

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA, 183	
1. LOCATION	Firhouse Road, Knocklyon, Co. Dublin, S			
2. PROPOSAL	Housing development,			
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 11th Feb. 1981	Date Further Particulars	
			(a) Requested	(b) Received
			1.	1.
			2.	2.
4. SUBMITTED BY	Name J. S. Deane,			
	Address 24 Oakley Court, Banelagh, Dublin 6,			
5. APPLICANT	Name Mr. S. Walsh,			
	Address Cloragh, Tibbraddan, Dublin 14			
6. DECISION	O.C.M. No. PA/679/81		Notified 16th April, 1981	
	Date 10th April, 1981		Effect To grant permission,	
7. GRANT	O.C.M. No. PBD/228/81		Notified 20th May, 1981	
	Date 20th 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: J.S. Deane Esq.,

24, Oakley Court,

Fennelagh,

Dublin 6.

Decision Order PA/679/81, 10/4/81
Number and Date

Register Reference No. V.A. 183

Planning Control No. 6362

Application Received on 11/2/81

Applicant Sean Walsh

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

**proposed alterations and adjustments to development layout of 33 houses already permitted
at Delaford, Firhouse Road, Knocklyon.**

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>3. That the proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £16,200. 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>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.</p> <p>3. To prevent unauthorised development.</p> <p>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.</p>

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

STANT: Turn overleaf for further information.

Date:

20 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, watermains or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£24,000.**

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

Or/

(b) Lodgement with the Council of **Cash of £15,000.** 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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CONDITIONS

REASONS FOR CONDITIONS

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.

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 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. The specific location, height or 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 1 m. 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.

The rear boundary walls to sites 25-35 facing onto the proposed realigned Firhouse Road to be 2.5 m 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 Co. Council.

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

17. 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 amenity, and the proper planning and development of the area.

15. In the interest of amenity.

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

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

P.K.
for Principal Officer.