COMHAIRLE CHONTAE ATHA CLIATH

	COMHAIRLE CHONTAE	ATHA CHATH
P. C. Reference	LOCAL GOVERNMENT (PL DEVELOPMENT) ACT 19 PLANNING REGIS	ANNING AND REGISTER REFEREN
1. LOCATION	Somerton, Ballyboden Ros	
2. PROPOSAL	18 apartments in three b	
3. TYPE & DATE OF APPLICATION	13)	Date Further Particulars Requested (b) Received
4. SUBMITTED BY	Name Fitzgerald, Beddy & A	2
5. APPLICANT	Address 50, Merrion Sq., Dubli Name Owendoher Building Co. Address	Itd.,
6. DECISION	O.C.M. No. P/3257/85 Date 10th Sept., 1985	Notified 10th Sept., 1985
7. GRANT	O.C.M. No. P/3786/85 Date 23rd Oct., 1985	Notified 23rd Oct., 1985
8. APPEAL	Notified 3rd Oct., 1985 Type 3rd Party	Decision Permission granted by An Bord Pleanala Effect 11th Feb 1996
9. APPLICATION SECTION 26 (3)	Date of application	Effect 11th Feb., 1986 Decision Effect
10. COMPENSATION 11. ENFORCEMENT	Ref. in Compensation Register	
12. PURCHASE NOTICE 13. REVOCATION	Ref. in Enforcement Register	
or AMENDMENT		
15.		
Prepared by	and the second second	Registrar.
ure Primt 476588	Co. Accts. Receipt No	78 6 19 2 2 4 2 4 2 4 2 4 2 4 2 4 2 4 2 4 2 4

85A-942

Fitzgerald Reddy & Assocs.,

50 Merrion Square,

Dublin 2.

19th June, 1986.

Re:

Proposed 18 apartments in three buildings and ancillary site work at Somerton, Ballyboden Road, Dublin 14, for Owendoher Building Company Ltd.

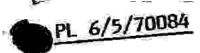
Dear Sirs,

I refer to your submission received on 23rd May, 1986, to comply with condition No. 1, of decision to grant permission by An Bo # Pleanala, Ref. No. PL6/5/70084, dated 11th February, 1986, in connection with the above.

In this regard, I wish to inform you that the submission is not acceptable and does not comply with this condition.

Yours faithfully,

for Principal Officer.



AN BORD PLEANALA

1963 TO 1983 ACTS. DEVELOPMENT) (PLANNING AND GOVERNMENT LOCAL

County Dublin

Planning Register Reference Number: 85A/942

APPEAL by the Butterfield and District Residents Association, care of Wilfred M. Raftery, Saint Michael's, 1 Springfield Avenue, Templeogue, County Dublin, against the decision made on the 10th day of September, 1985, by the Council of the County of Dublin to grant subject to conditions a permission to Owendober Building Company Limited, care of Fitzgerald Reddy and Associates, of 50 Merrion Square, publin, for development comprising eighteen apartments in three buildings and ancillary site work at Somerton, Barlyboden Road During accordance with plans and particulars lodged Wirdle Said Councils

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant permission for the said development in rirst schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

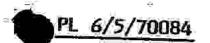
FIRST SCHEDULE

Having regard to the zoning objective for the area and the existing non-conforming uses on the site and provided the conditions set out in the Second Schedule hereto are complied with, it is considered that the proposed development would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

Prior to the commencement of development, the developer shall satisfy the planning authority that he has sufficient interest in that part of the site shown as public open space to ensure its use as such. 1.

To ensure an adequate standard of public open space and to the emenities of the river bank and adjoining public open Reason: protect space.



AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

County Dublin

Planning Register Reference Number: 85A/942

APPEAL by the Butterfield and District Residents Association, care of Wilfred M. Raftery, Saint Michael's, 1 Springfield Avenue, Templeogue, County Dublin, against the decision made on the 10th day of September, 1985, by the Council of the County of Dublin to grant subject to conditions a permission to Owendoher Building Company Limited, care of Fitzgerald Reddy and Associates, of 50 Merrion Square, Dublin, for development comprising eighteen apartments in three buildings and ancillary site work at Somerton, Bailyboden Road Dublin, in accordance With plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the zoning objective for the area and the existing non-conforming uses on the site and provided the conditions set out in the Second Schedule hereto are complied with, it is considered that the proposed development would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

Prior to the commencement of development, the developer shall satisfy
the planning authority that he has sufficient interest in that part of
the site shown as public open space to ensure its use as such.

Reason: To ensure an adequate standard of public open space and to protect the amenities of the river bank and adjoining public open space.

SECOND SCHEDULE (CONTD.)

2. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the provision of public water supply and piped sewerage facilities in the area. The amount to be paid and the arrangement for payment shall be as agreed between the developer and the said Council before development commences or, failing agreement, shall be as determined by An Bord Pleanála.

Reason: 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.

3. All necessary measures shall be taken by the developer to prevent the spillage or deposit of clay rubble, or other debris on the adjoining lands during the course of the works.

Reason: In the interests of the amenities of the area.

 All public services to the proposed development including electrical, telephone cables and equipment shall be located underground throughout the entire site.

Reason: In the interests of the amenities of the area.

 Water supply and drainage arrangements including the disposal of surface water shall be in accordance with the requirements of the planning authority.

Reason: In the interests of public health.

6. Screen walls in brick or similar durable materials not less than 2 metres in height, suitably capped and rendered shall be provided as necessary to screen private areas from public view. The specific locations and extent of walling shall be agreed with the planning authority before development commences.

Reason: In the interests of visual amenity.

7. The developer shall construct and maintain all the roads, including footpath verges, public lighting, open space, sewers, watermains or drains forming part of the development, to the satisfaction of the planning authority.

Reason: In the interests of the proper planning and development of the area.

Contd./...

SECOND SCHEDULE (CONTD)

8. Full details of the proposed retaining wall and substructure shall be agreed with the planning authority before its construction and the developers shall be responsible for the structural stability of the said wall and substructure. The retaining wall shall provide for a masonry finish.

Reason: In the interests of the proper planning and development of the area.

 The developer shall ensure that no disruption is caused to the flow or course of the Owendoher River during or after construction without the prior agreement of the planning authority.

Reason: In the interests of the proper planning and development of the area.

10. The developer shall provide on the site a 16 metre diameter turning circle opposite the site access and a 6 metre diameter buffer strap at the southern end of the access between the service road on the site and the Ballyboden Road. Details of any required adjustments to the site layout shall be submitted to and agreed with the planning authority before development commences on site.

Reason: In the interests of the proper planning and development of the area.

 The path verge and kerbing along the site frontage shall be reinstated to the requirements of the planning authority.

Reason: In the interests of the proper planning and development of the area.

12. The areas of private open space, existing trees and landscaping features shall be properly maintained at all times in conjunction with the developer's private management scheme for the development.

Reason: In the interests of the proper planning and development of the area.

- 13. (a) A works programme for all tree surgery works and tree removal on the site shall be agreed with the planning authority prior to the commencement of development. All such works shall be completed at the time of occupation of the apartments.
 - (b) Details of tree protection measures shall be agreed with the planning authority and all protective fencing shall be erected prior to the commencement of development.

SECOND SCHEDULE (CONTD.)

- (c) A detailed landscaping scheme plus specification for both the public and private open spaces shall be submitted to and agreed with the planning authority before development commences. This scheme shall provide for a 1.5 metre palisade fence along the length of the public open space, the location and specification for which will be agreed with the Council.
- (d) A scheme of street tree planting shall be submitted to and agreed with the planning authority before development is commenced.
- (e) Details of intermittent shrub planting in suitable locations immediately inside the boundary wall to Ballyboden Road shall be submitted to and agreed with the planning authority before development is commenced.

