

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA.578
1. LOCATION	Cherry Orchard, Sections 1 & 2. S		
2. PROPOSAL	Site Development and Residential development including 1 shop,		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
	P	27th March 1980	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. 2. </div> <div style="width: 45%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name Dev. Works, D. C. Boyle & Ptnrs., 81 Ranelagh Rd Address House Construction, J. F. Maguire, 4/8 Mountjoy Sq.,		
5. APPLICANT	Name Dublin Corporation, Address City Hall, Dublin 2.		
6. DECISION	O.C.M. No.	PA/1091/80	Notified 26th May 1980
	Date	26th May 1980	Effect To grant permission
7. GRANT	O.C.M. No.	PBD/386 /80	Notified 7th July 1980
	Date	7th July 1980	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.			
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: **Principal Officer,**
Housing Construction Department,
16 - 19 Wellington Quay
Dublin 2.

Decision Order
Number and Date **PA/1091/80 26.5.80**

Register Reference No. **1A578**

Planning Control No.

Application Received on **27.3.80**

Applicant **Dublin Corporation.**

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

site development, residential development and one shop at Section 1 and 2, Cherry
Brook.

CONDITIONS

REASONS FOR CONDITIONS

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

5. To protect the amenities of the area.
6. In the interest of amenity.
7. In the interest of amenity and public safety
8. In the interest of the proper planning and development of the area.
9. In the interest of the proper planning and development of the area.
10. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd)

Signed on behalf of the Dublin County Council:

for Principal Officer

7 JUL 1980

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

Contd./****

11. 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.
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.
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. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
14. That all houses have a minimum front building line of 25ft. and rear garden depth of 35ft.
15. That public open space be in accordance with County Development Plan be provided. In this respect there is a deficiency of open space which should be made up by a reservation of two acres (less 1 open space on the lands in the applicants ownership in the county area, west of the site. Details to be agreed with Planning Authority prior to commencement of development.
16. That the road along the southern boundary be constructed to local distributor standards. Details of proposed roundabouts should be fully discussed with Roads Traffic Section before commencement of development.
17. In view of the existing deficiency in the adequacy of a public water supply, no development to take place on the construction of houses until such time as the applicant has been informed in writing that a satisfactory supply of water is available.

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.
12. In the interest of the proper planning and development of the area.
13. In the interest of visual amenity.
14. In the interest of the proper planning and development of the area.
15. In the interest of amenity.
16. In the interest of safety and the proper planning and development of the area.
17. To ensure that a satisfactory water service is available to serve the development.


For Principal Officer

PB/386/80

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

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

To: Principal Officer, Decision Order
Number and Date PA/1091/80 26th May 1980
Housing Construction Department Register Reference No. TA570
10 - 19 Wellington Quay, Planning Control No.
Dublin 2. Application Received on 27.3.80
Applicant Dublin Corporation.

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

site development, residential development and one shop at Section 1 and 2,
Cherry Orchard.

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 <u>£152,500.</u> 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.

DUNE/....

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

for Principal Officer

7 JUL 1980

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.

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