

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1023
1. LOCATION	Grange House, Grangewood, Dublin 16.		
2. PROPOSAL	Minor alterations to already approved house plans and road layout		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
			1. 2.
	P.	15 July 1986	1. 2.
4. SUBMITTED BY	Name Noel Keane Address 13, Ardmore Lawn, Bray, Co. Wicklow.		
5. APPLICANT	Name Kearns Construction Ltd, Address 13, Ardmore Lawn, Bray, Co. Wicklow.		
6. DECISION	O.C.M. No.	P/2893/86	Notified 11th Aug., 1986
	Date	11th Aug., 1986	Effect To grant permission
7. GRANT	O.C.M. No.	P/3579/86	Notified 24th Sept., 1986
	Date	24th Sept., 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

GRANT OF
PERMISSION

tel. 724755 (ext. 262/264)

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

Notification of Grant of Permission/Approval

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

To: **Noel Keane,**
13 Ardmore Lawn,
Bray,
Co. Wicklow.
Applicant: **Kearns Construction Ltd.**
Decision Order
Number and Date: **P/2893/86 - 11/8/86**
Register Reference No. **86A-1023**
Planning Control No.
Application Received on **15/7/86**
Floor Area: **579 sq.m**

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

minor alterations to already approved house plans and road layout re sites
nos. 1 to 6 Grange House, Grangewood, Dublin 16.

CONDITIONS	REASONS FOR CONDITIONS
1. That 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 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 £4,980.00 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 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.

Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date

24 SEP 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

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, watermains or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £5,000.00

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, watermains and drains are taken-in-charge by the Council.

Or/

(b) Lodgment with the Council of Cash of £3,000.00 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.

Or/

(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.

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.

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24 SEP 1986

Form D1—Future Print Ltd.

DUBLIN COUNTY COUNCIL

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GRANT OF
PERMISSION

1. 724755 (ext. 262/264)

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 **Noel Keane,**

Decision Order

Number and Date **P/2893/86 11/8/86**

13 Ardmore Lawn,

Register Reference No. **86A-1023**

Bray,

Planning Control No. **86A-1023**

Co. Wicklow.

Application Received on **15/7/86**

Applicant **Kearns Construction Ltd.**

Floor Area: **579 sq.m**

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

minor alterations to already approved house plans and road layout re sites

nos. 1 to 6, Grange House, Grangewood, Dublin 16.

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, rubble 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.
That the area shown in green space be levelled, sited, seeded and landscaped to the satisfaction of the County Council and made 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 disposal of surface water, be in accordance with the requirements of the County Council.	10. In order to comply with the Sanitary Services Acts, 1878 - 1964.

Signed on behalf of the Dublin County Council

(Contd. . . .)
[Signature]
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **24 SEP 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

- | CONDITIONS | REASONS FOR CONDITIONS |
|--|---|
| 11 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. | 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. |
| 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. | 12 In the interest of the proper planning and development of the area. |
| 13 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. | 13 In the interest of visual amenity. |
| 14 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. | 14 In the interest of the proper planning and development of the area. |
| 15. That a financial contribution in the sum of £6,000.00 be paid by the proposer to the Dublin County Council towards the cost of provision of public open space 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. | 15. In the interest of the proper planning and development of the area. |
| 16. That the two large trees within the rear gardens of sites 5 and 6 be removed in view of their height and close location to the proposed houses and their service pipe systems. | 16. In the interest of the proper planning and development of the area. |
| 17. That a scheme of replacement planting at the rate of two extra heavy standard trees 12-14 ins. girth, Acer Plantanoides within the rear gardens of sites 1-6 inclusive. Container grown material should be used so that planting can be carried out this summer, according to a scheme of works to be agreed with the Parks Superintendent. | 17. In order to comply with the requirements of the Parks Department. |
| 18. A scheme of street tree planting to be submitted and agreed with the Parks Superintendent. | 18 In the interest of amenity. |

24 SEP 1986