

# COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA. 2362			
1. LOCATION	Cairnwood, Cookstown Lane, Cookstown,					
2. PROPOSAL	Alterations to approved layout,					
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received			
	P	23rd Dec. 1980	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px dotted black;">1. 20th Feb. 1981 Time extended up to and incl. 15th May, 1981</td> <td style="width: 50%; border-bottom: 1px dotted black;">1. ....</td> </tr> <tr> <td style="border-bottom: 1px dotted black;">2. ....</td> <td style="border-bottom: 1px dotted black;">2. ....</td> </tr> </table>	1. 20th Feb. 1981 Time extended up to and incl. 15th May, 1981	1. ....	2. ....
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2. ....	2. ....					
4. SUBMITTED BY	Name Elmes & Gogarty, Address 29 The Drive, Woodpark, Ballinteer,					
5. APPLICANT	Name Manorpark Homes Ltd., Address AS ABOVE					
6. DECISION	O.C.M. No. PA/973/81		Notified 15th May, 1981			
	Date 15th May, 1981		Effect To grant permission,			
7. GRANT	O.C.M. No. PBD/331/81		Notified 25th June, 1981			
	Date 25th 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 .....
Checked by .....	Date .....
	Co. Accts. Receipt No .....

# DUBLIN COUNTY COUNCIL

PBD / 331 / 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: Cline & Coparty, Decision Order PA/973/81: 15/5/81.  
Architects, Number and Date .....  
29 The Drive, Register Reference No. TA 2362  
Woodpark, Ballintear, Dublin 16. Planning Control No. 6153  
 Applicant Cookstown-Menorpark Homes Ltd. Application Received on 23/12/81  
 Add. Inf. rec. 4/3/81  
 Time Extension up to: 15/5/81.

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

**Proposed alterations to approved layout and house type at "Cairnwood", Cookstown Lane.**

CONDITIONS	REASONS FOR CONDITIONS
<ol style="list-style-type: none"> <li>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. <b>and layout plan PA/91/01 submitted on 9th May, 1981.</b></li> <li>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.</li> <li>That the proposed house be used as a single dwelling unit.</li> <li>That a financial contribution in the sum of <b>£23,000.</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.</li> </ol>	<ol style="list-style-type: none"> <li>To ensure that the development shall be in accordance with the permission and that effective control be maintained.</li> <li>In order to comply with the Sanitary Services Acts, 1878 – 1964.</li> <li>To prevent unauthorised development.</li> <li>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.</li> </ol>

(Contd . . . .)

Signed on behalf of the Dublin County Council: \_\_\_\_\_



for Principal Officer

25 JUN 1981

Date: \_\_\_\_\_

**IMPORTANT: Turn overleaf for further information.**

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 **£33,000. (thirty-three thousand pounds).**

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 **cash of £10,000.** 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) 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.

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. ...)

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For Principal Officer.

# DUBLIN COUNTY COUNCIL

PBD / 331 / 81

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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, 1965 & 1976

To: Eneas & Gogarty,  
Architects, 29 The Drive,  
Woodpark, Ballinteer,  
Dublin 16.  
Applicant Cookstown-Mainpark Homes Ltd.

Decision Order  
Number and Date PA/973/81 15/5/81.  
Register Reference No. TA 2362  
Planning Control No. 6183  
Application Received on 23/12/80  
4/3/81  
Time Extension up to 15/5/81.

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

**Proposed alterations to approved layout and house type at "Cairwood", Cookstown Lane.**

CONDITIONS	REASONS FOR CONDITIONS
<p>6. That all public services to the proposed development including electrical, telephone cables and equipment be located underground throughout the entire site.</p> <p>7. That public lighting be provided as such 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>8. That no dwelling house be occupied until all the services have been connected thereto and are operational.</p> <p>9. That screen walls in block or similar durable material not less than 6ft. high suitably capped and rendered with a white tyrolean finish be provided at the necessary locations. The locations and extent of the walling must be fully discussed and agreed with the County Council before construction. Details of the proposed screen walls to be submitted to and approved by the County Council prior to July 1st, 1981.</p> <p>10. That the area shown as open space be levelled, silled 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>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. In the interest of amenity.</p> <p>7. In the interest of amenity and public safety.</p> <p>8. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>9. In the interest of visual amenity.</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>

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

for Principal Officer

25 JUN 1981

Date: .....

Cond./.....

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

12. That all watermain tapings 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 the development commences.

13. That rear garden depths be not less than 35ft. Particular attention to adjustment of building lines in respect to site Nos. 1, 3, 5 and 7, The Avenue, is required so as to achieve the required rear garden depths.

14. That the stretch of 1m. (high) wall shown on the western boundary of the site be increased (in height) to 2m. where it adjoins site No. 31 and No. 35.

15. That details of the earth mound <sup>which</sup> is to be constructed on the northern and eastern boundaries of the site are to be agreed with the Planning Department prior to July 1st, 1981 particularly with regard to the northern and eastern boundaries adjoining the new distributor road boundary.

16. That a detailed landscaping scheme be submitted to and approved by the County Council before development commences.

17. That the hard stand play area be relocated to the south eastern corner of the site so as to ensure a 25m. separation between the western boundary of the hard stand play area and the eastern outillage of No. 1 The Court.

18. Details of the exact type and location of the proposed chadlink fence be agreed with the County Council prior to the commencement of development on the site.

19. That a satisfactory programme of works for the landscaping proposed be submitted to and approved by the County Council.

20. That the proposed road width be in accordance with the requirements of the County Council; carriageway width of not less than 24ft. are to be provided. The necessary paths, verges and lighting to the standards and requirements of the County Council are to be provided by the developers along the Cocke-town Road frontage at the western boundary of the site.

12. To comply with the 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.

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

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

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

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

18. In the interest of amenity.

19. In the interest of amenity.

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

~~For Principal Officer~~

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TA 2362

4th May, 1981.

Frank Elmes,  
Elmes & Gogarty,  
29 The Drive,  
Woodpark,  
Ballintear,  
Dublin 16.

RE: Proposed revisions to house type and layout of 58 houses  
at "Cairnwood", Cookstown Lane, Tallaght, for Manor Park Homes Ltd.

A Chara,

With reference to your planning application received here on 23rd December, 1980, additional information received 4th March, 1981, (letter for extension period dated 1st May, 1981), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963 amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 15th May, 1981.

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QAD  
for Principal Officer.

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TA 2362

20th February, 1981.

Frank Elmes Architect,  
Elms & Gogarty,  
29 The Dire,  
Woodpark,  
Ballinteer,  
DUBLIN 16.

RE: Proposed revisions to house type and layout of 58 Houses at "Cairnwood",  
Cookstown Lane, Tallaght, for Manor Park Homes Ltd.

A Chara,

With reference to your planning application received here on 23rd February, 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) Act, 1963 and 1976 the following additional information must be submitted in quadruplicate :-

1. Further information is required which should provide for:
  - (a) The proposed land transfer areas between Manor Park Homes and Dublin Corporation to be clearly defined on the 1:500 house layout plan in relation to the 1:2500 site location plan. The boundaries of these transfer areas are to be clearly delineated in appropriate colours.
  - (b) The applicants specific proposal for ensuring that the number of dwelling houses proposed does not exceed the required maximum of 10 houses per acre.
  - (c) The specific area in acres of the associated open space areas for the housing development now proposed.
  - (d) Acceptable surface water proposals after consultation and agreement with the Sanitary Services Department.

N.B. The applicant should mark his reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,  
A.S.

for Principal Officer