

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/128
1. LOCATION	Tymon Lane, Balrothery, Tallaght		
2. PROPOSAL	8 houses		
3. TYPE & DATE OF APPLICATION	TYPE <b>A</b>	Date Received 5 February '86	Date Further Particulars
			(a) Requested 1. 27th March, 1986 24th July, 1986 2. ....
			(b) Received 1. 28th May, 1986 24/12/86 2. ....
4. SUBMITTED BY	Name P.E. Masterson, Address 60 Georgian Hamlet, Baldoyle, Dublin 13		
5. APPLICANT	Name Benson Green Associates Ltd., Address 7 Main Street, Dundrum		
6. DECISION	O.C.M. No.	P/627/87	Notified 20/2/87
	Date	20/2/87	Effect To grant permission
7. GRANT	O.C.M. No.	P/1085/87	Notified 2/4/87
	Date	2/4/87 2/4/87	Effect Permission granted 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

724755 (ext. 262/264)

P/1.08.5/87

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  
~~1963-1982~~ 1963-1983

To **P.E. Masterson,**  
**60, Georgian Hamlet,**  
**Baldoye,**  
**Dublin 13.**

Applicant **Benson Green Assoc. Ltd.**

Decision Order  
Number and Date **P/627/87, 20/2/'87**  
Register Reference No. **86A/128**  
Planning Control No.  
Application Received on **5/2/'86**  
Add. Inf. Rec.'d. **28/5/'86**  
Clar. of Add. Inf. Rec.'d. **24/12/'86**  
Floor area. **5,940 sq.ft.**

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

**Proposed 8 no. two-storey terraced houses at Tyson Lane, Balrothery.**

### 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.
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.
3. That the proposed house be used as a single dwelling unit.
4. That a financial contribution in the sum of **£4,200.00** 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.

### REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. To prevent unauthorised development.
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

*[Signature]*  
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **2 APR 1987**

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

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 **£7,000.00**

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 **sum of £4,000.00** 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.

## REASONS FOR CONDITIONS

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.

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