

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE  WA. 709
1. LOCATION	436-439A and 446-449A Belgard Hts., Belgard Road, Tallaght,		
2. PROPOSAL	10 two storey houses, <span style="float: right; font-size: 2em;">S</span>		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	16th April 1981	1. 12th June, 1981 2. ....
			1. .... 2. ....
4. SUBMITTED BY	Name J. Miller,		
	Address 5 Effra Road, Rathmines, Dublin 6,		
5. APPLICANT	Name Garland Homes Ltd.,		
	Address 139 Rathgar Road, Rathgar, Dublin 6,		
6. DECISION	O.C.M. No. PA/2079/81		Notified 4th Sept., 1981
	Date 4th Sept., 1981		Effect To grant permission,
7. GRANT	O.C.M. No. PBD/557/81		Notified 14th Oct., 1981
	Date 14th Oct., 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

P3D / 557 / 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: **Joseph Miller,**  
**5 Effra Road,**  
**Rathmines,**  
**DUBLIN 6.**  
Applicant **Garland Homes Ltd.**

Decision Order  
Number and Date **PA/2079/81 4.9.81**  
Register Reference No. **WA 709**  
Planning Control No. ....  
Application Received on **16.4.81**  
Add. Infor. rec. **10.7.81**

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

**ten two-storey houses at 435-439A and 445-449A Belgard Heights, Belgard Road,**  
**Tallaght.**

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 <b>£4,400.00.</b> 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.
5. That the roads, paths and verges, including the necessary drainage, verge landscaping and public lighting bounding the site within the curtilage of the site be completed to the satisfaction of the County Council conjointly with the provision of the proposed dwelling houses and before any occupancies take place.	5. In the interests of the proper planning and development of the area.
6. That screen walls in block or similar durable materials, not less than 2 metres high, suitably capped and finished, be provided (a) to flanks of the proposed dwellinghouses and (b) not less than 2½ metres high, at the rear boundaries of the proposed dwellinghouses. Flank walls to dwellinghouses are to be located at back of path line. The details of the proposed walling must be submitted	6. In the interests of amenity.

.../over

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

14 OCT 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.

6. to and agreed with the County Council before construction; timber fencing is not acceptable..

7. A comprehensive landscaping scheme and programme for such works is to be submitted and approved by the County Council before any construction work is put in hands.

8. The applicants must ensure that adequate and satisfactory water supply arrangements can be made fully available to serve this development before any constructional work is put in hands. These matters must be agreed with the Sanitary Services Department of the County Council.

9. 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.

10. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.

11. 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.

12. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

13. That the water supply and drainage arrangements including the disposal of surface water, be in accordance with the requirements of the County Council.

14. That all watermain tapplings 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. 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.

7. In the interest of amenity.

8. In order to comply with the Sanitary Services Acts, 1878-1964.

9. To protect the amenities of the area

10. In the interest of amenity.

11. In the interest of amenity and public safety.

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

*to comply with the Sanitary Services Acts 1878-1964.*  
13. In order to comply with the Sanitary Services Acts, 1878-1964.

14. 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.

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

..../contd.

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# DUBLIN COUNTY COUNCIL

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

724755(Ext. 262/264)

## Notification of Grant of Permission/Approval

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

To: **Joseph Miller,**  
**3 Elfra Road,**  
**Bathmies,**  
**DUBLIN 6.**  
Applicant **Garland Homes Ltd.**

Decision Order  
Number and Date **PA/2079/81 4.9.81**  
Register Reference No. **WA 709**  
Planning Control No. ....  
Application Received on **14.4.81**  
**Add. Inform. rec. 10.7.81**

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

**ten two-storey houses at 435-439A and 445-449A Belgard Heights, Belgard Road, Tallaght.**

### CONDITIONS

### REASONS FOR CONDITIONS

16. 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 for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-  
a. Lodgement with the Council of an approved Indemnity Company Bond in the sum of £8,000. 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 Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.  
or/...  
b. Lodgement with the Council of £8,000. to be applied by the Council at its absolute discretion if such services are not 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 anybody approved by the Planning Authority for the purpose in respect of the proposed development in accordance with guarantee scheme agreed with the Planning Authority and such lodgement in any case had 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.**

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

Signed on behalf of the Dublin County Council:.....

for Principal Officer

Date: .....

**14 OCT 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

1227

WA 709

12th June, 1981.

Joseph Miller,  
5 Effra Road,  
Rathmines,  
DUBLIN 6.

RE: Proposed ten two-storey houses at 436-439A and 446-449A Belgard Heights, Belgard Road, Tallaght for Garland Homes Ltd.

A Chara,

With reference to your planning application received here on 16th April, 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. A block plan scale 1:200 showing the relationship between these proposed structures and the proposed shop/residential structure on the adjoining site. This plan should also show the separation distances between each structure and provision for 25ft. front and 35ft. rear gardens. All dimension should be clearly annotated on the plan.
2. Details of the colour and texture of the brick which the applicant proposes to use and how this relates with the proposals for the development of the adjoining site.
3. Details of the proposed boundary treatment and how this relates with that which is proposed for the adjoining site.

NOTE: The applicant is advised to consult with the Planning Department prior to the submission of the above information.

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

Mise le meas,

  
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for Principal Officer.