

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA.1915
1. LOCATION	Aylesbury Neighborhood Centre, Old Bawn, Tallaght		
2. PROPOSAL	Change of site layout and dwelling type and a cinema complete adjoining previously approved shopping centre		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received 1. _____ 1. _____ 2. _____ 2. _____
	P.	20.10.80	
4. SUBMITTED BY	Name Jordan & Rafter, Address Main Street, Blanchardstown		
5. APPLICANT	Name Neighborhood Public Houses Ltd., Address 93 Upper Leeson Street, Dublin 4		
6. DECISION	O.C.M. No. PA/2708/80 Date 19th Dec., 1980	Notified 19th Dec., 1980 Effect To grant permission,	
7. GRANT	O.C.M. No. PBD/56/81 Date 27th Jan., 1981	Notified 27th Jan., 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 in Enforcement Register 3433 - Section 31 (Withdrawn pursuant to Section 28)		
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. _____	

Enf. 3433

ENFORCEMENT SECTION,
DUBLIN COUNTY COUNCIL.

*John
9/2*

2nd February, 1987

Mr. T. Caffrey,
Administrative Officer.

- Re/
- 1) Section 2B Aylesbury Estate otherwise known as Church Grove, Aylesbury
 - 2) Proceedings pursuant to Section 27 of the Local Government (Planning and Development) Act, 1976
Dublin County Council V Neighbourhood Public House Ltd and Another
 - 3) Register Reference RA 2136, TA 368 and TA 1915
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Notices pursuant to Section 31 of the Local Government (Planning and Development) Act, 1963 were issued in relation to the non compliance with conditions of Reg. Refs. RA 2136, TA 368 and TA 1915.

In accordance with a High Court Agreement these Notices have been withdrawn pursuant to Section 28 of the Local Government (Planning and Development) Act, 1976.

I would be obliged if you would arrange for their withdrawal to be noted in the Register and I would also be obliged if you would arrange for a copy of the amended Register to be forwarded here for record purposes.

John
Administrative Officer

*P.S. Copy to managers John attached.
Reg ref of RA 2136: TA 368: TA 1915.
Ed.*

DUBLIN COUNTY COUNCIL

PB/56/81

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: Jordan and Rafter,
Main Street,
Blanchardstown,
Co. Dublin.
Applicant Neighbourhood Public Houses Limited.

Decision Order PA/2703/80: 19/12/80
Number and Date
Register Reference No. T.A. 1915
Planning Control No. 15453/13533
Application Received on 30/10/80

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

Proposed alterations and revisions to previously approved shopping centre and residential development at Aylesbury Estate, Old Bawn, Tallaght, Co. Dublin.

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 house be used as a single dwelling unit. That a financial contribution in the sum of £7,800.00 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 the development, and which contribution to be paid before the commencement of development on the site.</p> <p>4. That the arrangements made for the payment of the financial contribution in the sum of £7,800.00 (in respect of the overall development) be strictly adhered to.</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>The provision of such services in the area by the Council will facilitate the proposed development and it is considered reasonable that the developer should contribute towards the cost of providing the services.</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

27 JAN 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

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 **£30,000.00 (thirty 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 £20,000.00** 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) 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.

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.

(Contd. . . .)

A.K.
for Principal Officer.

DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

P6D/56/81

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

PA/2708/80: 19/12/80

To: **Jordan and Rafter,**

Decision Order

Number and Date

T.A. 1915

Main Street,

Register Reference No.

15455/13533

Blanchardstown,

Planning Control No.

20/10/80

Co. Dublin.

Application Received on

Neighbourhood Public Houses Limited.

Applicant

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

Proposed alterations and revisions to previously approved shopping centre and residential development at Aylesbury Estate, Old Bawn, Tallaght, Co. Dublin.

CONDITIONS

REASONS FOR CONDITIONS

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.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
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.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
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.
11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

6. To protect the amenities of the area.

7. In the interest of amenity.

8. In the interest of amenity and public safety

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

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

11. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

27 JAN 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 tappings 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. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.</p> <p>14. That the proposed access road serving the new dwelling houses be extended in an easterly direction so as to provide direct access to site Nos. 41, 42, 43, 44, with an adequate and satisfactory turning bay and to the normal Council requirements.</p> <p>15. That the three southern-most dwelling houses forming part of the group of B immediately adjoining and at the east side of the shopping and cinema area be excluded from the development and this area be reserved as public open space.</p> <p>16. That the proposed cinema and foyer be excluded from the development pending clarification of the required social and community facilities for this area. When requirements have been clarified, a further application for permission to be submitted in relation to this section.</p>	<p>12. 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. 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>14. In the interest of the proper planning and development of the area.</p> <p>15. In the interest of residential amenity and to provide an acceptable location of dwelling houses in relation to the shopping and car parking areas and to provide for adequate public open space in relation to the residential development proposed.</p> <p>16. In the interest of the proper planning and development of the area.</p> <p><i>P.K.</i></p> <p>for Principal Officer.</p>

