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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/661
1. LOCATION	"Palmerstown Heights," Palmerstown, Co. Dublin.		
2. PROPOSAL	Change of house type and layout for Phase 1		
3. TYPE & DATE OF APPLICATION	TYPE  P	Date Received  14th May, 1986	Date Further Particulars
			(a) Requested 1. .... 2. ....
4. SUBMITTED BY	Name Frank Elmes & Co., Archs.,		
	Address Main St., Dundrum, Dublin 14.		
5. APPLICANT	Name P. & F. Sharpe Ltd.,		
	Address "Oakdene", Ballinacree Road, Killiney		
6. DECISION	O.C.M. No. P/2469/86		Notified 11th July, 1986
	Date 11th July, 1986		Effect To grant permission
7. GRANT	O.C.M. No. P/3157/86		Notified 22nd Aug., 1986
	Date 22nd 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 .....	Copy issued by ..... Registrar.	
Checked by .....	Date .....	
Co. Accts. Receipt No .....		

# DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

P/3157/86

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 **Frank Elmes & Co. Archs.**

Decision Order

Number and Date **P/2469/86 11.7.86**

**Main St.,**

Register Reference No. **86A/661**

**Dundrum,**

Planning Control No.

**Dublin 14**

Application Received on **14th May 1986**

Applicant **P & F Sharpe Ltd.**

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

**Proposed change of house type and layout for phase 1 Palmerstown Heights,**

**Palmerstown. (Reg. Ref. YA/109)**

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 <b>£114,800</b> be paid by the proposer to the Dublin 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

22 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.

## 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 **£120,000**

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 **£80,000** 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 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.

22 AUG 1986

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GRANT OF PERMISSION

P / 3 1.57 / 86

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

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

Decision Order ..... **P/2469/86** ..... **11.7.86**  
 Number and Date .....  
 Register Reference No. .... **86A/661** .....  
 Planning Control No. ....  
 Application Received on ..... **14th May 1986** .....

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

Palmerstown (Reg. Ref. YA/109)

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 during the course of the works.	To protect the amenities of the area.
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.
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.
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.
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 the public as a place of recreation.	9. In the interest of the proper planning and development of the area.
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. . . )

(Contd. . . )

*[Signature]*

For Principal Officer

22 AUG 1986

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.**



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 ~~XXXXXX~~ 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.

~~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, water mains or drains forming part of the development.~~  
~~XX~~

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.

~~In the interest of the proper planning and development of the area.~~  
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P/3157/86

PLANNING DEPARTMENT,  
BLOCK 2,  
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LR. ABBEY STREET,  
DUBLIN 1.

GRANT OF  
PERMISSION

## Notification of Grant of Permission/Approval

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

To: **Frank Elmes & Co.**

Decision Order

Number and Date **P/2469/86 - 11/7/86**

**Main Street,**

Register Reference No.

**86A-661**

**Dundrum,**

Planning Control No.

**Dublin 14.**

Application Received on **14/5/86**

Applicant **P. & F. Sharpe Ltd.,**

Floor Area: **7581 m<sup>2</sup>**

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

**change of house type and layout for Phase 1, Palmerstown Heights, Palmerstown**  
(Reg. Ref. YA 109)

### CONDITIONS

### REASONS FOR CONDITIONS

14. That the development be phased to take account of the availability of foul sewer facilities to serve the development. In this respect, the construction of houses to coincide with the completion of the Quarryvale Pumping Station i.e. no work is to be started on the dwellings before work has commenced on the pump house and no house is to be occupied before the commissioning of the pump house. Work can commence on the remainder of the dwellings on completion of the Greater Dublin Drainage Scheme, provided that the Quarryvale pumphouse has also been completed.

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

15. That the proposed foul sewer system upsized to cater for upstream flows. Details to be agreed with Sanitary Services Department.

15. In order to comply with the Sanitary Services Departments requirements.

16. That the foul sewer be extended to the site boundaries as required by Sanitary Services Engineer. Wayleave associated with the rising mains should be transferred into public ownership as open space. No house is to be constructed within 5m of sewers.

16. In order to comply with the requirements of the Sanitary Services Department.

Contd. / / / / /

Signed on behalf of the Dublin County Council

For Principal Officer

Date **22 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.

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17. In relation to surface water drainage that the system be upsized and extended as required by Sanitary Services Engineer.

18. That the applicant treat the existing open surface water ditches which bound the site and which pass through the site in a satisfactory manner. Details to be agreed with Sanitary Services Department.

19. A financial contribution of £300. per house as required by previous planning permission granted under Reg. Ref. YA 109, towards the cost of development of public open space in the area be paid prior to commencement of development on the site.

20. That the areas of public open space be fenced off and protected during development works on the site. These areas shall not be used for the storage of building materials soil, rubble etc.

21. That access to the site shall be via the access road 12 indicated.

22. That the applicant make provision for the development to be linked to the adjoining road provided by Dublin Corporation at the south west of the site. In this regard houses nos. 33, 35 and 37, on the cul-de-sac called "The Green", to be provisionally omitted from this development so as to allow the necessary flexibility of design for the possible provision of this roadway without adversely affecting the area of public open space being provided to the south.

23. That a further financial contribution of £100,000. be paid to Dublin County Council as a contribution towards the improvement of the road network in the area. This contribution to be over and above any cost involved to providing access to the site. This contribution to be paid prior to commencement of development.

17. In order to comply with the requirements of the Sanitary Services Department.

18. In order to comply with the requirements of the Sanitary Services Department.

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

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

21. In order to comply with the requirements of the Roads Department.

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

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

  
Contd./.....

22 AUG 1986



# DUBLIN COUNTY COUNCIL

P/31.57/86

Tel. 724755 (ext. 262/264)

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, 1963-1983

Decision Order

Number and Date P/2469/86 - 11/7/86

Register Reference No. A6A-661

Planning Control No.

Application Received on 14/5/86

To **Frank Elmes & Co.,**  
**Main Street,**  
**Dundrum,**  
**Dublin 14**

Applicant **P. & F. Sharpe Ltd.,**

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

change of house type and layout for Phase 1, Palmerstown Heights, Palmerstown (Reg.  
Reg. YA 109)

CONDITIONS	REASONS FOR CONDITIONS
24. That a further development levy of £4,500. per acre (i.e. £129,150.) be paid to Dublin County Council as a contribution towards the provision of services to serve the site and as required by the original permission granted under Reg. Ref. YA 109. This contribution to be paid prior to commencement of development. Any money paid to Dublin Corporation as a contribution towards the construction of Quarryvale Pumping Station shall be offset against this levy.	24. In the interest of the proper planning and development of the area.
25. Separation between gables of houses to be a minimum of 7ft. 6ins.	25. In the interest of the proper planning and development of the area.
26. Front garden depths to be a minimum of 25ft. and rear garden depths to be a minimum of 35ft.	26. In the interest of the proper planning and development of the area.
27. The applicant shall consult with the Planning Authority with regard to the layout and disposition of housing on subsequent phases prior to the lodgement of further submissions.	27. In the interest of the proper planning and development of the area.
28. A scheme of street tree planting for the Estate is to be submitted and agreed with the Parks Department prior to the commencement of development.	28. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

For Principal Officer

Date

22 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.

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