

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/161
1. LOCATION	Cherry Orchard, Section 3 S		
2. PROPOSAL	165 Dwellings, 1 Shop and main development works for 49 private sites,		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
	P.	13.2.85	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> 1. 2. </div> <div style="width: 48%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name Chief Technical Officer, Address National Building Agency Ltd., Richmond Ave. South, Milltown, Dublin 6		
5. APPLICANT	Name National Building Agency Ltd., Address Richmond Avenue South, Milltown, Dublin 6		
6. DECISION	O.C.M. No. P/1202/85		Notified 11th April, 1985
	Date 11th April, 1985		Effect To grant permission
7. GRANT	O.C.M. No. P/1853/85		Notified 22nd May, 1985
	Date 22nd May, 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

F. 1.8.5.3/85

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

To Chief Technical Officer,
..... National Building Agency Ltd.,
..... Richmond Avenue South,
..... Milltown, Dublin 6.
Applicant The National Building Agency Ltd.

Decision Order
Number and Date P/1202/85, 11/4/85
Register Reference No. 85A/161
Planning Control No.
Application Received on 13/2/85

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions:
Proposed 165 houses, 1 shop and the named development works for 49 private sites at
Cherry Orchard.

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 be used as a single dwelling unit.
4. That a financial contribution in the sum of **£118,980.** 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 of development on the site.

REASONS FOR CONDITIONS

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.

Cont./.....

Signed on behalf of the Dublin County Council

For Principal Officer

Date **22 MAY 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.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

F. 1.8.5.3./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..... **Chief Technical Officer,**
..... **National Building Agency Ltd.,**
..... **Richmond Avenue South,**
..... **Milltown, Dublin 6,**
Applicant..... **The National Building Agency Ltd.,**

Decision Order
Number and Date..... **P/1202/85, 11/4/'85**
Register Reference No..... **85A/161**
Planning Control No.....
Application Received on..... **13/2/'85**

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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 proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of £118,980. 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 of development 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.

Cont../.....

Signed on behalf of the Dublin County Council


For Principal Officer

Date..... **22 MAY 1985**

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P/1.8.5.3/85

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

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

1963-1983

To: **Chief Technical Officer,**
National Building Agency Ltd.,
Richmond Avenue South,
Milltown, Dublin 6.

Decision Order **P/1202/85, 11/4/85**

Number and Date

85A/161

Register Reference No.

Planning Control No.

13/2/85

Application Received on

The National Building Agency Ltd.

Applicant

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

Proposed 165 houses, 1 shop and the named development works for 49 private sites at
Cherry Orchard.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
5. 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.	5. To protect the amenities of the area.
6. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	6. In the interest of amenity.
7. 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.	7. In the interest of amenity and public safety.
8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	8. In the interest of the proper planning and development of the area.
That the area shown as open space on the site plan be reserved, secured and maintained for the satisfaction of the County Council and to be maintained in accordance with the requirements of the County Council.	In the interest of the proper planning and development of the area.
9. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	9. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . .)

Signed on behalf of the Dublin County Council

For Principal Officer

22 MAY 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

- | CONDITIONS | REASONS FOR CONDITIONS |
|--|--|
| 10. 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. | 10. 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. |
| 11. 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. | 11. In the interest of the proper planning and development of the area. |
| 12. 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. | 12. In the interest of visual amenity. |
| 13. 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. | 13. In the interest of the proper planning and development of the area. |
| 14. 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. | 14. To protect the amenities of the area. |
| 15. That in relation to foul and surface water sewers all pipes with less than 1,200 mm. of cover under roads shall be surrounded in 150mm. of concrete and all piped with less than 900mm. of cover in fields to be surrounded in 1mm. of concrete. | 15. In order to comply with the requirements of the Sanitary Services Department. |
| 16. That in relation to surface water drainage:-
a) A detailed proposal for the piping of the redundant ditch to be submitted for approval before work is put in hand. This ditch is to be piped in to the estate system where possible and appropriate bridge must be detailed under houses for reference to B.B.L.'s. Where land drainage is proposed spigot and socket pipe with uncaulked joints must be used (Not D.G. jointed pipes). | 16. In order to comply with the requirements of the Sanitary Services Department. |
| 17. That a revised water main layout be submitted in accordance with the requirements of the Sanitary Services Department. | 17. In order to comply with the Sanitary Services Acts, 1878-1964. |

Continued

22 MAY 1985

DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

P/1.853/85

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LR. ABBEY STREET,
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Applicant.....The National Building Agency Ltd.

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Cherry Orchard.

CONDITIONS	REASONS FOR CONDITIONS
18. That a further financial contribution of £700. per house be paid to Dublin County Council as a contribution towards the construction of the Coldcut/Fox and Geese Road (177 X 700 = £123,900.00). This contribution to be paid prior to the commencement of development.	18. In the interest of the proper planning and development of the area.
19. That a contribution of £300. per house is to be lodged with Dublin County Council, prior to the commencement of works on site, towards the cost of developing Class 1 open space and recreational facilities for this scheme (As included in Planning Permission ZA.699 for Section 4). (177 X 300 = £53,100.00).	19. In the interest of the proper planning and development of the area.
20. That a landscape plan and specification for the full landscape development of the internal open space and street tree planting is to be submitted to the Parks Department, prior to the commencement of works on site, or alternatively, the cost of developing this open space is to be allocated to the Parks Department.	20. In the interest of amenity.
21. That the treatment of the boundaries between the public open space and house sites be agreed with the Planning Department prior to the commencement of development.	21. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

For Principal Officer

Date.....22 MAY 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.

Form A1—Future Print Ltd.

22. That the cul-de-sac head at the end of Road H be redesigned so that it does not intrude into the area of public open space. Details to be agreed with the Planning Department.

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

23. That the areas within the courtyard areas, and in the vicinity of the shop and site 142 proposed to be finished in dense bitumen tarmacadam shall be finished in paving tiles set in concrete. Additionally, the visitor car parking within the courtyards shall be similarly paved. Details of this paving, including colours to be used, to be agreed with the Planning Department prior to the commencement of development.

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

24. That the pathway from the end of Road 4 to Road E shall be adequately lit with public lighting.

24. In the interest of safety.

25. That the pathway across the open space adjoining Roads C and D shall be reorientated so that it leads directly to the footpath adjoining Road C.

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

26. That details of the housing on the private sites in the County Council area shall be ^{the} subject of a separate planning application.

26. To prevent unauthorised development.

27. That details of the boundary treatment of the shop shall be agreed with the Planning Authority prior to the commencement of development.

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

28. That the phasing of the development and the location of builders compounds, site offices etc., shall be agreed with the Planning Authority prior to the commencement of development.

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

29. That adequate vehicular access be provided to the approved Day Hospital Reg. Ref. YA.810. Boundary treatment of houses with Day Hospital and details of access to be agreed with the Planning Authority prior to the commencement of development.

29. To ensure a satisfactory standard of development.

30. That all room sizes comply with the minimum standards laid down by the Department of the Environment.

30. To ensure a satisfactory standard of development.

22 MAY 1985