

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.367.	
1. LOCATION		Sallypark, Templeogue. S			
2. PROPOSAL		Change of house type on already approved layout for 16 town houses.			
3. TYPE & DATE OF APPLICATION		TYPE P	Date Received 26.2.1982.	Date Further Particulars	
				(a) Requested	(b) Received
				1.	1.
				2.	2.
4. SUBMITTED BY		Name Crampton Housing Limited. Address 158 Shelbourne Rd., Ballsbridge.			
5. APPLICANT		Name As above. Address			
6. DECISION		O.C.M. No. PA/1022/82 Date 23rd April, 1982		Notified 23rd April, 1982 Effect To grant permission,	
7. GRANT		O.C.M. No. PBD/374/82 Date 2nd June, 1982		Notified 2nd June, 1982 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

P/374/82

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:

Crompton Housing Ltd.,

155 Shelbourne Road,

Ballsbridge,

Dublin 4.

Applicant

Crompton Housing Ltd.

Decision Order

Number and Date PA/1082/82 23/4/82

Register Reference No. XA 367

Planning Control No.

Application Received on 26/2/82

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

change of house type on an already approved layout for 16 houses at Sallypark.

Templeogue.

CONDITIONS

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.
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 ~~£10,000~~ 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 in three equal instalments of ~~£3,333.33~~ each, the first instalment to be paid on the date of completion of the development, the second instalment on the date of completion of the first two dwellings and the third instalment on the date of completion of the last dwelling.

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 is a financial burden on the Council. It is considered reasonable that the developer should contribute towards the cost of providing the services.

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

2 - 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
<p>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:</p> <p>(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £13,000 (thirteen 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/</p> <p>(b) Lodgement with the Council of cash of £3,000 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/</p> <p>(c) Lodgement 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.</p> <p>and such lodgement in either case has been acknowledged in writing by the Council.</p> <p>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.</p>	<p>To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.</p> <p>(Contd. ...)</p> <p><i>[Signature]</i></p>

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IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval

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

To: Crompton Housing Ltd.,
150 Shelbourne Road,
Ballsbridge,
Dublin 4.
Applicant Crompton Housing Ltd.

Decision Order
Number and Date PA/1022/82 23/4/82
Register Reference No. EA 367
Planning Control No.
Application Received on 26/2/82

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

change of house type on an already approved layout for 16 houses at Ballypark,
Templeogue.

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>6. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.</p> <p>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.</p> <p>8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</p> <p>9. 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.</p> <p>10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.</p>	<p>5. To protect the amenities of the area.</p> <p>6. In the interest of amenity.</p> <p>7. In the interest of amenity and public safety</p> <p>8. In the interest of the proper planning and development of the area.</p> <p>9. In the interest of the proper planning and development of the area.</p> <p>10. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p>

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

2 - JUN 1982

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
<p>11. 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.</p> <p>12. 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.</p> <p>13. 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. <u>The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction.</u> Timber fencing is not acceptable. The rear boundary walls to site nos. 1-10 where they adjoin the new Ballyculien Road and Firhouse Road are to be not less than 2.4. metres in height over ground level, the inter-section of these boundaries at the rear of site nos. 7 and 8 is to be constructed as a radius to the requirements of the Council's Roads Department.</p>	<p>11. 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.</p> <p>12. In the interest of the proper planning and development of the area.</p> <p>13. In the interest of visual amenity.</p>
<p>14. Prior to house construction the applicant's shall construct the distributor road from the entrance to Monalea Estate to the Firhouse Road as a 30ft. carriageway with footpaths on either side and public lighting to the constructional standards required by the Roads Engineer. In this connection the Council will make a contribution of £15,000 as agreed with the Developers towards the cost of the provision of this road.</p> <p>15. The area situated between this distributor road and the existing Ballyculien Road within the ownership of the applicants shall be reserved as public open space and shall be transferred to the County Council as agreed with the applicants.</p> <p>16. The area required for the Ballyculien Road Improvement Scheme north of the access to Monalea Estate and along the eastern boundary of that estate shall be ceded free of charge to the Council as agreed with the applicants.</p>	<p>14. In the interest of the proper planning and development of the area.</p> <p>15. In the interest of the proper planning and development of the area.</p> <p>16. In the interest of the proper planning and development of the area.</p> <p><i>P. Keating</i></p>