

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA.1986
1. LOCATION	Sallypark, Templeogue, Co . Dublin		
2. PROPOSAL	Small residential development		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 24.10.80	Date Further Particulars (a) Requested (b) Received 1. Time extended up to and incl 15/1/81 2.
4. SUBMITTED BY	Name Mr. P. Farrelly, Address Crampton Housing Limited		
5. APPLICANT	Name Crampton Housing Limited, Address 158 Shelbourne Road, Ballsbridge, Dublin 4.		
6. DECISION	O.C.M. No. PA/57/81 Date 15th Jan., 1981		Notified 15th Jan., 1981 Effect To grant permission
7. GRANT	O.C.M. No. PBD/84/81 Date 25th Feb., 1981		Notified 25th Feb. 1981 Effect Permission granted,
8. APPEAL	Notified Type		Decision 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.			
16.			
Prepared by		Copy issued by.....Registrar.	
Checked by		Date.....	
Grid Ref.	O.S. Sheet	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: **D. O'Brien,**
Crampton Housing Limited,
138 Shelbourne Road,
Ballsbridge, Dublin 4.
Applicant **Crampton Housing Ltd.**

Decision Order **PA/57/81 15th January, 1981**
Number and Date

TA1986

Register Reference No.

Planning Control No. **13977**

Application Received on **24.10.80**

Time Extended up to **131.61**

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

residential development (16 No. two storey, two bedroomed, terraced houses) at

Sallypark, Firhouse Road.

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 £10,000.00 be paid to the Council towards the cost of providing the services in the area by the Council which will facilitate the proposed development and which facilitate this development this contribu- tion 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 and which facilitate this development this contribu- tion to be paid before the commencement of development on the site.

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

25 FEB 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>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:</p> <p>(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £13,000.</p> <p>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.</p> <p style="text-align: right;">Or/</p> <p>(b) Lodgement with the Council of £8,000 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.</p> <p style="text-align: right;">Or/</p> <p>(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.</p> <p>and such lodgement in either case has been acknowledged in writing by the Council.</p> <p>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.</p>	<p>To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.</p> <p style="text-align: right;">(Contd. ...)</p> <p style="text-align: right;"><i>P.K.</i></p>

P5D/84/81

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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: **D. O'Brien,**
Crompton Housing Limited,
158 Shelbourne Road,
Killicbridge, Dublin 4.
Applicant **Crompton Housing Ltd.**

Decision Order
Number and Date **PA/57/81 15th January, 1981**
Register Reference No. **TA19EB**
Planning Control No. **13977**
Application Received on **24.10.80**
Time Extended up to : 15.1.81

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

residential development (16 No. two storey, two bedroomed, terraced houses) at
Sallypark, Firhouse Road

CONDITIONS	REASONS FOR CONDITIONS
<p>5. 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>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 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>8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</p> <p>9. 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>10. 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>5. To protect the amenities of the area.</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.</p> <p>9. In the interest of the proper planning and development of the area.</p> <p>10. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p>

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

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>11. 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 developement commences.</p>	<p>11. 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>12. 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>12. In the interest of the proper planning and development of the area.</p>
<p>13. 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. The rear boundary walls to sites Nos. 1 - 10 where they adjoin the new Ballycullen Road and Firhouse Road are to be not less than 2.4 metres in height over ground level, the inter-section of these boundaries at the rear of site Nos. 7 and 8 is to be constructed as a radius to the requirements of the Council's Roads Department.</p>	<p>13. In the interest of visual amenity.</p>
<p>14. Prior to house construction the applicant's shall construct the distributor road from the entrance to Monalea Estate to the Firhouse Road as a 30ft. carriageway with footpaths on either side and public lighting to the constructional standards required by the Roads Engineer. In this connection the Council will make a contribution of £14,000. as agreed with the Developers towards the cost of the provision of this road.</p>	<p>14. In the interest of the proper planning and development of the area.</p>
<p>15. The area situated between this distributor road and the existing Ballycullen Road within the ownership of the applicants shall be reserved as public open space and shall be transferred to the County Council as agreed with the applicants.</p>	<p>15. In the interest of the proper planning and development of the area.</p>
<p>16. The area required for the Ballycullen Road improvement scheme north of the access to Monalea Estate and along the eastern boundary of that estate shall be ceded free of charge to the Council as agreed with the applicants.</p>	<p>16. In the interest of the proper planning and development of the area.</p>

P.K.

T.A. 1986

P.C. 13977

23rd December, 1980.

Crampton Housing Limited,
158 Shelbourne Road,
Dublin 4.

Re: Proposed small residential development at Sallypark, Templeogue,
Co. Dublin, for Crampton Housing Limited.

A Chara,

With reference to your planning application received here on
24th October, 1980, (Letter for Extension Period dated
19th December, 1980), 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, as 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 January, 1980.

Mise le meas,



for Principal Officer.

AB/AMD