

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/1664
1. LOCATION	Blackditch Rd. (Cherry Orchard Housing Sec. 3) <b>S</b>		
2. PROPOSAL	14 Houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	23 December '85	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. ....  2. .... </div> <div style="width: 45%;"> 1. ....  2. .... </div> </div>
4. SUBMITTED BY	Name Fitzgerald, Reddy & Associates, Address 50 Merrion Square, Dublin 2		
5. APPLICANT	Name Castlepark Construction Co. Ltd., Address Balure, Church Road, Killiney, Co. Dublin		
6. DECISION	O.C.M. No. P/606/86 Date 20th Feb., 1986		Notified 20th Feb., 1986 Effect To grant permission
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 20th March, 1986 Type 1st Party		Decision <i>Transferred to Dublin Corporation</i> 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

Tel. 724755 (ext. 262/264)

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

## Notification of Decision to Grant Permission/ Local Government (Planning and Development) Acts, 1963-1983

To: **Fitzgerald Reddy & Associates,**  
**50 Merrion Square,**  
**Dublin 2;**

Decision Order Number and Date **P/606/86 - 20/2/86**

Register Reference No. **834/1664**

Planning Control No.

Application Received on **23/12/85**

Applicant: **Castlepark Construction Co. Ltd;**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:

**Proposed erection of 14no. houses on private sites at Cherry Orchard Housing, Section 3, at southern end of Blackditch Road, Dublin 10;**

### SUBJECT TO THE FOLLOWING CONDITIONS

#### CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specification 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 be obtained and all conditions of that approval be observed in the development.
3. That all conditions of Dublin Corporation's specification for Small Builders be adhered to in the carrying out of this development.
4. That a concrete hard standing be provided in the front of each dwelling to facilitate off-street car parking.
5. The one half standard tree be provided in the front garden of each house.
6. That suitably capped and finished concrete block or brick screen walls be erected to screen rear gardens from public view along the side boundary of house types B.1.8. and B.3.14.

#### 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, 1878-1954.
3. In the interest of the proper planning and development of the area.
4. In the interest of the proper planning and development of the area.
5. In the interest of amenity.
6. In the interest of visual amenity.

(CONT....)

Signed on behalf of the Dublin County Council

For Principal Officer

Date: **20th February, 1986;**

IMPORTANT: Turn overleaf for further information

## CONDITIONS

7. That each house have minimum front building line of 25ft. and rear garden depth of 35ft.
8. That a minimum of 7'6" to be provided between each pair of houses.
9. That a financial contribution of £700. per house be paid to Dublin County Council as a contribution towards the construction of the Coldent/Fox & Geese Road. This contribution to be paid prior to the commencement of development.
10. That a contribution of £300. per house is to be lodged with Dublin County Council, prior to the commencement works on site, towards the cost of development Class I open space and recreational facilities for this scheme (as included in planning permission ZA 699 for Section 4).
11. That a financial contribution in respect of the overall development in the sum of £118,980. 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 commencement of development.

## REASONS FOR CONDITIONS

7. In the interest of the proper planning and development of the area.
8. In the interest of the proper planning and development of the area.
9. In the interest of the proper planning and development of the area.
10. In the interest of the proper planning and development of the area.
11. 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 such services.

## NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—  
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.