

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA. 505
1. LOCATION	Belgard Hts., Tallaght,		
2. PROPOSAL	Res. shops,		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
	P	25th March 1981	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">(a) Requested</div> <div style="width: 45%;">(b) Received</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">1.</div> <div style="width: 45%;">1.</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">2.</div> <div style="width: 45%;">2.</div> </div>
4. SUBMITTED BY	Name J. C. Batt & Assoc., Address 27 Lower Camden St., Dublin 2,		
5. APPLICANT	Name Shannon Construction Ltd., Address c/o J.C. Batt & Assoc.s.,		
6. DECISION	O.C.M. No. PA/1083/81		Notified 22nd May, 1981
	Date 22nd May, 1981		Effect To grant permission,
7. GRANT	O.C.M. No. PBD/335/81		Notified 30th June, 1981
	Date 30th June, 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	

WA 505

21st August, 1981.

John C. Batt & Associates,
27 Lower Camden Street,
Dublin 2.

RE: Proposed residential shops at Belgard Heights, Belgard Road,
Tallaght, for Shannon Construction Ltd.

Dear Sir,

I refer to your submission received on ~~11th~~ July, 1981, to comply with condition nos. 19 and 22 of Order No. PA/1083/81, dated 22/5/81, in connection with the above.

In this regard I wish to inform you that, the submission is satisfactory and complies with these conditions.

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: **John C. Batt,**
27 Le. Camden St.,
Dublin 2.

Decision Order
Number and Date **WA 485- 505.**

Register Reference No. **11876**

Planning Control No. **25/3/81**

Application Received on

Applicant **Shannon Construction Ltd.**

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

Proposed revised drawings for residential shops at Belgard Heights, Tallaght.

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>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.</p> <p>That the proposed house be used as a single dwelling unit.</p> <p>3. That a financial contribution in the sum of £3,000. 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.</p> <p>5. That before development commences the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.</p> <p>5. 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 occupancies take place.</p> <p>6. 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 hands.</p> <p>7. Adequate and satisfactory waste disposal arrangements are to be provided and to be operated as not to cause nuisance or disamenity to adjoining residential property.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878 - 1964. XXXXXXXXXXXXXXXXXXXX To prevent unauthorised development.</p> <p>3. 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.</p> <p>4. In the interest of safety and the avoidance of fire hazard.</p> <p>5. In the interest of the proper planning and development of the area.</p> <p>6. In the interest of visual amenity.</p> <p>XXXXXXXXXXXX</p> <p>7. In the interest of the proper planning and development of the area.</p> <p>(Contd.....)</p>

Signed on behalf of the Dublin County Council:

for Principal Officer

30 JUN 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

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 **£7,200. (seven thousand two hundred)** 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 ~~an agreed sum~~ 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. ...)

For Principal Officer.

DUBLIN COUNTY COUNCIL

PB0/335/81

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: John C. Batt,
27 Lower Camden St.,
Dublin 2.

Decision Order
Number and Date PA/1003/81 22/5/81

Register Reference No. WA 505

Planning Control No. 11576

Application Received on 25/3/81

Applicant Shannon Construction Ltd.

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

Proposed revised drawings for residential shops at Belgard Heights, Tallaght.

CONDITIONS	REASONS FOR CONDITIONS
<p>9. That the water supply and drainage arrangements be in accordance with the requirements of the Sanitary Authority.</p> <p>10. That each first floor residential unit be used as a single dwelling unit.</p> <p>11. 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.</p> <p>12. That public lighting be provided 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.</p> <p>13. That all public services to the proposed development including electrical telephone cables and equipment, be located underground throughout the entire site.</p> <p>14. That no shop/dwelling be occupied until all the services have been connected thereto and are operational.</p> <p>15. That the area shown as open space be levelled, seeded and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.</p>	<p>9. In order to comply with the requirements of the Sanitary Authority.</p> <p>10. To prevent unauthorised development.</p> <p>11. To protect the amenities of the area.</p> <p>12. In the interest of amenity.</p> <p>13. In the interest of the proper planning and development of the area.</p> <p>14. In the interest of the proper planning and development of the area.</p> <p>15. In the interest of residential amenity.</p>

(Continued)

Signed on behalf of the Dublin County Council:

for Principal Officer

30 JUN 1981

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.

FUTURE PRINT

16. That all watermain tapping 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.

17. That the proposed shopping units shall not be used for the sale of fried fish or the sale of hot food for consumption off the premises.

18. That the wall shown at the southern extremity of the site be suitably capped and finished in brick.

NOTE: The exact colour and texture of the brick is to be agreed with the Planning Department prior to the commencement of development.

19. That the entire structure be relocated at least 15ft. in a southerly direction so as to accommodate the construction of the footpath by the developers at the northern boundary of the site and facilitate a revised car parking layout fronting to the shops which is to be submitted to the County Council for approval. Details of the above should be agreed with the Planning Department and the Roads Department prior to the commencement of development.

20. That the external elevations be finished in brick.

NOTE: Details of colour and texture to be agreed with the Planning Department prior to the commencement of development on the site.

21. That the service pipes shown on the rear elevations be carried up internally.

22. That the 8'3" high rear wall shown at the southern extremity of the site be relocated 15ft. in a southerly direction in order to facilitate the relocation of the main structure and the retention of the 35ft. rear garden. The walls to the east and west should also be extended in a southerly direction in order to enclose the site.

16. To comply with public health requirements and to ensure adequate standards of workmanship.

17. To prevent unauthorised development.

18. In the interest of visual amenity.

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

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

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

22. In the interest of visual amenity.


for Principal Officer.