

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA.538
1. LOCATION	Bancroft Estate Extension, Tallaght, Co. Dublin S		
2. PROPOSAL	17 Houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	21st March, 1980	1. Time extension up to and incl. 2. 21st June 1980
4. SUBMITTED BY	Name	Lynch O'Toole Walsh, Architects,	
	Address	1 Woodside Drive, Dublin 14	
5. APPLICANT	Name	Noel Murray & Sons Ltd.,	
	Address	31 Glendown Cres., Wellington Lane, Templeogue	
6. DECISION	O.C.M. No.	PA/1290/80	Notified 20th June 1980
	Date	20th June 1980	Effect To grant permission
7. GRANT	O.C.M. No.	PBD/467/80	Notified 6th August 1980
	Date	6th August 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	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.	

Registrar.

DUBLIN COUNTY COUNCIL

PBD/467/80

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: Lynch O'Toole, Walsh,
Architects,
1, Woodside Drive,
Rathferham, Dublin 14.
Applicant NOEL MURRAY + Sons

Decision Order Number and Date PA/1290/80, 20/6/80

Register Reference No. TA. 538

Planning Control No. 10046

Application Received on 21/3/80
Agreed time extension up to and including
21st June, 1980.

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

proposed 17 houses at Bancroft Estate, Tallaght, Co. Dublin, 7

CONDITIONS	REASONS FOR CONDITIONS
<ol style="list-style-type: none"> 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. 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. That the proposed house be used as a single dwelling unit. That a financial contribution in the sum of <u>£3,500.</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. 	<ol style="list-style-type: none"> To ensure that the development shall be in accordance with the permission and that effective control be maintained. In order to comply with the Sanitary Services Acts, 1878 - 1964. To prevent unauthorised development. 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.

(Contd)

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

for Principal Officer

6 AUG 1980

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>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:</p> <p>(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £15,000.</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>Or/</p> <p>(b) Lodgement with the Council of Cash £15,000.</p> <p>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>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>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.</p> <p>(Contd. ...)</p> <p>P.K.</p>

Floor 3, Blocks 6 and 7, Irish Life Centre, 1r. Abbey St., Dublin 1.

DUBLIN COUNTY COUNCIL

P3D / 4.6.7 / 80.

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: **Lynch O'Toole Walsh,**

Architects,

1, Woodside Drive,

Blackrock, Dublin 14.

Decision Order

Number and Date **PA/1170/80, 20/6/80.**

Register Reference No. **TA. 333**

Planning Control No. **10044**

Application Received on **21/3/80.**

Agreed time extension up to and including 21/6/80.

Applicant **Wool Murray & Sons Ltd.**

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

proposed 17 houses at Buncroft Estate, 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

IMPORTANT: Turn overleaf for further information.

Date:

6 AUG 1980

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 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.</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. The rear of sites Nos. 7-17, where they adjoin the open space areas, this wall is to be continued along the flank of site No. 17 to meet the proposed path. The existing rear boundary walls to Nos. 9, 11 and 13, Bancroft C lane are to be raised to a height of not less than 2.1 metres, after consultation and agreement with the property owners concerned. Any necessary raising of existing boundary walls at the rear of the houses adjoining the site, which front to Bancroft Grove is also to be carried out after consultation and agreement with the property owners concerned.</p> <p>15. That an adequate and satisfactory landscaping scheme, together with a programme for such works, be submitted to and approved by the County Council. The proposed landscaping is to be completed before house occupancies take place.</p> <p>16. That the necessary screen walls at the return flanks of sites Nos. 17, 16 and 15, 12 and 13, 6 and 7, be constructed conjointly with the completion of the dwellings.</p> <p>17. That rear garden depths are not to be less than 21-ft.</p>	<p>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.</p> <p>13. In the interest of the proper planning and development of the area.</p> <p>14. In the interest of visual amenity. residential</p> <p>15. In the interest of amenity.</p> <p>16. In the interest of residential amenity.</p> <p>17. In the interest of the proper planning and development of the area.</p>

P.K.
for Principal Officer.

PA/1045/SD.

TA 538

P.C. 10046

20th May, 1980.

Lynch O'Toole Walsh,
Architects,
1 Woodside Drive,
Dublin 14.

RE: Proposed 17 houses at Bancroft Estate Extension, Tallaght,
for Noel Murray.

A Chera,

With reference to your planning application received here on
28th March, 1980, (letter for extension period dated 20th May, 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
21st June, 1980.

Yours faithfully,



for Principal Officer.