

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE  WA 1463									
1. LOCATION	Delaforð, Firhouse Road, Co. Dublin. <span style="float: right; font-size: 2em;">5</span>											
2. PROPOSAL	Rev. of approved house type and layout,											
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	<div style="display: flex; justify-content: space-between;"> <div>Date Further Particulars</div> <div>(a) Requested</div> <div>(b) Received</div> </div> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">P</td> <td style="width: 33%; border-bottom: 1px solid black;">24th July, 1981</td> <td style="width: 33%; border-bottom: 1px solid black;">1. ....</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;">1. ....</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;">2. ....</td> </tr> </table>	P	24th July, 1981	1. ....			1. ....			2. ....
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		2. ....										
4. SUBMITTED BY	Name <b>D. McCarthy &amp; Co.,</b> Address <b>Lynwood house, Ballinteer Road, Dublin 16.</b>											
5. APPLICANT	Name <b>M/s Stanley Co.,</b> Address <b>532, North Circular Road, Dublin 7.</b>											
6. DECISION	O.C.M. No. <b>PA/2228/81</b>  Date <b>23rd Sept., 1981</b>	Notified <b>23rd Sept., 1981</b>  Effect <b>To grant permission,</b>										
7. GRANT	O.C.M. No. <b>PBD/607/81</b>  Date <b>5th Nov., 1981</b>	Notified <b>5th Nov., 1981</b>  Effect <b>Permission granted,</b>										
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 6545 - Section 35											
12. PURCHASE NOTICE												
13. REVOCATION or AMENDMENT												
14.												
15.												

Prepared by .....

Checked by .....

Copy issued by ..... Registrar.

Date .....

Co. Accts. Receipt No .....

D. McCarthy & Co.,  
Lynwood House,  
Ballinteer Road,  
Dublin 16.

Reg. Ref. WA 1463

15 July 1991


Re: Revision of approved house type and layout at  
Delaforde, Firhouse for Stanley & Co.

Dear Sir/Madam,

I refer to your submission received on 29th May, 1991, to comply with Condition No. 16, of decision to grant permission by Order No. PA/2228/81, dated 23rd September, 1981, in connection with the above.

In this regard, I wish to inform you that the compliance submission is acceptable.

Yours faithfully,

  
for Principal Officer.

J. M. McConville & Associates,  
Grange,  
Dunboyne,  
Co. Meath.

WA 1463

4 January 1991

Re: Revision of approved house type and layout at  
Delaforde, Firhouse for Stanley & Co.

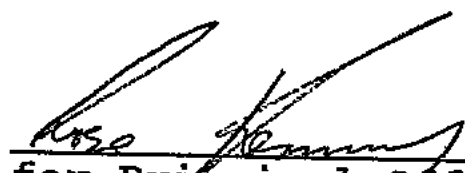
Dear Sir/Madam,

I refer to your submission received on 24th July, 1990, to comply with conditions No. 10 and 14, of decision to grant permission by Order No. PA/2228/81, dated, 23rd September, 1981, in connection with the above.

In this regard, I wish to inform you that the submission is in compliance with conditions no. 10 and 14.

- NOTE:
- (i) the dead elm tree (no. 884) appears to be shown within the applicants' site ownership, Drawing lodged with the application 24th July, 1981, and
  - (ii) the existing boundary wall between the public open space and the Firhouse Road which is in a very poor condition should be made safe.

Yours faithfully,

  
for Principal Officer.

J.M. McConville & Assocs.,  
Grange,  
Dunboyne,  
Co. Meath.

WA/1463

July 18, 1990

Re: Proposed revision of approved house type and layout at Delaford,  
Firhouse for Stanley & Co.

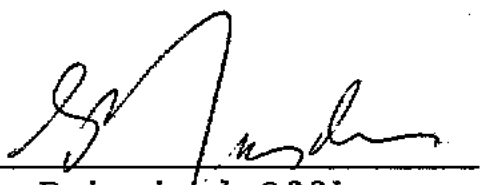
Dear Sir/Madam,

I refer to your submission received on 2 March 1990, to comply with conditions Nos. 10 & 14, of Decision to Grant Permission by Order No. PA/2228/81, dated, 23.9.81, in connection with the above.

In this regard, I wish to inform you that the submission does not comply with the terms of Condition Nos. 10 & 14 of Order No. PA/2228/81, because of the following:

1. There are a number of mature trees on the open space which have been subject to compaction damage. No reference has been made to these trees and the need for a remedial works programme.
2. The number of standard trees within the open space fronting onto the Firhouse Road will have to be increased by at least 10.
3. A period of 18 months will be required for site maintenance from the date of effective completion of landscape works as shown on the lodged drawings.

Yours faithfully,

  
for Principal Officer.

