposed 18 apartments in three buildings and ancillary site work at Somerton,  
 Ballyboden Road, Dublin 14**

### SUBJECT TO THE FOLLOWING CONDITIONS

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.	To protect the amenities of the area.
6. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	5. In the interest of amenity.
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.	6. In the interest of amenity and public safety.
8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	7. In the interest of the proper planning and development of the area.
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.	8. In the interest of the proper planning and development of the area.
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	9. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . . .)


Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date: **18 DEC 1986**

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>That all watermain tappings, 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>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>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>12. In the interest of the proper planning and development of the area.</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 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.</p>	<p>In the interest of visual amenity.</p>
<p>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.</p>	<p>13. In the interest of the proper planning and development of the area.</p>
<p>14. That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, material or spoil. The areas of private open space, existing trees and landscaping features shall be properly maintained at all times in conjunction with the developer's private management scheme for the development.</p>	<p>14. In the interest of the amenities of the area.</p>
<p>15.(A) A works programme for all tree surgery works and tree removal on the site shall be agreed with the Planning Authority prior to the commencement of development. All such works shall be completed at the time of occupation of the apartments.</p> <p>(B) Details of tree protection measures shall be agreed with the planning authority and all protective fencing shall be erected prior to the commencement of development. A comprehensive tree survey for the trees on the site is to be provided prior to the commencement of development.</p> <p>development.</p>	<p>15. In the interests of the amenity of the area.</p> <p></p>

Contd/...

18 DEC 1986

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# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P / 4788 / 8.6

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

GRANT OF  
PERMISSION

## Notification of Grant of Permission/Approval XXXX

Local Government (Planning and Development) Acts, 1963-1983

To Fitzgerald Reddy & Assoc.,

26 Upper Mount Street,

Dublin 2

Applicant Owendoher Building Company Ltd.

Decision Order  
Number and Date P/4152/86 6.11.86

Register Reference No. 86A/1320

Planning Control No.

Application Received on 16.9.86

Site Area: 1 acre approx.

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

Proposed 18 apartments in three buildings and ancillary site work at Somerton,

Ballyboden Road, Dublin 14.

CONDITIONS	REASONS FOR CONDITIONS
<p>No. 15 Contd/....</p> <p>(C) A detailed landscaping scheme plus specification for both the public and private open spaces shall be submitted to and agreed with the Planning Authority before development commences.</p> <p>(D) A scheme of street tree planting shall be submitted to and agreed with the Planning Authority before development is commenced.</p> <p>(E) Details of intermittent shrub planting in suitable locations immediately inside the boundary wall to Ballyboden Road shall be submitted to and agreed with the Planning Authority before development is commenced.</p> <p>16. Full details of the proposed retaining wall and substructure shall be agreed with the Planning Authority before its construction and the developers shall be responsible for the structural stability of the said wall and substructure. The retaining wall shall provide for a masonry finish.</p>	<p>16. In the interest of the proper planning and development of the area.</p>

Contd/...

Signed on behalf of the Dublin County Council

For Principal Officer

Date 18 DEC 1986

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.

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