

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA.1577.
1. LOCATION	12, Delfort Drive, Firhouse, Co. Dublin. S		
2. PROPOSAL	House.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	6/8/1981	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. 2. </div> <div style="width: 45%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name B.S. Kelly. Address 50 Lower Dodder Road, Rathfarnham, D. 14.		
5. APPLICANT	Name Frank Ryan. Address C/o B.S. Kelly.		
6. DECISION	O.C.M. No. PA/2327/81		Notified 2nd Oct., 1981
	Date 1st Oct., 1981		Effect To grant permission,
7. GRANT	O.C.M. No. PBD/614/81		Notified 13th Nov., 1981
	Date 13th Nov., 1981		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: **S. S. Kelly,**
50 Lwr. Dodder Road,
Bathfearnham,
Dublin 14.

Decision Order
Number and Date

PA/2527/81 1st October, 1981

WA1577

Register Reference No.

6562

Planning Control No.

6.8.81

Application Received on

Applicant **F. Ryan**

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

house at site 12 Belaford Drive, Firhouse

CONDITIONS	REASONS FOR CONDITIONS
<ol style="list-style-type: none">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.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.That the proposed house be used as a single dwelling unit.That a financial contribution in the sum of £16,800. 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.	<ol style="list-style-type: none">To ensure that the development shall be in accordance with the permission and that effective control be maintained.In order to comply with the Sanitary Services Acts, 1878 - 1964.To prevent unauthorised development.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

13 NOV 1981

IMPORTANT: Turn overleaf for further information.

Date:

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

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

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, watermaines and drains are taken-in-charge by the Council.

Or/

- (b) Lodgement with the Council of ~~£24,000~~ **£13,000** 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) 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.

and such lodgement 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.

(Contd. ...)

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DUBLIN COUNTY COUNCIL

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Tel. 24755(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: **B. S. Kelly**

70 Lyr. Dodder Road,

Rathfernham,

Dublin 14.

F. Ryan

Applicant

Decision Order
Number and Date **PA/1327/81 1st October, 1981**

Register Reference No. **NA1577**

Planning Control No. **6562**

Application Received on **6.8.81**

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

houses at site 12 Delafert Drive, Firhouse

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

13 NOV 1981

IMPORTANT: Turn overleaf for further information.

Date:

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>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>12. 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. 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. the interest of the proper planning and development of the area.</p>
<p>14. That details of any necessary tree felling and proposals for replacement planting and a comprehensive landscaping scheme be fully discussed and agreed with the County Council (Parks Dept) before any building work commences on site.</p>	<p>14. In the interest of the proper planning and development of the area. <i>In the interest of visual amenity</i></p>
<p>15. That screen boundary walls not less than 9m. in height in blockwork or similar durable materials, capped and rendered to the satisfaction of the County Council be provided to screen rear gardens from public view, at all appropriate locations.</p>	<p>15. In the interest of amenity.</p>
<p>16. The rear boundary walls to sites 23 - 33 facing onto the proposed re-aligned Firhouse Road to be 2.3m. in height, in blockwork or similar durable material, capped and rendered to the satisfaction of the County Council. Special external paint finishes will be required which must be the subject of consultation and agreement with the County Council.</p>	<p>16. In the interest of amenity.</p>
<p>17. Cal-de-sac turning bay ends are to be provided to the requirements of the Roads Engineer.</p>	<p>17. In the interest of traffic safety and the proper planning and development of the area.</p>
<p>18. That the improvement line boundary for Firhouse Road be set out and agreed on site with the Roads Engineer before any housing development works are commenced.</p>	<p>18. In the interest of the proper planning and development of the area.</p>
<p>19. A distance of at least 2.3metres (7ft.6ins) shall be provided between the proposed house and the adjoining house for the full length of the fronts of the houses. This distance shall be equally divided between both dwellings as separated.</p>	<p>19. In the interest of the proper planning and development of the area.</p>