ENFORCEMENT SECTION  
PLANNING DEPARTMENT  
DUBLIN COUNTY COUNCIL

Ref. ENF 6545  
Date: 17/8/89

Administrative Officer  
Registry Section  
Planning Department  
Dublin County Council:

RE: Delephant, Gishouse  
Reg. Ref. No. WA 1463

A ~~Warning~~/Enforcement Notice (Section 35), has been served  
on the above lands. Please amend statutory Planning  
Register if necessary.

Details are in Part III.

G. O'Neil  
Staff Officer  
Enforcement Section:

F. Finnegan,  
c/o D. McCarthy & Co .,  
Lynwood House,  
Ballinteer Road,  
Dublin 16.

WA1463

16th June, 1988

re/ Revision of approved house type and layout at Delaford,  
Firhouse for Stanely & Co., ; Ext. Ref. 4/82/E/298  
Application rec'd. 29.10.87 ; Add. Info. rec'd. 18.4.88

Dear Sir,

I refer to your application pursuant to Section 4 of the Local Government (Planning and Development) Act, 1982, received on 29th October, 1987 (Additional Information requested on 26th November, 1987 and received on 18th April, 1988) to extend the period for which the above permission granted on 5th November, 1981 has effect and wish to inform you that by order P/1935/88 dated 16th June, 1988 Dublin County Council extended the period to 30th June, 1989.

Note: However it should be noted that the detached house constructed on sites 2 and 3 does not correspond with the plans lodged with planning application WA1463. The applicant is advised to rectify this situation as soon as possible.

Yours faithfully,

  
for PRINCIPAL OFFICER

By Reg. Post

WA1463

F. Finnegan,  
c/o D. McCarthy & Co. ,  
Lynwood House,  
Ballinteer Road,  
Dublin 16.

26th November, 1987

re/ Revision of approved house type and layout at Delaford, Firhouse  
for Stanley & Co.,  
Extension Reference 4/82/E/298 ; Application received 29.10.87

Dear Sir,

With reference to the above application pursuant to Section 4 of the Local Government (Planning and Development) Act, 1982 to extend the period for which planning permission Reg. Ref. WA1463 granted on 5th November, 1987 has effect, I wish to inform you that before the application can be considered the following additional information must be submitted :-

1. Further information is required which should provide for :-

- (a) Clarification of the applicants specific proposals for the completion of outstanding works on the estate for the purpose of achieving an acceptable taking-in-charge standard.
- (b) Clarification of the specific programme proposed for the completion of the balance of the houses on the estate.

Please mark your reply 'Additional Information' and quote the Reference Nos. above.

Yours faithfully,

  
\_\_\_\_\_  
for PRINCIPAL OFFICER

# DUBLIN COUNTY COUNCIL

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

24755(Ext. 262/264)

## Notification of Grant of Permission/Approval

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

To: **D. McCarthy & Co.,**  
**Lynwood House,**  
**Ballinteer Road,**  
**DUBLIN 16.**  
Applicant **Stanley & Co.**

Decision Order  
Number and Date **PA/2228/81** **23.9.81**  
Register Reference No. **WA 1463**  
Planning Control No. **6362**  
Application Received on **24.7.81**

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

**revision of approved house type and layout at Delaford, Rixhouse.**

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.	6. To protect the amenities of the area.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	7. In the interest of amenity.
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.	8. In the interest of amenity and public safety.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	9. In the interest of the proper planning and development of the area.
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.	10. In the interest of the proper planning and development of the area.
11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	11. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd . . . .)

Signed on behalf of the Dublin County Council:

for Principal Officer

- 5 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

12. That all watermain tappings 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.

~~That screen walls in blocks of 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.~~

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 Department) before any building work commences on site.

15. That screen boundary walls not less than 2m. in height, in blockwork or similar durable material, capped and rendered to the satisfaction of the County Council be provided to screen rear gardens from public view, at all appropriate locations.

16. The rear boundary walls to sites 23-25 facing onto the proposed realigned Firhouse Road to be 2.5m. in height, in blockwork or similar durable material capped and rendered to the satisfaction of the County Council. Special external panel finishes will be required which must be the subject of consultation and agreement with the County Council.

17. Cul-de-sac turning bay ends are to be provided to the requirements of the Roads Engineer.

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.

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.

~~In the interest of visual amenity.~~

14. In the interest of the proper planning and development of the area.

15. In the interest of amenity.

16. In the interest of amenity.

17. In the interest of traffic safety and the proper planning and development of the area.

18. In the interest of the proper planning and development of the area.

*PK*

# DUBLIN COUNTY COUNCIL

PBD/607/81

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: D. Mc. Carthy & Co., Decision Order PA/2228/81 23.9.81  
Lynwood House, Number and Date NA 1463  
Ballinteer Road, Register Reference No. 6562  
DUBLIN 16. Planning Control No. 24.7.81  
Application Received on .....  
Applicant Stanley & Co.

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

revision of approved house type and layout at Delaferd, Firhouse.

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 <u>£16,200.00</u> 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: .....

- 5 NOV 1981

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.