

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/731				
1. LOCATION	Dunboden, Ballyboden Road, Dublin 14. S						
2. PROPOSAL	Additional 1 apartment to development of 16 approved units						
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received				
	P	28th May, 1985	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">1.</td> <td style="width: 50%; border: none;">1.</td> </tr> <tr> <td style="border: none;">2.</td> <td style="border: none;">2.</td> </tr> </table>	1.	1.	2.	2.
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2.	2.						
4. SUBMITTED BY	Name Gerald Cantan, Address 84, Lower Dodder Road, Dublin 14.						
5. APPLICANT	Name Patrick Rafferty Address Dunboden, Ballyboden Road, Dublin 14.						
6. DECISION	O.C.M. No. P/2697/85 Date 25th July, 1985	Notified 25th July, 1985 Effect To grant permission					
7. GRANT	O.C.M. No. P/3216/85 Date 3rd Sept., 1985	Notified 3rd Sept., 1985 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		Copy issued by Registrar.					
Checked by		Date					
		Co. Accts. Receipt No					

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/3216/85

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, 1962-1983

1963-1983

To **Gerald Cantan,**
84, Lower Dodder Road,
Dublin 14.

Decision Order
Number and Date **P/2697/85, 25/7/85**

Register Reference No. **85A/731**

Planning Control No.

Application Received on **28/5/85**

Applicant **Patrick Rafferty**

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

Proposed one additional single-storey single bedroom apartment, additional to a development of 16 approved units at Dunboden, Ballyboden Road, Dublin 14.

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.
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.
3. That the proposed ~~house~~ **unit** be used as a single dwelling unit of the overall development.
4. That a financial contribution in the sum of **£4,800. in respect of** 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.
5. That the existing trees be retained on site in accordance with the survey of existing planting submitted on Drawing No. 525/55, and that the planting scheme indicated on Drawing No. 526/56 both drawings submitted 24/8/83, be completed to the satisfaction of the Parks Superintendent prior to the commencement of development on site.

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. To prevent unauthorised development.
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.
5. In the interest of the proper planning and development of the area.

Cont./.....

Signed on behalf of the Dublin County Council

For Principal Officer

IMPORTANT: Turn overleaf for further information

3 SEP 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.

CONDITIONS

REASONS FOR CONDITIONS

P/321.6/85

6. 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.**

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 £7,000,** 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.

7. That details of the proposed vehicular access be fully agreed with the Roads Department before development commences.

8. That brick piers or other suitable agreed arrangement be provided at the entrance to the proposed development so as to indicate that the roadway and environs remain as private property.

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.

7. In the interest of safety and the avoidance of fire hazard.

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

Cont.../.....

3 SEP 1985

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DUBLIN COUNTY COUNCIL

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P/321.6/85

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Applicant

Patrick Rafferty

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

Proposed one additional single-storey single bedroom apartment, additional to a development of 16 approved units at Dumboden, Ballyboden Road, Dublin 14.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS

REASONS FOR CONDITIONS

9. 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.
10. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
11. 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.
12. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
13. 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.
14. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

9. To protect the amenities of the area.
10. In the interest of amenity.
11. In the interest of amenity and public safety.
12. In the interest of the proper planning and development of the area.
13. In the interest of the proper planning and development of the area.
14. In order to comply with the Sanitary Services Acts, 1878 - 1964.

Signed on behalf of the Dublin County Council

For Principal Officer

3 SEP 1985

IMPORTANT: Turn overleaf for further information

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.

15. 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.
16. 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.
17. 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.
18. 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.
19. That the areas shown and conditioned as open spaces 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.

15. 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.
16. In the interest of the proper planning and development of the area.
17. In the interest of visual amenity.
18. In the interest of the proper planning and development of the area.
19. To protect the amenities of the area.

3 SEP 1985