

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA.233
1. LOCATION	Glancaraig, Firhouse Road, S		
2. PROPOSAL	Change of house type and layout		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 16.2.81	Date Further Particulars
			(a) Requested 1. 2.
			(b) Received 1. 2.
4. SUBMITTED BY	Name Frank Elmes, Address Elmes & Gogarty, 29 The Drive, Woodpark, Ballinteer		
5. APPLICANT	Name Drumlush Homes Ltd., Address 130 Rathfarnham Rathgar Road, Dublin 6		
6. DECISION	O.C.M. No. PA/747/81	Notified 15th April, 1981	
	Date 15th April, 1981	Effect To grant permission,	
7. GRANT	O.C.M. No. PBD/244/81	Notified 28th May, 1981	
	Date 28th May, 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: **Frank Eames,**
Eames and Cogarty Architects,
29 The Drive, Woodpark
Ballinteer, Dublin 16.
Applicant **Drumlink Homes Ltd**

Decision Order **PA/757/81 15th April, 1981**
Number and Date **VA 233**
Register Reference No. **4630**
Planning Control No. **15th February, 1981**
Application Received on

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

residential development (33 No. houses) at Glencarrig, Firhouse 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 £19,680.00 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: **2.8 MAY 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.

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, watermainns or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of ~~£70,000~~

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

Or/

(b) Lodgement with the Council of ~~£70,000~~ **£17,500.00** 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.

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PBD/244/81

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IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval Local Government (Planning and Development) Acts, 1963 & 1976

To: **Frank Kines,**
Kines and Gogarty Architects,
29 The Drive,
Ballinteer, Dublin 16.

Decision Order
Number and Date **PA/737/81 15th April, 1981**

Register Reference No. **WA253**

Planning Control No. **4630**

Application Received on **16th February, 1981**

Applicant **Drumlish Homes Limited**

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

residential development(83 No. houses) at Glencarraig, Firhouse, Tallaght

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

(Contd)

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

for Principal Officer

28 MAY 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>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>14. That screen walls in block or 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. <u>The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction.</u> Timber fencing is not acceptable.</p> <p>15. That house Nos. (a) 22 The Court (adjoining the private access to Glencarraigh House) ; (b) No. 13 The Drive ; (c) No. 24 The Green and (d) No. 16 The Drive, be excluded from the development so as to ensure that the density of development is not in excess of the permitted density of 10 houses to the acre for the net area to be developed.</p> <p>16. That the road improvement line boundaries be set out and agreed on site with the Roads Engineers before any constructional works are commenced.</p> <p>17. That the estate road "The Court" be repositioned in a southerly direction so as to ensure that rear garden depths to house Nos. 2 - 20, The Court, of 50ft. are provided where these houses back onto Firhouse Road. The cul-de-sac turning bay leg is to be relocated at the north side of The Court so as to ensure an acceptable shape to the proposed hardstanding play area. The house Nos. 2 - 20, The Court are to be repositioned with greater separation and providing for 10 No. houses only.</p> <p>18. That any necessary land required for road improvement purposes be reserved as such and kept free from building development.</p>	<p>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.</p> <p>13. In the interest of the proper planning and development of the area.</p> <p>14. In the interest of visual amenity.</p> <p>15. In the interest of the proper planning and development of the area.</p> <p>16. In the interest of the proper planning and development of the area.</p> <p>17. In the interest of the proper planning and development of the area.</p> <p>18. In the interest of the proper planning and development of the area.</p>

Over/.....



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DUBLIN 1

Notification of Grant of Permission/Approval ~~XXXXXX~~
Local Government (Planning and Development) Acts, 1963 & 1976

To: **Frank Elmes,** Decision Order **PA/757/81 15th April, 1981**
Number and Date
Elmes and Gogarty Architects, Register Reference No. **WA 233**
29 The Drive, Planning Control No. **4636**
Woodpark, Ballintear, Dublin 16. Application Received on **16th February, 1981**
Dromlish Homes Ltd
Applicant

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

residential development at Glencorraig, Firhouse Road, Tallaght

CONDITIONS

REASONS FOR CONDITIONS

Contd./....

19. That a comprehensive landscaping scheme together with programme for such works including the site boundaries be submitted to and approved by the County Council after consultation with the Parks Department.

20. That cognisance be taken at all times of the public services traversing the site with particular regard to the existing 24" Dublin Corporation watermain and that precautions be taken during construction works so that damage or disruption to such services may not take place.

21. That the proposed boundary screen wall on the Firhouse Road frontage be not less than 2.4 metres in height in block work with suitable brick piers suitably capped. The specific details and location of this wall is to be the subject of consultation with the Planning Authority before construction. Special panel rendering finishes are required to the eastern face of this wall fronting to Firhouse Road.

22. That the flank screen wall to site No. 2 The Green be located at the back of path line. The return screen wall to site No. 1 The Drive to be located at half house depth.

23. That the necessary paths, verges, kerbing and lighting be provided by the developer to the construction standards and requirements of the County

19. In the interest of visual amenity.

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

21. In the interest of visual amenity.

22. In the interests of visual amenity.

23. In the interest of residential amenity.

Over/...

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

for Principal Officer

Date:

28 MAY 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

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Council particularly with regard to the site frontage.

24. That specific front boundary treatment i.e. fencing, hedging or walling to the main open space and hardstanding play area on the internal estate road frontages be the subject of consultation and agreement with the County Council before construction.

25. The dwelling houses fronting the The Drive and The Green are to be provided with greater lateral separation resulting from the exclusion of site Nos. 16 and 43 The Drive and No. 24 The Green and any necessary revision to house location are to be submitted to and approved by the County Council.

26. That the details of the main access to the site from Firhouse Road be in accordance with the requirements of the County Council after consultation and agreement with the Roads Department.

24. In the interests of visual amenity.

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

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