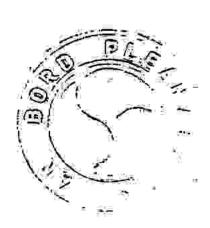
Reason: In the interests of the amenity of the area.

Eoghan. b. Brangan

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this II H day of Jebruary

1986.



Dublin County Council Comhairle Chontae Atha Cliath

Planning Department



Block 2. Irish Life Centre Lr. Abbey Street Dublin 1 Telephone (01) 724755

Fitzgerald Reddy & Assocs., 50 Merrion Square, Dublin 2.

Our Ref. 85A/942

Your Ref.

Date 11th November, 1985

re/ 18 apartments in three buildings and ancillary site work at Somerton,
Ballyboden Road, Dubh n 14 for Owendoher Building Company Limited

Dear Sirs,

I refer to the notification of Grant of Permission in relation to the above, which issued to you on 23rd October, 1985. It is noted that a valid appeal has been lodged against the Council's decision to grant permission. The Grant of Permission is invalid by virtue of this appeal.

I should be obliged if you would arrange to return the Grant of Permission Notification.

Yours faithfully,

F OF PRINCIPAL OPPICED

DUBLIN COUNTY COUNCII

Tel. 724755 (ext. 262/264)

P/3786/85

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

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

Dublin 2. Planning Control No. Application Received on 12/7/85 Ap	ਤੀ ਸਭੂ ਵ ੈ	~
Dublin 2. Planning Control No. Application Received on 12/7/85 Applicant Overndoher Fuilding Company Limited. CONDITIONS 1. The development to be carried out in its creatively in accordance with the plants, particulars and specifications lodged with the application, save as may be sail be in accordance with the permission as that offective control be maintained. 2. That before development commences, approval under the Euriding Pye-laws be obtained and all conditions of that approval be observed in the development. 5. That a seth proposed house be used as a single would; towards the cost of provision of public critics in the area of the proposed development and the facilitate this development of the public contribution in the same of the proposed development and the facilitate this development of development and the cost of provision of such services in the area of the proposed development and the facilitate this development of development and the cost of provision of such services in the services in the area of the proposed development and the facilitate this development of development and the cost of provision of such services in the services in th	To Fitzgerald Roddy & Assocs.,	Number and Date
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Approval of the Council under Building Byo-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.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/37.86/85

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

Notification of Grant of Permission/Approval

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Dublin 2. Planning Control No. Application Received on 12/71/85 Applicat	o Fitzgerald F	leddy & Assocs.,	Decision Ord Number and	E F DEBITO	5, 10/9/'85
PERMISSION/APPROVAL has been granted for the development described below subject to the undependenced condition opposed 18 apartments in three buildings and encillary site work at Somerton, Ballybe and Building Co. Ltd. PERMISSION/APPROVAL has been granted for the development described below subject to the undependenced condition opposed 18 apartments in three buildings and encillary site work at Somerton, Ballybe and Building and encillary site work at Somerton, Ballybe and Building and encillary site work at Somerton, Ballybe and Building and encillary site work at Somerton, Ballybe and grant site and the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site. 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. In the interest of amenity and public safety and evelopment of the area. In the interest of the proper planning and development of the area. In the interest of the proper planning and development of the area. In the interest of the proper planning and development of the area. In the interest of the proper planning and development of the area. In the interest of the proper planning and development of the area. In the interest of the proper planning and development of the area. In the interest of the proper planning and development of the area. In the interest of the proper planning and development of the area. In the interest of the proper planning and development of the area. In the interest of the proper planning and development of the area. In the interest of the proper planning and development of the area.	50, Merrien	Square,	ACCOUNT NOT COMPANY	NAME OF THE PARTY OF THE PARTY AND THE PARTY	5A/942
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PERMISSION/APPROVAL has been granted for the development described below subject to the undegreeded condition to proved 18 apartments in three buildings and encillary site work at Somerton, Ballybered, Dublin 14. UBJECT TO THE FOLLOWING CONDITIONS CONDITIONS REASONS FOR CONDITIONS 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. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site. 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. That no dwellinghouse be occupied until all the services have been connected thereto and are operational. 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. That the water supply and drainage attrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. (Contd		A TOTAL DESCRIPTION OF THE PROPERTY OF THE PRO	(Copplication)	eceived on	en
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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

