

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1003
1. LOCATION	Ballydowd, Lucan		
2. PROPOSAL	66 Houses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 11 July 1986	Date Further Particulars
			(a) Requested 1. Time ext. up to & incl., 10/10/86 2.
4. SUBMITTED BY	Name Keane Murphy Duff Address 36 Fenian Street, Dublin 2.		
5. APPLICANT	Name Lark Developments Limited Address 69-71 St. Stephen's Green, Dublin 2.		
6. DECISION	O.C.M. No.	P/3821/86	Notified 10th Oct., 1986
	Date	10th Oct., 1986	Effect To grant permission
7. GRANT	O.C.M. No.	P/4367/86	Notified 19th Nov., '86
	Date	19th Nov., '86	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)

P / 4367 / 86

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

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

To Keane, Murphy, Duff,
..... Chartered Architects,
..... 36, Fenian St.,
..... Dublin 2
Applicant Lark Developments Ltd.

Decision Order
Number and Date P/3821/86... 10.10.86
Register Reference No. 86A/1003
Planning Control No.
Application Received on 11.7.86
Time Ext. up to: 10.10.86

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

Proposed erection of 66 No. Houses at Ballydowd, Lucan, Co. Dublin

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 £35,400.00 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

19 NOV 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 £80,000.00

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 sum of £50,000.00 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.

19 NOV 1986

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/436.7/8.6

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

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

To **Keane Murphy Duff,**
Chartered Archt.,
36 Fenian St.,
Dublin 2.
Applicant **Lark Developments Ltd.**

Decision Order
Number and Date **P/3821/86 10.10.86**
Register Reference No. **86A/1003**
Planning Control No.
Application Received on **11.7.86**
Time Ext. Up to: **10.10.86**

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

Proposed erection of 66 No. Houses at Ballydowd, Lucan

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.
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

IMPORTANT: Turn overleaf for further information

Date **19 NOV 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>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.</p>	<p>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.</p>
<p>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.</p>	<p>13 In the interest of the proper planning and development of the area.</p>
<p>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.</p>	<p>14 In the interest of visual amenity.</p>
<p>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.</p>	<p>15 In the interest of the proper planning and development of the area.</p>
<p>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.</p>	<p>16. To protect the amenities of the area.</p>
<p>17. The developer shall pay the following additional financial contribution to Dublin County Council (a) a sum of £20,255. as a contribution towards the Council's costs of acquisition and development of public open space in Ballyowen Park in lieu of the provision of this open space on site. (b) a sum of £1,200. per house (total £79,200) as a contribution towards the cost of the infra-structural roadwork necessary to relieve traffic hazard in the area of the proposed development.</p>	<p>17. The provision of such services by the Council will facilitate the proposed development and it is considered reasonable that the developer should contribute the said sums and money towards the cost of providing the services.</p>
<p>18. That a detailed landscape plan with full works specification, bill of quantity for the development of the on-site open space to be agreed and lodged with the County Council before any development works commence on the site. As an alternative to on-site public open space development, applicant to pay a financial contribution in lieu, prior to the commencement of development. This contribution has been assessed as £10,094.</p>	<p>18. In the interest of amenity.</p> 

19 NOV 1986

Form E1—Future Print Ltd.

DUBLIN COUNTY COUNCIL

P / 4 3 6 . 7 / 8 . 6

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

GRANT OF
PERMISSION

Tel. 724755 (ext. 262/264)

Notification of Grant of Permission/Approval

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

To Keane Murphy Duff Decision Order
.....Chartered Archs Number and Date P/3821/86 10.10.86
.....36 Fenian St. Register Reference No. 86A/1003
.....Dublin 2 Planning Control No.
Applicant Lark Developments Ltd. Application Received on 11.7.86
..... Time ext. up to 10.10.86

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

Proposed erection of 66 No. Houses at Ballydowd, Lucan, Co. Dublin

CONDITIONS	REASONS FOR CONDITIONS
<p>19.(a) The existing hedgerow to the rear of sites 1-15 on Road No. 1 shall be retained and protected from drainage during construction works.</p> <p>(b) That the existing ditch/drain to the rear of sites 1-8 on Road 3 and Sites 10-17 on Road 4 shall be removed and piped to the requirements of the Sanitary Services Department and boundary wall of solid block construcion to be erected.</p> <p>(c) That all mature trees in the area indicated as public open space shall be protected from damage during construction work.</p> <p>(d) That a 2 metre high boundary wall be erected to the rear of sites 15-29 on Road 1.</p> <p>(e) That the treatment of the southern boundry of the site and the existing ditch and hedge at this location shall be subject to the agreement of the Planning Authority prior to the commencement of development.</p> <p>(f) a scheme of shrub and tree planting to be submitted and agreed with the County Council at a rate of one tree per house prior to the commencement of development.</p> <p>20(A). Not more than 50 houses shall be constructed until the permanent access at the westernmost end of the entire Lark Development site is made available and is operational.</p>	<p>19. In the interest of the proper planning and development of the area.</p> <p>20. In the interest of traffic safety.</p>

Signed on behalf of the Dublin County Council
For Principal Officer

Date.....

19 NOV 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.

20(b) Upon construction and completion of the permanent access, the access to Ballyowen Lane shall either be closed off and reinstated as part of Ballyowen Park i.e. grassed and seeded to the requirements of the Parks Department or unless alternative arrangements are made by the Planning Authority.

21. A maximum of 50 houses shall be permitted to connect to:-

(A) the Lucan Low Level Foul Sewer System on a temporary basis. These 50 houses and the remaining 16 shall subsequently be connected on a permanent basis, at the developers expense to the proposed new Ballydowd Foul Sewer on completion of same, and as agreed in writing by the Planning Authority.

(b) the, yet as uncompleted, storm water system in the adjoining Lucan Bypass. No work shall take place, on the remaining 16 houses until such time as the written agreement of the Planning Authority has been received by the applicant.

Prior to the commencement of development, a layout indicating the houses to be connected shall be lodged with Dublin County Council (4 copies to be provided).

22. That prior to the commencement of development, the developer shall lodge detailed watermain layout drawings subsequent to consultation and agreement with the water section of the Sanitary Services Department.

23. That a minimum of 7'6" to be provided between each block of houses.

24. That each house have a minimum front building line of 25ft. and rear garden depth of 35ft.

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

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

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

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

19 NOV 1986