

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/509
1. LOCATION	29-42 Area D, Kingstown, Harolds Grange Rd., Ballinteer		
2. PROPOSAL	12 Dwellings		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
	P.	18.4.86	1. 2.
4. SUBMITTED BY	Name Fergal McCabe, Arch. & Town Planner, Address 33 Fitzwilliam Place, Dublin 2		
5. APPLICANT	Name Viscount Securities Ltd., Address 195 North Circular Rd., Dublin 7		
6. DECISION	O.C.M. No. P/2154/86		Notified 16th June, 1986
	Date 16th June, 1986		Effect To grant permission
7. GRANT	O.C.M. No. P/2855/86		Notified 30th July, 1986
	Date 30th July, 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

GRANT OF
PERMISSION

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
Fergal MacCabe,
.....
33 Fitzwilliam Place,
.....
Dublin 2.

Decision Order
Number and Date
P/2154/86 - 16th June, 1986
Register Reference No.
86A-509

Planning Control No.

Application Received on
18/4/86

Applicant
Viscount Securities Ltd. Floor Area:
1320.36 sq.m

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

.....
12 dwellings on previously approved sites, 29/42 Area D, Kingstown, Harold's Grange
.....
Road, Ballinteer

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 all conditions of previous planning permission granted by Order No. P/2952/85, dated 16/8/85, Reg. Ref. 85A-666, be strictly adhered to in the development.	3. In the interest of the proper planning and development of the area.
4. That a financial contribution in the sum of £166,800.00 be paid by the proposer to the Dublin County Council in respect of the overall development, 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 of development 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.
	Contd./.....

Signed on behalf of the Dublin County Council


For Principal Officer

Date **30 JUL 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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5. That no development under any permission granted pursuant to this decision be commenced until security in respect of the overall development 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:

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £200,000.00 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.
Or/.....
- b. Lodgement with the Council of Cash of £125,000.00 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 specifications.
Or/.....
- 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.

6. The developer shall pay a financial contribution in the sum of £10,000. towards the cost of widening the bridge over the stream at the south western corner of the site and extending the footpath to link up with the existing footpath fronting Pine Valley Estate. This contribution to be paid prior to the commencement of development.

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.

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

Contd./.....

30 JUL 1986

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) Act 1993 - 1983

Decision Order

Number and Date

P/2154/86 - 16/6/86

Register Reference No.

86A-509

Planning Control No.

Application Received on

18/4/86

Floor Area: 1320.36 sq.m

To
Fergal MacCabe,

**33 Fitzwilliam Place,
Dublin 2.**

Applicant
Viscount Securities Ltd.

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

**12 dwellings on previously approved sites 29/42 Area D, Kingstown, Harolds Grange
Road, Ballinteer.**

CONDITIONS

7. A detailed landscape plan, specification and works programme for the development of open space/ areas including details of boundary treatment and street tree planting to be submitted to and agreed by the County Council before development commences.
OR/.....

Alternatively, the applicant shall pay a financial contribution in the sum of £300. per house towards to cost of the development of the open space areas by Dublin County Council. This contribution to be paid before the commencement of development.

REASONS FOR CONDITIONS

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

Signed on behalf of the Dublin County Council

TMUA
For Principal Officer

30 JUL 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.

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