

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA. 1436.
1. LOCATION	Belgard Heights, Tallaght, Co. Dublin. S		
2. PROPOSAL	Revisions to elevational finishes / 4 residential shops development.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
	P.	20/7/1981.	1. 2. 1. 2.
4. SUBMITTED BY	Name John C. Batt & Associates.		
	Address 27 Lr. Camden Street, Dublin 2.		
5. APPLICANT	Name Shannon Construction Ltd.		
	Address c/o John C. Batt & Associates, 27 Lr. Camden St., Dublin 2.		
6. DECISION	O.C.M. No. PA/1870/81		Notified 21st August, 1981
	Date 20th August, 1981		Effect To grant permission,
7. GRANT	O.C.M. No. PBD/545/81		Notified 30th Sept., 1981
	Date 30th Sept., 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

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

PBD/545/81

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: J.C. Mott & Assoc.,
17 Leinster St.,
DUBLIN 2.

Decision Order
Number and Date PA/1379/81 20.8.81

Register Reference No. WA 1434

Planning Control No. 11574

Application Received on 20th July, 1981.

Applicant Shannon Construction Ltd.

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

revisions to elevational finishes for previously approved & residential shops
development for
at Belgard Ave., Belgard Road, Tallaght.

CONDITIONS	REASONS FOR CONDITIONS
1. Subject to the conditions of this permission that 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 before development commences the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	3. In the interest of safety and the avoidance of fire hazard.
4. That the paths and verges including the necessary drainage verge landscaping and public lighting bounding the site and within its curtilage be completed to the satisfaction of the County Council before any occupied occupancies take place.	4. In the interest of the proper planning and development of the area.
5. A comprehensive landscaping and boundary treatment scheme and programme for such works is to be submitted to and approved by the County Council before any construction work is put in hand.	5. In the interest of visual amenity.
6. Adequate and satisfactory disposal arrangements are to be provided and to be operated so as not to cause nuisance or disamenity to adjoining residential property.	6. In the interest of the proper planning and development of the area.
7. 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 spaces, car parks, etc.	8. To ensure that a ready reaction may be available to the Council to induce the provision of services and prevent loss of amenity in the development. .../contd

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

30 SEP 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.

FUTURE PRINT

contd.

7. watermain or drains has been given by:-

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £7,200 (seven thousand two hundred).

Which shall be retained 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, open space, carpark, sewers, watermain and drains are taken-in-charge by the Council. Or/...

(b) Lodgment with the Council of an agreed sum to be applied by the Council at its absolute discretion, if such services are not duly provided to its satisfaction of 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 require the Bond to secure completion of the works required to bring the estate up to the standard for taking-in-charge.

8. That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Authority.

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

9. That each first floor residential unit be used as a single dwelling unit.

9. To prevent unauthorized development.

10. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining lands during the course of the works.

10. To prevent unauthorized development.

11. That public lighting be provided in accordance with it, in the interest of amenity. a scheme to be approved by the County Council so as to provide street lighting to the standard required by the County Council.

contd

P.K.

DUBLIN COUNTY COUNCIL

PB0 / 545 / 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: **J.C. Watt & Assoc.**
27 Lr. Camden St.,
DUBLIN 2.

Decision Order
Number and Date **PA/1870/81 20.8.81**

Register Reference No. **VA 1436**

Planning Control No. **11376**

Application Received on **20.7.81**

Applicant **Shannon Construction Ltd.**

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

**revisions to elevational finishes for previously approved 4 residential shops
development at Belgard Hts., Belgard Road, Tallaght.**

CONDITIONS

REASONS FOR CONDITIONS

contd.

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| 12. That all public services to the proposed development including electrical telephone cables and equipment be included underground throughout the entire site. | 12. In the interest of the proper planning and development of the area. |
| 13. That no shop/dwelling be occupied until all the services have been connected thereto and are operational. | 13. In the interest of the proper planning and development of the area. |
| 14. That the area shown as open space be levelled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings. | 14. In the interest of residential amenity. |
| 15. That all watermain tapping branch connections, scrubbing 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. | 15. To comply with public health requirements and to ensure adequate standards of craftsmanship. |
| 16. That the proposed shopping units shall not be used for the sale of fried fish or for the sale of hot food for consumption off the premises. | 16. To prevent unauthorised development. |
| 17. That the facade shown on the rear elevations be carried up internally. | 17. In the interest of the proper planning and development of the area. |

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

30 SEP 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.

FUTURE PRINT