

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1293
1. LOCATION	Aylesbury Tallaght, Co. Dublin.		
2. PROPOSAL	Revision of approved house type and layout on 81 sites		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 10 Sept 1986	Date Further Particulars
			(a) Requested 16th Nov. '86 2.
			(b) Received 1. 24/2/87 2.
4. SUBMITTED BY	Name D. McCarthy & Co. Address Lynwood House, Ballinteer Road, Dublin 16.		
5. APPLICANT	Name Frank Diggins Builders Ltd Address 28 Lower Baggot Street		
6. DECISION	O.C.M. No. P/1273/87		Notified 16/4/87
	Date 16/4/87		Effect To grant permission
7. GRANT	O.C.M. No. P/1830/87		Notified 27th May, 1987
	Date 27th May, 1987		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

724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/Approval Local Government (Planning and Development) Acts, 1963-1983

To **D. McCarthy & Co.,**

Decision Order

Number and Date **P/1273/87 + 16.4.87**

Lynwood House,

Register Reference No. **864/1273**

Ballinteer Road,

Planning Control No.

Dublin 16.

Application Received on **10.9.86**

Applicant **Frank Diggins (Builders) Ltd.**

Add. Info. rec'd. **24.2.87**

Floor area : **5,135 sq. m.**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:-

revision of approved house type and layout on 81 sites at Aylesbury,

Tallaght

SUBJECT TO THE FOLLOWING CONDITIONS

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.
2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
3. That each proposed house be used as a single dwelling unit.
4. That arrangements made with regard to the payment of the financial contribution in the sum of £111,000. required by Condition No. 4 of the planning permission granted under Reg. Ref. Z41160, in respect of the overall development, be strictly adhered to in respect of this proposal.
5. That the arrangements made for the lodgement of the security required by condition No. 5 of the planning permission granted under Reg. Ref. Z41160 be strictly adhered to in respect of the proposal. The security is for a bond or C.I.E. letter of guarantee in the sum of £240,000 or a cash lodgement in the sum of £150,000.

REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. To prevent unauthorized development.
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.
5. To ensure that a ready sanction may be available to the Council to ensure the provision of services and prevent dissimilarity in the development.

Signed on behalf of the Dublin County Council

For Principal Officer

Date **16th April, 1987**

IMPORTANT: Turn overleaf for further information

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/Approval
Local Government (Planning and Development) Acts, 1963-1983

To **D. McCarthy & Co.,**
Lynwood House,
Ballinteer Road,
Dublin 16.
Applicant **Frank Higgins (Builders) Ltd.**

Decision Order
Number and Date **P/1279/87 16.4.87**
Register Reference No. **86A/1293**
Planning Control No.
Application Received on **10.9.86**
Add. Info. rec'd. **24.2.87**
Floor area **5,135 sq. m.**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:-

revision of approved house type and layout on 81 sites at Aylesbury, Tallaght

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
6. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, or other debris on adjoining roads during the course of the works.	6. To protect the amenities of the area.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	7. In the interest of amenity.
8. 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. In the interest of amenity and public safety.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	9. In the interest of the proper planning and development of the area.
10. 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. In the interest of the proper planning and development of the area.
11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	11. In order to comply with the Sanitary Services Acts, 1878-1964.
	(Contd. ...)

Signed on behalf of the Dublin County Council

For Principal Officer

16th April, 1987

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

12 That all watermainappings, 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.

13 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.

14 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.

15 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.

16. 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, materials or spoil.

17. The following requirements of the Parks Department in relation to open space, to be adhered to in the development:

- a) the boundary of the open space where it adjoins Carrickmore Garth to be defined by a low wall plus railing; a railing to a height of 1.8 metres as per requirements of the Parks Department is to be erected along the southern boundary of the open space area. Details of the specification to be submitted and agreed with the Parks Department prior to the commencement of development;
- b) The boundary treatment as per (a) above to be erected prior to the commencement of house construction on the site. No dumping of spoil or building materials to occur on the open space;
- c) A detailed landscape plan plus specification to be submitted and agreed with the

12 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.