DUBLIN COUNTY COUNCIL^{PBD/56/81}

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: Jordan and Rafter,
Main Street,
Blanchardstown,
Co. Dublin,
Applicant Neighbourhood Public Houses Limited,

Decision Order
Number and Date PA/2708/80: 19/12/80

Register Reference No. T.A. 1913

Planning Control No. 15455/113333

Application Received on 20/10/80

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

~~Proposed alterations and revisions to previously approved shopping centre and~~
~~residential development at Aylesbury Estate, Old Barn, Tallaght, Co. Dublin.~~

CONDITIONS	REASONS FOR CONDITIONS
<p>17. That the main access to the shopping car park from the new residential estate road be in accordance with the requirements of the County Council, particularly with regard to its location. This access is to be the subject of consultation with the Roads Department before construction.</p> <p>18. That screen walls not less than 2.4-metres in height be provided at the flanks of houses Nos. 22 and 23, 1 and 44, and at the north boundary of the northern-most dwelling house at the east side of the shopping centre, where it adjoins the existing church property and at the southern boundary of the dwelling houses located at the east side of the shopping area where it abuts the new small public open space area. These screen walls are to be suitably capped and rendered to the satisfaction of the County Council. A rear screen wall not less than 2.4-metres is to be provided at the west boundary of the dwelling houses proposed at the east side of the shopping area.</p> <p>19. That the shopping facilities must be constructed and available in advance of house construction works.</p>	<p>17. In the interest of the proper planning and development of the area.</p> <p>18. In the interest of visual amenity.</p> <p>19. 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 **27 JAN 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

20. That provision be made by the developers for adequate and satisfactory waste storage and disposal including the provision of waste and litter containers and satisfactory screening of such areas. The waste storage, collection and disposal, associated with the shop development is to be located so not to cause noise nuisance or annoyance to the residential portion of the development.
21. That the areas shown as public open space be reserved for that purpose and be not used for the storage of site buildings, plant, machinery, materials or other equipment. The open space areas to be fenced off and fully protected from damage or interference during the course of constructional works.
22. The overall landscaping scheme and programme for such work is to be the subject of consultation and agreement with the County Council (Parks Department) before any constructional work is put in hand.
23. Details of fascia lighting, area lighting and any advertising and name lettering on the proposed structures are to be submitted to and approved by the Council.
24. That details of the proposed boundary lighting at the west boundary to the local distributor road, together with any necessary landscaping, are to be submitted to and approved by the Council.
25. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
26. That the necessary paths, verges, kerbing, including public lighting and landscaping along the site frontages, at the west boundary and at the southern boundary fronting to the proposed dwelling houses, which will have access to existing Road No. 17, are to be constructed by the developers in accordance with the standards and structural requirements of the County Council.
29. In the interest of amenity.
31. In the interest of the proper planning and development of the area.
32. In the interest of visual amenity.
33. In the interest of amenity.
34. In the interest of the proper planning and development of the area.
35. In the interest of safety and the avoidance of fire hazard.
36. In the interest of amenity and the proper planning and development of the area.


for Principal Officer.

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Tel. 724755(Ext. 262/264)

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

To: Jordan and Laffter,
Main Street,
Blanchardstown,
Co. Dublin.

Decision Order

Number and Date PA/2708/80r 19/12/80

Register Reference No. T.A. 1915

Planning Control No. 13455/13535

Application Received on 20/10/80

Applicant Neighbourhood Public Houses Limited.

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

~~Proposed alterations and revisions to previously approved shopping centre and residential development at Lylenbury Estate, Old Barn, Tallaght, Co. Dublin.~~

CONDITIONS

27. That the applicants take cognisance of the existing public mains (water and drainage) traversing the site and ensure that they are protected at all times from damage or interference during the course of the development works.

REASONS FOR CONDITIONS

27. In order to comply with the Sanitary Services Acts, 1978 - 1964.

Signed on behalf of the Dublin County Council:

for Principal Officer

27 JAN 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