

COMHAIRLE CHONTAE ATHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/815
1. LOCATION	Sites 32-37 incl., Brookvale Downs, Brookvale Road, Rathfarnham.		
2. PROPOSAL	Rev. site layout & reinstatement of 2 dwellings		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
	P.	5 June 1986	1. 2.
4. SUBMITTED BY	Name: F. L. Bent Address: 25 Grosvenor Court, Templeville Road, Templeogue, Dublin 12.		
5. APPLICANT	Name: McKiernan Homes Ltd Address: Biotox House, Ranelagh Road, Dublin 6.		
6. DECISION	O.C.M. No. P/2845/86		Notified 31st July, 1986
	Date 31st July, 1986		Effect To grant permission
7. GRANT	O.C.M. No. P/3397/86		Notified 11th Sept, 1986
	Date 11th 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)

P/339.7/86

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

Notification of Grant of Permission/Approval

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

To
F.L. Bent,
.....
25, Grosvenor Court,
.....
Templeogue,
.....
Dublin 12.
Applicant
McKiernan Homes Ltd.

Decision Order
Number and Date
P/2845/86, 31/7/86
Register Reference No.
86A/815
Planning Control No.
Application Received on
5/6/86
Floor area 535 sq.m.

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

XXXXXXX

Proposed amendment to site layout and reinstatement of 2 dwellings (32 and 33) at Sites
32/37, Brookvale Downs, Brookvale Road, Rathfarnham, 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. The boundary treatment of the public open space, in the vicinity of Sites 31 and 32 on Road 1 to consist of a low wall and palisade type railing, design and specification to be agreed with the Parks Superintendant prior to the commencement of site development.	4. In the interest of visual amenity.
	CONT../....

Signed on behalf of the Dublin County Council

For Principal Officer

Date

11 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.

Form A1—Future Print Ltd.

DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

P/339.7/86

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval Local Government (Planning and Development) Acts, 1963-1982

To F.L. Bent,
25, Grosvenor Court,
Templeogue,
Dublin 12.
Applicant McKiernan Homes Ltd.

Decision Order
Number and Date P/2845/86, 31/7/'86
Register Reference No. 86A/815
Planning Control No.
Application Received on 5/6/'86
Floor area. 535 sq.m.

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

Proposed amendment to site layout and reinstatement of 2 dwellings (32 and 33) at Sites 32/37, Brookvale Downs, Brookvale Road, Rathfarnham, 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.	5. 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.	6. 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.	7. 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.	8. 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.	9. 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.

(Contd. . .)

Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date 11 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.

11. 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. 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. 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. 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. 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. The treatment of the proposed public open space, including grading and seeding and preservation of existing trees and planting of new trees and future care and maintenance, shall be in accordance with the detailed requirements of the Planning Authority, which requirements shall be ascertained prior to commencement of development. The said treatment shall be completed within 12 months of completion of construction of the houses. The developer may, alternatively, by way of contribution provide for the carrying out of the said treatment and future maintenance of the open space by the Planning Authority details to be agreed prior to the commencement of development.

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. In the interest of the proper planning and development of the area.
13. In the interest of visual amenity.
14. In the interest of the proper planning and development of the area.
15. To protect the amenities of the area.
16. In the interest of residential amenity and the proper planning and development of the area.

CONT../.....

11 SEP 1986

Form E1—Future Print Ltd.

DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

Tel. 724755 (ext. 262/264)

P/339.7/86

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

Notification of Grant of Permission/Approval

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

To: F.L. Bent,
25, Grosvenor Court,
Templeogue,
Dublin 12.

Decision Order
Number and Date: P/2845/86, 31/7/'86

Register Reference No. 86A/815

Planning Control No.

Application Received on 5/6/'86

Floor area: 535 sq.m.

Applicant: McKiernan Homes Ltd.

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

XXXXXX

Proposed amendment to site layout and reinstatement of 2 dwellings (32 and 33) at Sites 32/37, Brookvale Downs, Brookvale Road, Rathfarnham, Dublin 14.

CONDITIONS	REASONS FOR CONDITIONS
<p>17. 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, Car Parks, Sewers, Watermains or Drains has been given by:</p> <p>a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £52,000.00 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, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.</p> <p>Or/.....</p> <p>b. Lodgement with the Council of Cash sum of £31,000. 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 specifications.</p> <p>Or/.....</p>	<p>17. To ensure that a ready sanction may be available to the Council to induce the provision of service and prevent disamenity in the development.</p>

Signed on behalf of the Dublin County Council

For Principal Officer

Date: 11 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.

Form A1—Furniture Print Ltd

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- c. Lodgement 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 lodgement in any 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.



11 SEP 1986