

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE 85A/1065
1. LOCATION	Aylesbury, Tallaght S	
2. PROPOSAL	Rev. of app. house type & housing layout	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	8 August 1985
	Date Further Particulars	
	(a) Requested	(b) Received
	1.	1.
	2.	2.
4. SUBMITTED BY	Name D. McCarthy & Co., Address Lynwood House, Ballinteer Road, Dublin 16	
5. APPLICANT	Name Frank Diggins (Builders)Ltd., Address 8 Parkhill West, Kilnamanagh	
6. DECISION	O.C.M. No. P/3556/85	Notified 4th Oct., 1985
	Date 4th Oct., 1985	Effect Permission, To grant.
7. GRANT	O.C.M. No. P/4004/85	Notified 13th Nov., 1985
	Date 13th Nov., 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	Copy issued by	Registrar.
Checked by	Date	
	Co. Accts. Receipt No	

DUBLIN COUNTY COUNCIL

P/4.004/85

GRANT OF PERMISSION

Tel. 724755 (ext. 262, 264)

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

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, ~~1962-1982~~ **1963-1983**

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

Decision Order
Number and Date **P/3556/85, 4/10/'85**

Register Reference No. **85A/1065**

Planning Control No.

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

Floor area. **4,164 sq.m.**

Applicant: **Frank Diggins (Builders) Ltd.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions
Proposed revision of approved house type and layout on Sites 1 to 71, Dalspark Road, and house type on Sites 23A, 37 to 69 and 94 to 106, Kiltipper Drive, At Aylesbury, Tallaght.

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>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.</p> <p>3. Each ^{each} The proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £111,000. 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.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. To prevent unauthorised development.</p> <p>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.</p>

Signed on behalf of the Dublin County Council


For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **13. NOV. 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

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.

~~When 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 Price Index, which occurs between the date of this decision and the date on which the condition is satisfied.~~

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 Price 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./.....

DUBLIN COUNTY COUNCIL

GRANT OF PERMISSION

Tel. 724755 (ext. 262, 264)

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

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 (Builders) Ltd.**

Decision Order Number and Date: **P/3556/85, 4/10/'85**

Register Reference No: **85A/1065**

Planning Control No: **8/8/'85**

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

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

Proposed revision of approved house type and layout on Sites 1 to 71, Dalepark Road, and house type on Sites 23A, 37 to 69 and 94 to 106, Kiltipper Road Drive, at Aylasbury.

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


For Principal Officer

15 NOV 1985

Date

IMPORTANT: Turn overleaf for further information

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.

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. 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.

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

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.

14. In the interest of visual amenity.

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, watermains or drains forming part of the development, until taken in charge by the Council.

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

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.

16. To PROTECT THE AMENITIES OF THE AREA. *MB*

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 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 spoil or building materials to occur on the open space;
- c) A detailed landscape plan plus Specification to be submitted and agreed with the Parks Department prior to the commencement of development. The landscape scheme to comply with the Draft Standards for the 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.

17. IN ORDER TO COMPLY WITH THE REQUIREMENTS OF THE PARKS DEPT; *MB*

Cont./....

13 NOV 1985

Form E1—Future Print Ltd.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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,
Balsinteer Road,
Dublin 16.

Decision Order
Number and Date **P/3556/85 - 4/10/85**

Register Reference No. **85A-1065**

Planning Control No.

Application Received on **8/8/85**

Applicant: **Frank Diggins (Builders) Ltd.**

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

revision of approved house type and layout on sites 1 to 71, Dalepark Road and house type on sites 23A, 37 to 69 and 94 to 106, Kiltipper Drive At Aylesbury, Tallaght.

CONDITIONS	REASONS FOR CONDITIONS
<p>17. Contd./.....</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 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>18. In the interest of the proper planning and development of the area</p>
<p>19. That the existing hedgerow boundary to the rear of house nos. 1-39 incl. and 37-61 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>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


For Principal Officer

13 NOV 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