

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA.2283.
1. LOCATION	St. Amos, Kimmage Road West, Terenure. S		
2. PROPOSAL	Substitution of house types roads and sewers.		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 13.11.1981.	Date Further Particulars (a) Requested
			(b) Received
			1. 12th Jan., 1982
			1. 21st May, 1982
			2.
			2.
4. SUBMITTED BY	Name A.S. Tomkins. Address 308, Clontarf Rd., Dublin 3.		
5. APPLICANT	Name J.J. O'Brien (Churchtown) Ltd. Address Westminster Lawns, Leopardstown, Foxrock.		
6. DECISION	O.C.M. No. PA/1731/82		Notified 9th July, 1982
	Date 9th July, 1982		Effect To grant permission,
7. GRANT	O.C.M. No. FBD/543/82		Notified 16th Aug., 1982
	Date 16th Aug., 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 3922 - Section 35		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

ENFORCEMENT SECTION
PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL:

Ref: ENF 3922

Date: 12/4/89

Administrative Officer,
Registry Section,
Planning Department,
Dublin County Council:

RE:

Reg. Ref. No. WA 2283

ST. Annes, Kinnage Road West

A ~~Warning Notice~~/Enforcement Notice (Section 35), has been served on lands covered by the above Reg. Ref. No. Please amend statutory register accordingly.

Deails are in Part III.

M. O'Neil
Staff Officer
Enforcement Section:

PA/56/82

WA 2283

12th January, 1982.

A.S. Tomkins,
308 Clontarf Road,
Dublin 3.

RE: Proposed substitution of house types roads and sewers at
St. Anne's, Kimmage Road West for John J. O'Brien
(Churchtown) Ltd.

Dear Sir,

With reference to your planning application received here on 13th November, 1981, 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 and 1976 the following additional information must be submitted in quadruplicate:

1. Applicant to submit a detailed and accurate plan scale 1:500 showing the correct position of the proposed busway reservation on site in accordance with drawing No. TP 2977/1, as referred to in condition no. 7, of the planning permission granted on appeal for this site by Order dated 27/5/81, (Reg. Ref. TA 483) and providing for the building setback from the reservation as required by condition No. 8, of that permission. These details to be discussed with the Roads Department of Dublin County Council before submitting additional information.
2. Applicant to submit full details of an acceptable open space area to serve the proposed development in relation to the number of houses proposed and to Development Plan Standards. Details of the area, location and type of open space to be provided to be fully discussed with the Parks Department of Dublin County Council prior to the submission of additional information.
3. Applicant to clarify the exact location of the Dublin City and County boundaries at sites nos. 110 and 111 at the western end of the site and to show the relationship of these houses to the existing adjoining houses in Whitehall Gardens.

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

Yours faithfully,


for Principal Officer.

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: A. S. Tomkins,
300, Clontarf Road,
Dublin 3.

Applicant J. J. O'Brien (Churchtown) Ltd.

Decision Order PA/1781/82, 9/7/'82
Number and Date
Register Reference No. WA.2283
Planning Control No. 19/11/'81
Application Received on 21/5/'82

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

Proposed substitution of house types, roads and sewers at St. Anna's, Kilmage Road West.

CONDITIONS	REASONS FOR 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.	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 £22,400. 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.

(Contd . . .)

Signed on behalf of the Dublin County Council:

for Principal Officer

IMPORTANT: Turn overleaf for further information.

Date:

16 AUG 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

3. 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 **£25,000.**

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, carparks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

- (b) Lodgment with the Council 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.

3. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

(Contd. ...)

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16 AUG 1982

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: **A.E. Tenking,**
308, Clontarf Road,
Dublin 3.

Decision Order
Number and Date **PA/1731/82, 9/7/'82**

Register Reference No. **WA.2253**

Planning Control No.

Application Received on **13/11/'81**
App. Inf. Rec.'d. 21/5/'82

Applicant **J.J. O'Brien (Churchtown) Ltd.**

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

Proposed substitution of house types, roads and sewers at St. Anne's, Kimmage, Road West.

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:

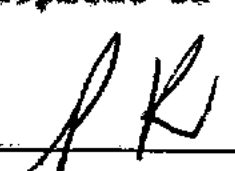
for Principal Officer

Date:

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.

16 AUG 1982

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>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.</p> <p>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.</p> <p>14. That flank screen walls be provided to site No.'s 65, 66, 86, 87, 103, 107, 108, 111 not less than 2m. high rendered and capped to the satisfaction of the Dublin County Council.</p> <p>15. That specific details of the proposed landscaping and boundary treatment together with the programme for such works, be submitted to and approved by the County Council.</p> <p>16. That all houses have a minimum front garden building line setback of 25' and a minimum rear garden depth of 33'.</p> <p>17. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.</p> <p>18. That condition No.'s 1, 2, 3 and 6 of grant of permission, on appeal, by the Parliamentary Secretary to the Minister for Local Government dated 31/1/'75, be adhered to in respect of this development.</p> <p>19. Front gates are not to open outwards over footpath. Driveway gradients not to exceed 1 in 40 for first 20 feet inside line of boundary. The boundary shall consist, except for access points, of a wall of substantial construction and be at least 18" in height.</p>	<p>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.</p> <p>13. In the interest of the proper planning and development of the area.</p> <p>In the interest of visual amenity.</p> <p>14. In the interest of visual amenity</p> <p>15. In the interest of amenity.</p> <p>16. In the interest of the proper planning and development of the area.</p> <p>17. In the interest of public safety and the avoidance of fire hazard.</p> <p>18. In the interest of the proper planning and development of the area.</p> <p>19. In the interest of the proper planning and development of the area.</p> <p style="text-align: right;">  16 AUG 1982 </p>

Casey McGowan Landscapes,
5 Ashton Wood,
Herbert Road,
Bray,
Co. Wicklow.

WA 2283

10th May, 1985.

Re: Proposed substitution of house types, roads and sewers at
St. Anne's, Kimmage Road West, for J.J. O'Brien (Churchtown) Ltd.

Dear Sir,

I refer to your submission received on 4th April, 1985, to comply with condition No. 15 of decision to grant permission by Order No. P/1731/82, dated 9th July, 1982, in connection with the above.

In this regard, I wish to inform you that the submission is satisfactory subject to the following specific requirements of the Parks Department being complied with:-

1. The contractors maintenance period of 18 monthsh to commence following completion of all landscape works;
2. All plant failures to be replaced by contractor;
3. Open space boundary walls at house site No. 1 and E.S.B. Sub-station to be completed to the satisfaction of the Parks Department by 31st July, 1985;
4. A ramp and not steps as shown on plan titled "Landscape Proposals" to link open space path with pavement at Road No. 1;
5. Areas C and D of drawing titled "Planting Schedule" to be completed by 30th November, 1985;
6. The area of main open space which is to be grassed must be deep-ripped. This area to be developed and completed by 1st July, 1985;
7. Area F of Drawing titled "Landscape Proposals" to be completed within one year of construction of houses 66 to 111.

Applicant to consult with the Parks Department and agree these details immediately

Yours faithfully,


for Principal Officer.