- That all watermain tappings, branch connections, swabbing and II. 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. Benefit and Sale
- That an acceptable street naming and house numbering scheme be , . 12. submitted to and approved by the County Council before any constructional work takes place on the proposed houses.
- That screen walls in block or similar durable materials not less than 2 13. 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.
- That the developer shall construct and maintain to the Council's standard and all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains forming part of the development, and the company of the development
- 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.
- That full details of the proposed retaining well and substructure be agreed with the relevant Departments of Dublin County Council before its construction and that the applicants shall be responsible for the atructural stability of the said wall and substructure. The retaining wall is to provide for a emponary finish.
- 18. That the applicants shall ensure that no disruption 17. In the interest of the proper is caused to the flow or course of the Cwendoher River during or after construction without prior agreement of the County Council or the relevant Authorities.

- To comply with public health requirements: Lland 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.
- 12In the interest of the proper planning and development of the area.
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DUDLIN COUNTY COUNCIL 724755 (ext. 262/264) P,37.86/85

BLOCK 2

IRISH LIFE CENTRE,

LR. ABBEY STREET,

DUBLIN I Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To.....Pitsgerald Reddy & Assocs.,

Decision Order

Number and Date . P/3257/85 -- 10/9/85 Dublin 2. Register Reference No. 85A-942

Planning Control No.

Application Received on 12/7/85 Applicant ... Owendoher Building Company Limited. A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

18 apartment s in three buildings and ancillary site work at Somerton, Ballyboden The state of the s Road, Dublin 14. recessor Lie bellionist our same include all all all and the arter our include.

CONDITIONS 18. That the applicants shall provide on site a 16m REASONS FOR CONDITIONS dismeter busning circle opposite the site access and a 6m. dismeter buffer strip at the southern end of the access between the service road on the site and the Ballyboden Road. Details of any required adjustments to the site layout shall be submitted to and agreed with the County Council in writing before development commences on site.

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

19. That the path verge and kerbing elerg the alle : Srentege shall be reinstated to the requirements of the Area Engineer, Roads Maintenance.

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

20. That the areas of private open space, existing trees and landscaping features be properly maintained at all times in conjunction with the developers private management scheme for the development. Details of intermittent shrub planting in suitable locations immediately inside the boundary wall to Ballyboden Boad are to be submitted to the Planning Authority before the commencement of development.

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

Contd.

Signed on behalf of the Dublin County Council

For Principal Officer

Approval of the Council under Building Byo-Laws must be obtained before the development is commenced and the Form A1-Future Print Ltd.

P/37.86/85

- 21. (2) A works progresses for all tree surgery works and tree removal on the site to be agreed with the Parks Department prior to the commencement of development. All such works to be completed at the time of occupation of the spartments.
- 21. In the interest of evenity.

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- (b) Details of tree protection measures to be agreed with the Parks Department and all protective fencing to be erected prior to the commencement of development.
- (c) A detailed landscaping scheme plus specification for both the public and private open spaces to be autmitted and agreed, prior to the commencement of development. This scheme will provide for a 1.5 matre palicade fence along the length of the public open space, the location and specification for which will be agreed with the Parks Department.
- (d) A scheme of street tree planting to be submitted and agreed prior to the commencement of develop- willit. ment.

NOTE: The applicants are advised that all necessary requirements of the Chief Fire Officer must be fully complied with before the implementation of the parmission.

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