

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>		REGISTER REFERENCE <b>86A/731</b>
1. LOCATION	Sites 2,4,10,12,16 Seabury Green, Seabury, Malahide		
2. PROPOSAL	Revised House Type		
3. TYPE & DATE OF APPLICATION	TYPE  P.	Date Received  23.5.86	Date Further Particulars
			(a) Requested 1. .... 2. ....
4. SUBMITTED BY	Name	B. Carroll,	
	Address	67 Upper Georges St., Dun Laoghaire	
5. APPLICANT	Name	Carroll Estates Ltd.,	
	Address	67 Upper Georges St., Dun Laoghaire	
6. DECISION	O.C.M. No.	P/2524/86	Notified 18th July, 1986
	Date	17th July, 1986	Effect To grant permission
7. GRANT	O.C.M. No.	P/3213/86	Notified 28th Aug., 1986
	Date	28th Aug., 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)

F. 321.3/86

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..... B. Carroll.....  
..... 67 Upper Georges St.,.....  
..... Dun Laoghaire,.....  
..... Co. Dublin.....  
Applicant Carroll Estates Ltd......

Decision Order  
Number and Date P/2524/86..... 17.7.86.....  
Register Reference No. 86A/731.....  
Planning Control No. ....  
Application Received on 23.5.86.....

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

Proposed revised new house type on sites 2,4,10,12,16, Seabury Green, Seabury, Malahide

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 byelaws 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 £142,200. in respect of the overall development the subject of application XA/648 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; on a phased basis on already agreed with the County Council.	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. That the arrangements made for the payment of the Special Roads; Special Sanitary Services Department and Open	5. In the interest of the proper planning and development of the area. Contd/.....

Signed on behalf of the Dublin County Council .....

*[Signature]*  
For Principal Officer

Date. 28 AUG 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.

No. 3 contd/.....

5. Space financial contribution in respect of the overall development the subject of application Reg. Ref. XA/648 be strictly adhered to in respect of this development.

6. A scheme of tree planting to be submitted and agreed prior to any commencement of site works. This should include the applicants objection of planting in conjunction with construction. It should also include the street and decoration trees etc. proposed by the applicants at the rate of two per house as stated in permission granted under XA/648.

7. That the front boundary treatment of house sites to be agreed with the Planning Department before development commences. A variety of treatments will be acceptable throughout the estate, but not on individual roads. This site boundary treatment is to be provided in conjunction with the houses.

8. Prior to commencement of development the developer shall lodge with Dublin County Council a cash deposit, a bond of an Insurance Company or other security to be determined by the Planning Authority to secure the provision and satisfactory completion and maintenance until taken in charge by the said Council of Roads, footpaths, sewers, watermains, drains, public open space, public lighting and other services required in connection with the development, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development. The form and amount of security to be determined by the County Council.

9. The developer shall pay to the County Council, a contribution of 3/13ths of the full certified cost of the proposed new sewerage treatment work at Malahide. The arrangements for payment of this contribution already agreed with the Council in respect of application XA/648 to be strictly adhered to in respect of this development.

28 AUG 1986



# DUBLIN COUNTY COUNCIL

GRANT OF  
PERMISSION

tel. 724755 (ext. 262/264)

P / 3 2 1 . 3 . / 8 6

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

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

To B. Carroll  
67 Upper Georges St.,  
Dun Laoghaire,  
Co. Dublin  
Applicant Carroll Estates Ltd.

Decision Order  
Number and Date P/2524/86 17.7.86  
Register Reference No. 86A/731  
Planning Control No.   
Application Received on 23.5.86

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

Proposed revised new house type on sites 2,4,10,12,16 Seabury Green, Seabury,  
Malahide.

**SUBJECT TO THE FOLLOWING CONDITIONS**

CONDITIONS	REASONS FOR CONDITIONS
10. 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.	10. To protect the amenities of the area.
11. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	11. In the interest of amenity.
12. 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.	12. In the interest of amenity and public safety.
13. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	13. In the interest of the proper planning and development of the area.
<del>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</del>	<del>In the interest of the proper planning and development of the area</del>
14. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	14. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . .)

Signed on behalf of the Dublin County Council

*Thurs*  
For Principal Officer

28 AUG 1986

IMPORTANT: Turn overleaf for further information

Date

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>15. 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>15. 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>16. 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>16. In the interest of the proper planning and development of the area.</p>
<p>17. 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>17. In the interest of visual amenity.</p>
<p>18. 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>18. In the interest of the proper planning and development of the area.</p>

28 AUG 1986