

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/617
1. LOCATION	Tymon North, Greenhills Road, Co. Dublin. <span style="float: right; font-size: 2em;">S</span>		
2. PROPOSAL	25 Houses.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	10th May, 85.	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. ....  2. .... </div> <div style="width: 45%;"> 1. ....  2. .... </div> </div>
4. SUBMITTED BY	Name O'Malley & Bergin, Address 33, Fitzwilliam Place, Dublin 2.		
5. APPLICANT	Name Mr. Frank Diggins, Address 8, Park Hill West, Kilnamanagh, Co. Dublin.		
6. DECISION	O.C.M. No. P/2420/85		Notified 8th July, 1985
	Date 8th July, 1985		Effect To grant permission
7. GRANT	O.C.M. No. P/3677/85		Notified 14th Oct., 1985
	Date 14th Oct., 1985		Effect Permission granted
8. APPEAL	Notified 2nd Aug., 1985		Decision
	Type 3rd Party		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)

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

GRANT OF  
PERMISSION

P/3677/85

## Notification of Grant of Permission/Approval

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

To: O'Malley & Bergin,  
33, Fitzwilliam Place,  
Dublin 2.

Decision Order  
Number and Date: P/2420/85, 8/7/85

Register Reference No. 85A/517

Planning Control No. 13449/11986

Application Received on 10/5/85

Applicant: Mr. P. Diggins

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

Proposed 25 houses at Kilnamanagh, Greenhills Road.

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. <del>That</del> each proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £18,000. 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.	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

For Principal Officer

IMPORTANT: Turn overleaf for further information.

Date 14 OCT 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

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, car parks, sewers, watermains or drains has been given by:

- (a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £20,000.

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, car parks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

- (b) Lodgment with the Council of cash sum of £12,500. 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. That the water supply and drainage arrangements, including the disposal of surface water be in accordance with the requirements of the County Council.

7. That a detailed landscape plan to include all boundary treatment together with specification and works programme to be submitted and agreed with the Parks Department prior to the commencement of development.

8. That a scheme of street planting for the entire site to be submitted and agreed with the Parks Department prior to the commencement of development.

9. That each house have a minimum front building line of 25ft. and rear garden depth of 35ft.

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

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

6. In order to comply with the Sanitary Services Acts, 1878-1966.

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

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

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

10. In the interest of amenity.

Cont./.....

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# DUBLIN COUNTY COUNCIL

GRANT OF  
PERMISSION

L. 724755 (ex. 262/264)

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

## Notification of Grant of Permission/Approval

P/36.77/85

Local Government (Planning and Development) Acts, 1953-1983

To: O'Malley & Bergin,  
33, Fitzwilliam Place,  
Dublin 2.  
Applicant: Mr. F. Diggins

Decision Order  
Number and Date: P/2420/85, 8/7/85  
Register Reference No. 85A/617  
Planning Control No. 13449/11986  
Application Received on 10/5/85

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

Proposed 25 houses at Kilnamanagh, Greenhills Road.

CONDITIONS	REASONS FOR CONDITIONS
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.	11. In the interest of amenity and public safety.
12. That no dwellings be occupied until all the services have been connected thereto and are operational.	12. In the interest of the proper planning and development of the area.
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 of solid construction in blockwork or similar durable materials, suitably capped and rendered be provided at the necessary locations so as to screen rear gardens from public view. The subject walls shall be 2.5 metres in height where dwellings adjoin the Greenhills Road Reservation and 2.0 metres elsewhere. The location, extent and design of the subject walls is to be the subject of a compliance submission to the Planning Authority prior to the commencement of development on the site.	14. In the interest of visual amenity.

Signed on behalf of the Dublin County Council

For Principal Officer

14 OCT 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.

That dwarf walls be erected on the ends of cul-de-sac adjoining houses 14/15 and 24/25.

16. That internal roads shall be a minimum of 6.5 metres wide.

17. That the reservation for road improvement purposes be as per Roads Department Drawing No. RP.85-514.

18. That the layout of house No.'s 21 - 25 incl., be revised to ensure that the 200mm. diameter A.C. watermain is not incorporated within the curtilage of the above properties. The necessary layout revisions are to be submitted for the agreement of the Council prior to the commencement of development.

19. That there shall be a minimum gap of 2.3 metres between the gables of adjoining housing blocks.

20. That house No.'s 1, 9, 14, 15 and their curtilages be satisfactorily located in relation to the existing 675mm. surface water sewer traversing these sites including manholes. These matters are to be the subject of consultation and resolution with Sanitary Services Department before commencement of any development on the subject sites.

15. In the interest of visual amenity.

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

17. In order to comply with the requirements of the Roads Department.

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

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

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

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AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: 85A/617

WHEREAS on the 24th day of July, 1985, Kilnamanagh Residents Association, care of Tallaght Post Office, Tallaght, Dublin, appealed to An Bord Pleanála against the decision made on the 8th day of July, 1985, by the Council of the County of Dublin to grant permission subject to conditions to Frank Diggins, of 8, Park Hill West, Kilnamanagh, County Dublin, for housing development on a site at Kilnamanagh, Greenhills Road, County Dublin:

AND WHEREAS, having considered the grounds of appeal, the Board is of opinion that the appeal is without substance or foundation:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 16 of the Local Government (Planning and Development) Act, 1983, hereby dismisses the said appeal.

Ann Chr. Quinn

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

Dated this 5<sup>th</sup> day of September, 1985.

