

## COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/1532
1. LOCATION	Site Nos. 1-61 odd Dalepark Road, Aylesbury, Tallaght		
2. PROPOSAL	Revised Layout		
3. TYPE & DATE OF APPLICATION	TYPE  P	Date Received  26 November 1985	Date Further Particulars (a) Requested 1. .... 2. .... (b) Received 1. .... 2. ....
4. SUBMITTED BY	Name D. McCarthy & Co., Consulting Engineers, Address Lynwood House, Ballinteer Road, Dublin 16		
5. APPLICANT	Name Frank Diggins Builders Ltd., Address Aylesbury, Tallaght, Dublin 24		
6. DECISION	O.C.M. No. P/183/86 Date 23rd Jan., 1986	Notified 23rd Jan., 1986 Effect To grant permission	
7. GRANT	O.C.M. No. P/756/86 Date 5th March, 1986	Notified 5th March, 1986 Effect Permission granted	
8. APPEAL	Notified Type	Decision 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. ....

Future Print

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,  
BLOCK 2GRANT OF  
PERMISSION

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/1532
1. LOCATION	Site Nos. 1-61 odd Dalepark Road, Aylesbury, Tallaght		
2. PROPOSAL	Revised Layout		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 26 November 1985	Date Further Particulars (a) Requested 1. .... 2. .... (b) Received 1. .... 2. ....
4. SUBMITTED BY	Name D. McCarthy & Co., Consulting Engineers, Address Lynwood House, Ballinteer Road, Dublin 16		
5. APPLICANT	Name Frank Diggins Builders Ltd., Address Aylesbury, Tallaght, Dublin 24		
6. DECISION	O.C.M. No. P/183/86 Date 23rd Jan., 1986	Notified 23rd Jan., 1986 Effect To grant permission	
7. GRANT	O.C.M. No. P/756/86 Date 5th March, 1986	Notified 5th March, 1986 Effect Permission granted	
8. APPEAL	Notified Type	Decision 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)

P/7.5.6/86

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, ~~1962-1982~~ 1963-1983

To **D. McCarthy & Co.,**  
**Lynwood House,**  
**Ballinteer Road,**  
**Dublin 16.**  
Applicant **Frank Diggins Ltd.**

Decision Order  
Number and Date **P/183/86, 23/1/86**  
Register Reference No. **85A/1532**  
Planning Control No.   
Application Received on **26/11/85**  
Floor area **2,300.41 sq.m.**

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

**Proposed revision of approved house and layout on Sites 1 - 71 (inclusive) Dale Park Road, Aylesbury, Tallaght.**

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. <del>That</del> <b>each</b> proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of <b>£111,000.</b> 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.	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

*PK*  
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **5 MAR 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

P / 7.5.6 / 86

# 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 **£240,000.**

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 **cash sum of £150,000.** 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.

If the amount of security required by the condition has not been lodged with the Planning Authority within 12 months of the date of this decision, the amount required shall be adjusted in accordance with any increase in the Consumer Prices Index, which occurs between the date of this decision and the date on which the condition is satisfied.

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.

Cont./.....

*PK*



# DUBLIN COUNTY COUNCIL

GRANT OF  
PERMISSION

Tel. 724755 (ext. 262/264)

P / 7.5.6 / 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, ~~XXXXXX~~ 1963-1983

To D. McCarthy & Co.,  
Lynwood House,  
Ballinteer Road,  
Dublin 16.

Decision Order  
Number and Date P/183/86, 23/1/'86

Register Reference No. 85A/1532

Planning Control No.                     

Application Received on 26/11/'85  
Floor area. 2,300 sq.m.

Applicant Frank Diggins Ltd.

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

Proposed revision of approved house and layout on Sites 1 - 71 (inclusive) Dale Park,  
Road, Aylesbury, Tallaght.

### SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
6. 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.	6. To protect the amenities of the area.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	7. In the interest of amenity.
8. 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.	8. In the interest of amenity and public safety.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	9. In the interest of the proper planning and development of the area.
10. 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.	10. In the interest of the proper planning and development of the area.
11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	11. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . .)

Signed on behalf of the Dublin County Council

*AK*  
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date 5 MAR 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.

P / 7.5.6 / 86

REASONS FOR CONDITIONS

CONDITIONS

12. That all watermain tappings, 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.

13. 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.

14. 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.

15. 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.

16. That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

17. The following requirements of the Parks Department in relation to open space, to be adhered to in the development:-

a) The boundary of the open space where it adjoins Carrickmore Garth to be defined by a low wall plus railing; a railing to a height of 1.8 metres as per requirements of the Parks Department is to be erected along the southern boundary of the open space area. Details of the specification to be submitted and agreed with the Parks Department prior to the commencement of development;

b) The boundary treatment as per (a) above to be erected prior to the commencement of house construction on the site. No dumping of soil or building materials to occur on the open space;

c) A detailed landscape plan plus specification to be submitted to and agreed with the Parks Department prior to the commencement of development. The landscape scheme to comply with the Draft Standards for the

12. 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.

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

14. In the interest of visual amenity.

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

16. To protect the amenities of the area.

17. In order to comply with the requirements of the Parks Department.

PK

Cont./...

5 MAR 1986

Form E1—Future Print Ltd.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P / 7.5.6 / 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, 1963-1983

To ..... **D. McCarthy & Co.,** .....  
..... **Lynwood House,** .....  
..... **Ballinteer Road,** .....  
..... **Dublin 16.** .....  
Applicant ..... **Frank Diggins Ltd.** .....  
Decision Order  
Number and Date ..... **P/183/86, 23/1/'86** .....  
Register Reference No. .... **85A/1532** .....  
Planning Control No. ....  
Application Received on ..... **26/11/'85** .....  
Floor area. .... **2,300.41 sq.m.** .....

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

..... **Proposed revision of approved house and layout on Sites 1 - 71 (inclusive) Dule park** .....  
..... **Road, Aylesbury, Tallaght.** .....

CONDITIONS	REASONS FOR CONDITIONS
<p>17a.Cont., development of Open space, a copy of which is available from the Parks Department. Completion date for all landscape works to be agreed with the Parks Department.</p> <p>d) In the event of (c) above not being complied with, the applicant must pay a financial contribution of £300. per house towards the cost of development of the open space by the County Council, prior to the commencement of development;</p> <p>e) A scheme of street tree planting plus specification must be submitted and agreed with the Parks Department prior to the commencement of development. The phasing of the street tree planting to be agreed with the Parks Department.</p> <p>18. That a separation distance of 2.3 metres as per Development Plan Standards be provided between dwellings for the full length of the gable walls.</p> <p>19. That the existing hedgerow boundary to the rear of House No.'s 1 - 33 incl., be retained in this development or in lieu of retention be replaced by a 2m. high concrete block wall, capped and plastered to the requirements of the Council.</p>	<p>18. In the interest of the proper planning and development of the area.</p> <p>19. In the interest of visual amenity and in the interest of the proper planning and development of the area.</p>

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

Cont. ....

For Principal Officer

Date .....

5 MAR 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.



P / 7.5.6 / 86

20. That House No.'s 19 - 33 inclusive be relocated a further 2 metres back from the edge of the adjoining carriageway for the purpose of providing for a minimum of 2 off street car parking <sup>spaces</sup> to these dwellings.

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

AK.