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

14 In the interest of visual amenity.

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

16. To protect the amenity of the area.

17. In order to comply with the requirements of the Parks Department.

NOTE:

If there is no appeal to An Bord Pleanála against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanála. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to: — An Bord Pleanála, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin, 1

IMPORTANT NOTICE

- (1) An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £36 (Thirty-Six pounds).
- (2) A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála a fee of £36 (Thirty-Six pounds).
- (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

Approval of the Council under Building Bye-laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/Approval Local Government (Planning and Development) Acts, 1963-1983

To **D. McCarthy & Co.,**
Lynwood House,
Ballinteer Road,
Dublin 16,
Applicant **Frank Diggins (Builders) Ltd.**

Decision Order
Number and Date **P/1273/87 : 16.4.87**

Register Reference No. **86A/1293**

Planning Control No.

Application Received on **10.9.86**

Add. Info. rec'd. **24.2.87**
Floor area : **5,135, sq. m.**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:-
revision of approved house type and layout on 81 sites at Aylesbury, Tallaght

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>Parks Department prior to the commencement of development. The landscape scheme to comply with the Draft Standards for the Development of Open Space, a copy of which is available from the Parks Department. Completion date for all landscape works to be agreed with the Parks Department;</p> <p>d) In the event of (c) above not being complied with, the applicant must pay a financial contribution of £100 per house towards the cost of development of the open space by the County Council, prior to commencement of development;</p> <p>e) A scheme of street tree planting plus specification must be submitted and agreed with the Parks Department prior to the commencement of development. The phasing of the street tree planting to be agreed with the Parks Department.</p> <p>18. That a separation distance of 2.5m. as per Development Plan Standards be provided between dwellings for the full length of the gable walls.</p> <p>19. That the carriageway width of Carrickmore Park be not less than 7.5m. in width and the remaining roads with associated paths and margins conform to the Roads Department's standards.</p>	<p>18. In the interest of the proper planning and development of the area.</p> <p>19. In the interest of the proper planning and development of the area.</p>

Signed on behalf of the Dublin County Council

For Principal Officer

Date **16th April, 1987**

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

20. No development is to be commenced on these 75 sites until the completion of public open space related to the development. The sites are to be cleared of debris and made available for use for open space purposes.

20. In the interest of the proper planning and development of the area, the requirements of the Parks Department.

NOTE:

If there is no appeal to An Bord Pleanála against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanála. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanála, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/1.8.30/87

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

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

To **D. McCarthy & Co.,**
Lynwood House,
Ballinteer Road,
Dublin 16.
Frank Diggins (Builders) Ltd.
Applicant

Decision Order **P/1273/87 ; 16.4.87**
Number and Date

Register Reference No. **86A/1293**

Planning Control No.

Application Received on **10.9.86**

Add. Info. rec'd. **24.2.87**

Floor area : **5,135 sq. m.**

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

revision of approved house type and layout on 81 sites at Aylesbury,
Tallaght

CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as may be required by the other conditions attached hereto.
2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
3. That each proposed house be used as a single dwelling unit.
4. That arrangements made with regard to the payment of the financial contribution in the sum of £111,000, required by Condition No. 4 of the planning permission granted under Reg. Ref. ZA1160, in respect of the overall development, be strictly adhered to in respect of this proposal.
5. That the arrangements made for the lodgement of the security required by condition No. 5 of the planning permission granted under Reg. Ref. ZA1160 be strictly adhered to in respect of the proposal. The security is for a bond or C.I.E. letter of guarantee in the sum of £240,000 or a cash lodgement in the sum of £150,000.

REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. To prevent unauthorised development.
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.
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.

Signed on behalf of the Dublin County Council

For Principal Officer

27 MAY 1987

Date 16th April, 1987

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.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/1.8.30/87

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval ~~XXXXXX~~

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

To **D. McCarthy & Co.,**
Lynwood House,
Ballinteer Road,
Dublin 16.
Applicant **Frank Biggins (Builders) Ltd.**
Decision Order
Number and Date **P/1273/87 : 16.4.87**
Register Reference No. **86A/1293**
Planning Control No.
Application Received on **10.9.86**
Add. Info. rec'd. **24.2.87**
Floor area : **5,135 sq. m.**

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

revision of approved house type and layout on 81 sites at Aylesbury, Tallaght

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads 6 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 7 throughout the entire site.	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 8 to provide street lighting to the standard required by the County Council.	In the interest of amenity and public safety. 8.
That no dwellinghouse be occupied until all the services have been 9 connected thereto and are operational.	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 10 landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.	In the interest of the proper planning and development of the area. 10.
That the water supply and drainage arrangements, including the 11 disposal of surface water, be in accordance with the requirements of the County Council.	In order to comply with the Sanitary Services Acts, 1878 - 1964. 11.

