

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85/A/60
1. LOCATION	With access to Edmonstown Road, adjacent Moyville Estate S		
2. PROPOSAL	12 Houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	23 Jan., 1985	1. 21st March, 1985 1. 29th April, 1985 2. 2.
4. SUBMITTED BY	Name John A. McGivern, Planning Consultant Address 25 Millview Lawns, Malahide, Co. Dublin		
5. APPLICANT	Name Layden & Company, Address Moyville Estate, Edmonstown Road, Dublin 14		
6. DECISION	O.C.M. No. P/2300/85 Date 27th June, 1985		Notified 27th June, 1985 Effect To grant permission
7. GRANT	O.C.M. No. P/2893/85 Date 8th Aug., 1985		Notified 8th Aug., 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/2893/85

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, ~~1963-1982~~ 1963-1983

To: John A. McGivern,
25, Millview Lawn,
Malahide,
Co. Dublin,
Applicant Layden & Co.

Decision Order
Number and Date P/2300/85, 27/6/85
Register Reference No. 85A/60
Planning Control No.
Application Received on 23/1/85
Add. Inf. Rec'd. 29/4/85

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

Proposed 12 houses with access to Edmondstown Road, adjoining Moyville Estate.

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. 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 £5,880, 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

AK
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date 8 AUG 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, 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 **£16,000.**

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 £10,000.** 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.

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.

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AK

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
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DUBLIN 1.

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

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

1963-1983

To John A. McGivern,
25, Millview Lanes,
Malahide,
Co. Dublin.
Applicant Layden & Co.

Decision Order Number and Date P/2300/85, 27/6/'85

Register Reference No. 85A/60

Planning Control No. 23/1/'85

Application Received on 29/6/'85
Add. Int. Rec. No. 29/6/'85

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

Proposed 12 houses with access to Edmondstown Road, adjoining Moyville Estate.

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.	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

IMPORTANT: Turn overleaf for further information

Date

8 AUG 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

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.
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.
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.
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, watermain or drains forming part of the development, until taken in charge by the Council.
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.
17. That the necessary land required for road improvement purposes be reserved as such, and kept free from development and transferred to the Council free of charge when required. The improvement line boundaries are to be set out on the site and checked by the Roads Department prior to the commencement of development.
18. The developers are to lay the new kerbs along the improvement line boundary and construct the additional section of road widening including any necessary drainage from the existing carriageway to the new kerb line. The construction thickness is to be that required for a local distributor road. These matters are to be the subject of consultation with the Roads Department before the commencement of development.
19. That the outfall foal and surface water sewer connections at the south flank of house No. 12 be incorporated into a paved passageway with locking gates at each end.

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

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DUBLIN COUNTY COUNCIL

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PERMISSION

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DUBLIN 1.

Notification of Grant of Permission/Approval

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

To **John A. McGivern,**
25, Millview Lanes,
Malahide,
Co. Dublin.
Applicant **Layden & Co.**

Decision Order
Number and Date **P/2300/85, 27/6/'85**
Register Reference No. **85A/60**
Planning Control No. **23/1/'85**
Application Received on **29/4/'85**
Ass. Inf. Rec. No.

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

Proposed 12 houses with access to Edmondstown Road, adjoining Moyville Estate.

CONDITIONS

20. That details of the proposed retaining wall at the rear of Site No.'s 1 - 12 together with any ancillary subsoil surface water drainage be submitted to and agreed by the County Council before the commencement of development.
21. That a financial contribution in the sum of £8,400. (12 houses @ £700. per house) be paid by the proposer to the Dublin County Council towards the cost of road improvements in the area, which facilitates the proposed development. This contribution to be paid prior to commencement of development on the site.

REASONS FOR CONDITIONS

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

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date

8 AUG 1985

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and terms of approval must be complied with in the carrying out of the work.

Form A1—Future Print

John A. McGivern,
25 Millview Lawn,
Malahide,
Co. Dublin.

85A/60

21st March, 1985.

Proposed 12 houses with access to Edmondstown Road, adjoining Moyville Estate,
for Layden & Co.

Dear Sir,

With reference to your planning application, received here on 23rd January, 1985 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. Applicant to submit written specific evidence of ownership of all lands required to provide adequate and satisfactory sightlines to the site access.
2. Applicant to submit proposals for the co-ordination of development with lands immediately to the north and south of the proposed site and also fronting Edmondstown Road.
3. Applicant to submit full constructional details of the proposed retaining wall bounding rear gardens, back garden profiles on completion of development and proposals for disposal of excess surface water run off from these gardens.
4. Applicant to indicate on site layout plan the proposed improvement line for the Edmondstown Road and the applicants proposals for upgrading the existing road. The applicant should also indicate a service road to acceptable standards and house curtilages to acceptable standards.
5. Applicant to submit a drawing scale 1:500 showing sight lines for 90m. on either side of the proposed junction with Edmondstown Road.
6. Applicant to submit details of an extended service road serving the adjoining lands on the north and south of the site and an amended layout to cater for such co-ordinated development.


CONTD/.....

7. Applicant to clarify proposals for the disposal of foul sewerage to the mains system.

N.B. As the site may be affected by proposals for the laying of a 900mm diameter water main by Dublin Corporation through the site, the applicants should consult with the Waterworks Department Dublin Corporation before lodging the information requested above.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,



for Principal Officer.