

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/1161
1. LOCATION	Edmondstown with (access from Moyville Estate) S		
2. PROPOSAL	22 houses in lieu of 16		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 30th August, 85.	Date Further Particulars (a) Requested
			(b) Received
			1. 2.
4. SUBMITTED BY	Name Delany, MacVeigh & Pike, Address 1, Clonskeagh Square, Dublin 14.		
5. APPLICANT	Name Okandl Estates Limited, Address 30, Molesworth Street, Dublin 2.		
6. DECISION	O.C.M. No. P/3775/85		Notified 25th Oct., 1985
	Date 25th Oct., 1985		Effect To grant permission
7. GRANT	O.C.M. No. P/4282/85		Notified 5th Dec., 1985
	Date 5th Dec., 1985		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 Registrar.

Date

Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P / 4.2 8.2 / 85

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 **Delany MacVeigh & Pike,**

1, Clonskeagh Square,

Dublin 14.

Applicant **Okandi Estates Ltd.**

Decision Order

Number and Date **P/3775/85, 25/10/'85**

Register Reference No. **85A/1161**

Planning Control No.

Application Received on **30/8/'85**

Floor area. **1,980 sq.m.**

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

Proposed replacement of 16 two-storey houses with 22 two-storey terraced houses in a revised layout at Edmondstown with access from Moyville Estate.

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 the each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £12,420. 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

[Signature]
For Principal Officer

IMPORTANT: Turn overleaf for further information

5 DEC 1985

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.

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 **£30,000.**

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 £20,000.** 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.

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. 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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5 DEC 1985

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DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

Tel. 724755 (ext. 262, 264)

P/428.2/85

PLANNING DEPARTMENT,
BLOCK 2,
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DUBLIN 1.

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To **Delany MacVeigh & Pike,**
1, Clonskeagh Square,
Dublin 14.

Decision Order
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Register Reference No. **85A/1161**

Planning Control No.

Application Received on **30/8/'85**
Floor area. **1,980 sq.m.**

Applicant **Okandl Estates Ltd.**


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

Proposed replacement of 16 two-storey semi-detached houses with 22 two-storey terraced houses in a revised layout at Edmondstown with access from Moyville Estate.

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.

Signed on behalf of the Dublin County Council

(Contd. . .)

For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **5 DEC 1985**

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 CONDITIONS

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 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. That details of a specification and the location of a pallisade fence be submitted to and agreed with the Parks Department of Dublin County Council before commencement of development. An 1.8m. high pallisade fence to be provided along the north-west boundary of the open space adjoining Site No. 13.
18. That a detailed landscape proposal plus specification (to include vegetation and open space protection measures) be submitted after consultation with the Parks Department and prior to the commencement of development. Or, alternatively the developer may undertake to pay a financial contribution in the sum of £300. per house towards the development of public open space. This contribution to be paid prior to commencement of development.
19. That a scheme of street tree planting be submitted after discussion and consultation with the Parks Department prior to the commencement of development.

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 the interest of the proper planning and development of the area.
18. In the interest of visual amenity
19. In the interest of visual amenity

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5 DEC 1985

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CONDITIONS	REASONS FOR CONDITIONS
20. Areas of public open space are to be reserved free of development works and shall not be used as a site compound or for the storage of plant or materials.	20. In the interest of amenity.
21. Applicants to submit full details of the proposed surface water outfall to the Owendoher River. These details including wayleaves over lands not in the applicants control to be submitted for agreement to the Sanitary Services Department of Dublin County Council before development commences on the site. Applicant to submit full details of the proposed treatment of the "Mill Stream" as it affects the proposed development and proposals for the treatment of the stream to the Sanitary Services Department before development commences.	21. In order to comply with the Sanitary Services Acts, 1878-1964.
22. That a financial contribution in the sum of £700. per house (i.e. £14,000.) be paid by the proposer to the Dublin County Council towards the cost of road improvements in the area; this contribution to be paid before the commencement of development on the site.	22. In the interest of the proper planning and development of the area.
23. That the estate roads be built to the Dublin County Council's standards for road development works. All house sites shall have a maximum driveway gradient of less than 5%.	23. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

5 DEC 1985

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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P/4282/85

24. That full details relating to location, design and structural details of the proposed retaining walls located at the west side of the proposed houses and at the rear garden boundaries be submitted to the Building Control Department, Dublin County Council, for approval before development commences.

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

25. That House No.'s 28E and 28F be omitted from the proposed development and this area of land be developed as public open space.

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

PK

5 DEC 1985