

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.404	
1. LOCATION	Palmerston Upper			
2. PROPOSAL	Housing development of 30 houses			
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 4.3.82	Date Further Particulars	
			(a) Requested	(b) Received
			1.	1.
			2.	2.
4. SUBMITTED BY	Name Mr. B. Cooke, Address Palmerston Upper			
5. APPLICANT	Name Highpoint Builders Ltd., Address Newtown House, Captains Hill, Leixlip, Co. Kildare.			
6. DECISION	O.C.M. No. PA/1053/82		Notified 30th April, 1982	
	Date 29th April., 1982		Effect To grant permission,	
7. GRANT	O.C.M. No. PBD/379/82		Notified 10th June, 1982	
	Date 10th June, 1982		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		Copy issued by Registrar.		
Checked by		Date		
		Co. Accts. Receipt No		

DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

To: **Highpoint Builders Ltd.,**

Newtown House,

Captains Hill, Leixlip,

Co. Kildare.

Decision Order

PA/1053/82

29/4/82.

Number and Date

TA 404

Register Reference No.

Planning Control No.

4/3/82

Application Received on

Applicant

Highpoint Builders.

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

Proposed 30 semi-detached houses at Palmerstown Upper

CONDITIONS	REASONS FOR CONDITIONS
<p>1. Subject to the conditions of this permission the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.</p> <p>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.</p> <p>3. That the proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £11,040. 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.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p>3. To prevent unauthorised development.</p> <p>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.</p>

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

10 JUN 1982

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.

To: **Highpoint Builders Ltd.,**

Newtown House,

Captains Hill, Leixlip,

Co. Kildare.

Decision Order

Number and Date **PA/1053/82** **29/4/82.**

Register Reference No. **XA 404**

Planning Control No.

Application Received on **4/3/82.**

Applicant **Highpoint Builders.**

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

Proposed 30 semi-detached houses at Palmerstown Upper

CONDITIONS

REASONS FOR CONDITIONS

6. 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.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
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.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
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.
11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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

(Contd)

Signed on behalf of the Dublin County Council:

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for Principal Officer

Date:

10 JUN 1982

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.

development in advance of this sewer system. Adequate means of disposal of surface water to the satisfaction of the Sanitary Authority to be provided. The proposed connection to the 15" surface water sewer to be soffit to soffit.

25. In relation to water supply the applicant to consult with the Area Engineer, Sanitary Services Department, Water Section prior to

25. In order to comply with the requirements of the Sanitary Authority.

DUBLIN COUNTY COUNCIL

P10/379/82

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LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

To: **Highpoint Builders Ltd.,**

Decision Order

PA/1053/82

29/4/82

Number and Date

EA 404

Newtown House,

Register Reference No.

Captains Hill, Leixlip,

Planning Control No.

4/3/82

Co. Kildare.

Application Received on

Applicant **Highpoint Builders.**

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

Proposed 30 semi-detached houses at Palmerstown Upper

CONDITIONS	REASONS FOR CONDITIONS
<p>1. Subject to the conditions of this permission the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.</p> <p>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.</p> <p>3. That the proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £11,040. 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.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p>3. To prevent unauthorised development.</p> <p>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.</p>

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

IMPORTANT: Turn overleaf for further information.

Date:

10 JUN 1982

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, carparks, sewers, watermains or drains has been given by:

- (a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£24,000. (Twenty-four thousand pounds).**

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 **a cashy sum of £15,000.** 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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DUBLIN COUNTY COUNCIL

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PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

To: **Highpoint Builders Ltd.,**

Decision Order
Number and Date **PA/1033/82: 29/4/82.**

Newtown House,

Register Reference No. **XA 404**

Captains Hill, Leixlip,

Planning Control No.

Co. Kildare.

Application Received on **4/3/82.**

Highpoint Builders.

Applicant

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

Proposed 30 semi-detached houses at Palmerstown Upper

CONDITIONS

6. 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.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
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.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
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.
11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASONS FOR CONDITIONS

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

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

10 JUN 1982

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

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 7ft. 6ins. be provided between each separate dwelling with the exception of houses on sites 1-8 where garages are proposed at the side of houses.
16. That the houses be provided with a minimum front garden of 25ft. and rear garden of 35ft.
17. The reservation for the Palmerstown By-pass as shown on RPS 1334 to be set out on site by applicant and checked by the Roads Department before commencement of development.
18. A safe access with 300ft. vision splays in each direction from a 15ft. setback to be provided. Kerb radii to be 35ft. The internal road to be to appropriate County Council Standard.
19. The proposed development to be phased taking cognizance of the availability of foul sewers in the area.
20. A contribution of £180. per house be made towards open space development.
21. Land in applicants ownership required for the Palmerstown By-pass to be left free of development and made available to the Council when required.
22. That provision be made for the possible future extension of the access road to the southern boundary of applicant's property.

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. In the interest of the proper planning and development of the area.
17. In the interest of the proper planning and development of the area.
18. In the interest of safety.
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.
21. In the interest of the proper planning and development of the area.
22. To ensure the proper planning and development of the area.

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IRISH LIFE CENTRE
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Notification of Grant of Permission/Approval Local Government (Planning and Development) Acts, 1963 & 1976

To: Highpoint Builders Ltd.
Newtown House,
Captains Hill, Leixlip,
Co. Kildare.
Applicant Highpoint Builders.

Decision Order
Number and Date PA/1053/82 29/4/82
Register Reference No. KA 406
Planning Control No. _____
Application Received on 4/3/82

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

Proposed 10 semi detached houses at Palmerstown Upper.

CONDITIONS

23. In relation to surface water drainage any outfall to the ditch along the western boundary of the site which extends virtually to the Lucan Road to be exposed and connected to the proposed surface water sewer. A secondary land drain to be laid in the same trench as the surface water drain and tapped into the surface water manholes. House no. 1, is located too close to the ditch. Applicant to consult with Sanitary Services regarding required set back. The gardens of houses 25-30 to be shortened to permit access to the surface water sewer, this land to be incorporated into the public open space. Details to be agreed with Sanitary Services prior to the commencement of development.

24. The new 15" surface water sewer on the Dublin-Leixlip Road to which the applicant proposes a connection has not yet been constructed. In the event of the applicant proceeding with this development in advance of this sewer than alternative means of disposal of surface water to the satisfaction of the Sanitary Authority to be provided. The proposed connection to the 15" surface water sewer to be soffit to soffit.

25. In relation to water supply the applicant to consult with the Area Engineer, Sanitary Services Department, Water Section prior to the commencement of development.

REASONS FOR CONDITIONS

23. In order to comply with the requirements of the Sanitary Authority.

24. In order to comply with the requirements of the Sanitary Authority.

25. In order to comply with the requirements of the Sanitary Authority.

Signed on behalf of the Dublin County Council: _____

for Principal Officer

Date: _____

10 JUN 1982

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.

FUTURE PRINT