(Contd. . .)

Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date.

27 MAY 1987

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 / 1.8.30 / 87

12 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.

12 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.

13 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.

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

14 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.

14 In the interest of visual amenity.

15 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, watermain or drains forming part of the development, until taken in charge by the Council.

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

16. 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, materials or spoil.

16. To protect the amenities of the area.

17. The following requirements of the Parks Department in relation to open space, to be adhered to in the development:

17. In order to comply with the requirements of the Parks Department.

- a) the boundary of the open space where it adjoins Carrickmore Garth to be defined by a low wall plus railing; a railing to a height of 1.8 metres as per requirements of the Parks Department is to be erected along the southern boundary of the open space area. Details of the specification to be submitted and agreed with the Parks Department prior to the commencement of development;
- b) The boundary treatment as per (a) above to be erected prior to the commencement of house construction on the site. No dumping of spoil or building materials to occur on the open space;
- c) A detailed landscape plan plus specification to be submitted and agreed with the

PK

27 MAY 1987

Form E1—Future Print Ltd.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

GRANT OF
PERMISSION

P/1.8.30/87

Notification of Grant of Permission/Approval

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

To **D. McCarthy & Co.,**
Lynwood House,
Ballinteer Road,
Dublin 16.
Applicant **Frank Diggins (Builders) Ltd.**

Decision Order
Number and Date **P/1273/87 ; 16.4.87**
Register Reference No. **86A/1293**
Planning Control No.
Application Received on **10.9.86**
Add. Info. rec'd. **24.2.87**
Floor area : **5,135 sq. m.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
revision of approved house type and layout on 81 sites at Aylesbury, Tallaght

CONDITIONS	REASONS FOR CONDITIONS
<p>Parks Department prior to the commencement of development. The landscape scheme to comply with the Draft Standards for the Development of Open Space, a copy of which is available from the Parks Department. Completion date for all landscape works to be agreed with the Parks Department;</p> <p>d) In the event of (c) above not being complied with, the applicant must pay a financial contribution of £100. per house towards the cost of development of the open space by the County Council, prior to commencement of development;</p> <p>e) A scheme of street tree planting plus specification must be submitted and agreed with the Parks Department prior to the commencement of development. The phasing of the street tree planting to be agreed with the Parks Department.</p> <p>18. That a separation distance of 2.5m. as per Development Plan Standards be provided between dwellings for the full length of the gable walls.</p> <p>19. That the carriageway width of Carrickmore Park be not less than 7.0m. in width and the remaining roads with associated paths and margins conform to the Roads Department's standards.</p>	<p>18. In the interest of the proper planning and development of the area.</p> <p>19. In the interest of the proper planning and development of the area.</p>

Signed on behalf of the Dublin County Council

For Principal Officer

Date

27 MAY 1987
16th April 1987

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

for use for open space purposes.

the Requirements of the Parks
Department.

JK.

27 MAY 1987

the Reg. Ref. No.

for Principal Officer.

P/1.8.30/87

20. No development is to be commenced on these 75
allotments before the completion of the public open space
related planning and development of the area.
In the event of the allotments being developed for open space
purposes, cleared of debris and made available
for use for open space purposes.

20. In the interest of the proper
planning and development of the area,
in order to comply with the
requirements of the Parks Department.
the requirements of the Parks
Department.

JK.

27 MAY 1987

D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

86A/1293

6/11/86

RE: Proposed revision of approved house type and layout on 81 sites at Aylesbury, Tallaght, for Frank Diggins (Builders) Ltd.

Dear Sir,

With reference to your planning application, received here on 10th September, 1986, in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. The applicant to show how he can comply with a safe standard of road layout in the proposed development.
2. The applicant to outline in red on a map at a scale of 1:1250 the associated public open space for the overall development under Reg. Ref. ZA.1160, over which the applicant has control and which is to be provided as public open space.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,


for Principal Officer.