

Planning Department,  
Exchange Buildings,  
Lord Edward Street,  
Dublin 2.  
Tel. No. 776811 - Ext. 20

NOTIFICATION OF A DECISION ON AN APPLICATION FOR AN APPROVAL.  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 1963.

To Mr Diamond Redfern Anderson, Reference No. in Planning Register of  
31, Lt. Baggot St., Dublin County Council 4434  
Dublin, Planning Control No. 9029  
Application received 28, November, 1967.

APPLICANT Taney Estates Ltd.

In pursuance of its functions under the above mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order P/121/68. dated 26, January, 1968. make a decision pursuant to Section 26(1) of the Act to grant an approval for:

76 No. dwellinghouses - Phase I, at Oldbawn Road, Tallaght.

Floor Area - Single house, 1,000 sq. ft. Total Floor Area 76,000 sq. ft.

subject to the following conditions:-

- (1) That the development be carried out and completed in strict conformity with the plans and specification lodged with the application. (To ensure that the development shall be in accordance with the permission and effective control maintained).
- (2) That no development under any Permission granted pursuant to this decision be commenced until an Insurance Company Bond in the sum of £6,250 or, alternatively, a cash lodgment to be arranged by agreement with Dublin County Council, conditioned for the ~~provision~~ provision and completion of services of roads, sewers, watermain and ancillary works for the Permitted development has been lodged with the Council and acknowledged in writing by it; this bond, or cash lodgment, shall be arranged to be made applicable to the extent of the above-mentioned services, which are necessary for each phase of the development proposed.
- (3) That the applicants - Taney Estates Ltd. - consult with the School Authorities in the area with regard to the provision of extra school facilities, which will be required for the additional population proposed, before the submission of detailed plans for the further development of the overall site.
- (4) That the applicants obtain and lodged with the Dublin County Council the bond of an Insurance Company or, alternatively, a cash lodgment to be arranged by agreement with Dublin Co. Co., in the sum of £11,400 conditioned for their compliance with conditions Nos. (5) and (6) below before any development for which permission may be granted is commenced. P.T.O.-----

If there is no appeal to the Minister for Local Government against this decision, approval will be granted by the Council on the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Act has been withdrawn, the Council will grant the approval as soon as may be after the withdrawal.

Signed on behalf of the Dublin County Council:

County Secretary

Date: 26, January, 1968.

**NOTE:** An appeal against the decision may be made to the Minister by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and the nature of the appellant's interest in the property affected and should be addressed to the Secretary, Department of Local Government, Custom House, Dublin 1. When an appeal has been duly made and has not been withdrawn the Minister for Local Government will determine the application for approval as if it had been made to him in the first instance.

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.

CONTINUED:

- (5) That a financial contribution in the sum of £3,000 be paid by the applicants to the Dublin County Council towards the cost of future provision of public water supply in the area of the proposed development and which facilitates the proposal; this contribution to be paid in five equal instalments of £600 each, the first instalment being payable before a connection is made to the public watermain, the remainder before each corresponding phase of the development is commenced.
- (6) That a financial contribution in the sum of £8,400 be paid by the applicant to the Dublin County Council towards the cost of future provisions of public piped sewerage in the area of the proposed development and which facilitates the proposed development; this contribution to be paid in five equal instalments of £1,680 each, the first instalment being payable before commencement of the development for which approval has been obtained and the remainder before each corresponding phase of the development is commenced.
- (7) That a legally binding agreement be entered into between the applicants and the Dublin County Council, whereby, at the applicants' expense, the Co. Co. will maintain the proposed temporary sewage treatment works, final details of which have yet to be agreed by the County Council, until such time as the outfall pipe from the development is connected into the proposed Dodder Valley trunk sewer.
- (8) That final details of the proposed drainage system serving the 76 No. dwelling-houses now proposed and the overall development of the site, related to the temporary treatment works and the fixing levels to be provided so as to ensure adequate provision for connections to the proposed trunk sewer, be submitted to and approved by the Co. Co. before any constructional work is commenced on the first stage development. (In order to comply with the Sanitary Services Acts 1878 - 1964).
- (9) Cognisance should be taken of the Council's proposal to lay the main trunk Dodder Valley sewer through portion of the site. For this purpose wayleave will be required by the Council, which should be provided for by the developer. (Particulars of the location and other details of this trunk sewer may be obtained from the Sanitary Services Section of the County Engineer's Department).
- (10) That Building Bye Laws approval shall be obtained and any conditions of such approval shall be observed in the development. (In order to comply with Sanitary Services Acts, 1878-1964).