

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/1333								
1. LOCATION	Fonthill Estate, Rathfarnham S										
2. PROPOSAL	10 Apartments										
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <th style="width: 50%;">(a) Requested</th> <th style="width: 50%;">(b) Received</th> </tr> <tr> <td>1. 9th Dec., 1985</td> <td>1. 4th March, 1986</td> </tr> <tr> <td>2.</td> <td>2.</td> </tr> </table>	Date Further Particulars		(a) Requested	(b) Received	1. 9th Dec., 1985	1. 4th March, 1986	2.	2.
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1. 9th Dec., 1985	1. 4th March, 1986										
2.	2.										
4. SUBMITTED BY	Name Declan Ryan, Address 16 Proby Square, Blackrock										
5. APPLICANT	Name Owen Carty Esq., Address Fonthill House, Rathfarnham, Dublin 14										
6. DECISION	O.C.M. No. P/1509/86	Notified 1st May, 1986									
	Date 1st May, 1986	Effect Permission, To grant									
7. GRANT	O.C.M. No. P/2140/86	Notified 11th June, 1986									
	Date 11th June, 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

Checked by

Copy issued by

Date

Co. Accts. Receipt No

Registrar.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/21.40/86

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~~ ~~1963-1983~~ 1963-1983

To: **Ryan Design,**

Decision Order

Number and Date **P/1509/86 - 1/5/86**

Rathmar,

Register Reference No. **85A-1333**

16 Proby Square,

Planning Control No.

Blackrock, Co. Dublin.

Application Received on **11/10/85**

Add. Info. Rec'd: **4/3/86**

Applicant **O. Carty.**

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

erection of ten apartments in two units at Ponthill Estate, Rathfarnham.

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 ^{each} the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £2,520.00 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.	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

IMPORTANT: Turn overleaf for further information

11 JUN 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.

CONDITIONS

REASONS FOR CONDIT.

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 £10,000.00 (ten thousand pounds)

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 of £7,500.00 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.

5 To ensure that a ready sanction is available to the Council to induce provision of services and prevent disamenity in the development.

contd./.....

11 JUN 1986

DUBLIN COUNTY COUNCIL

55 (ext. 262/264)

P/21.4.0/86

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 Ryan Design,
Kathmar,
16 Proby Square,
Blackrock, Co. Dublin.

Applicant O. Carty

Decision Order
Number and Date P/1409/86 1/5/86

Register Reference No. 85A-1333

Planning Control No.

Application Received on 11/10/85
Add. Info. Rec'd: 4/3/86

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

erection of ten apartments in two units at Ponthill Estate, Rathfarnham

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 lands during the course of the works.
7. That all public services to the proposed development including electrical, telephone cables and equipment be located underground throughout the entire site.
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.
9. That no dwelling unit be occupied until all the services have been connected thereto and are operational.
10. That the area shown as private open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

REASONS FOR CONDITIONS

6. To protect the amenities of the area.
7. In the interest of amenity.
8. In the interest of amenity and public safety.
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.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date

11 JUN 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.

Form A1—Future Print Ltd.

11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

12. 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.

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 brick or similar durable materials not less than 2.5 m high, suitably capped and rendered be provided at the site boundaries with residential properties on Fonthill Park and Fonthill Court to screen rear gardens from overlooking by the apartment buildings. The specific locations and extent of walling must be fully discussed and agreed with the County Council before development commences. Timber fencing is not acceptable.

15. That access roadway, path, parking and circulation details shall be in accordance with Plans nos. OC 85/07 and OC 85/01 submitted on 4th March, 1986.

16. That a suitable surface water outfall system be provided to the requirements of the Council's Sanitary Services Department and that the surface water system serving the existing Fonthill Estate be integrated with this outfall. These matters are to be the subject of consultation and agreement with the Council before development is commenced.

11. In order to comply with the Sanitary Services Acts, 1878-1964.

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 order to comply with the requirements of the Roads Department.

16. In order to comply with the Sanitary Services Acts, 1878-1964


11 JUN 1986

Owen Carty,
Fonthill House,
Rathfarnham,
Dublin 14.

85A/1333

9/12/'85

Re: Proposed erection of ten apartments in two units at Fonthill Estate,
Rathfarnham for O. Carty,

Dear Sir,

With reference to your planning application, received here on 11/10/'85, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. Applicant to submit a detailed site survey showing access to the site in accordance with the requirements of the Roads Department of Dublin County Council and car parking provision to County Development Plan standards relating to number provided, bay size and circulation.
2. Applicant to clarify proposals for the provision of public open space in accordance with the requirements of the County Development Plan. If a financial contribution is proposed details of this should be submitted.
3. Applicant to indicate whether the proposed apartment complex would be offered for taking in charge or whether a private management system is proposed. Details of any management system should be submitted.
4. Applicant to clarify all details relating to the site area being proposed and the applicants entire land ownership in the area and development proposals for same.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,


for Principal Officer