

# COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA.368	
1. LOCATION	Sylesbury, Old Bawn, Tallaght, <span style="float: right;">S</span>			
2. PROPOSAL	Revised shopping layout and additional 28 houses,			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received	
	P	29th Feb. 1980	1. _____ 2. _____	1. _____ 2. _____
4. SUBMITTED BY	Name Jordan & Rafter Address Bonnybrook, Main St., Blanchardstown,			
5. APPLICANT	Name Carton Homes Ltd., Address 63 Northumberland Road, Dublin 4.			
6. DECISION	O.C.M. No.	PA/832/80	Notified	25th April 1980
	Date	25th April 1980	Effect	To grant permission
7. GRANT	O.C.M. No.	PBD/293/80	Notified	17th June 1980
	Date	17th June 1980	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 in Enforcement Register 3433 - Section 31 (withdrawn pursuant to Section 28)			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.

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

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In accordance with a High Court Agreement these Notices have been withdrawn pursuant to Section 28 of the Local Government (Planning and Development) Act, 1976.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

2/2/87  
Administrative Officer

P.S. Copy to managers JCB attached.  
Reg ref of RA 2136; TA 368; TA 1915.  
EJL

# DUBLIN COUNTY COUNCIL

PBD/2.9.3/80.

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: **Jordan and Rafter,**

Decision Order **PA/832/80, 23/4/80.**

Number and Date

**TA.368**

**Architects,**

Register Reference No.

**13455/13533**

**Bonnybrook,**

Planning Control No.

**29/2/80**

**Main Street, Blanchardstown, Co. Dublin.**

Application Received on

Applicant **Carton Homes Ltd.**

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

**proposed revised shopping layout and revised residential development for 30 No. dwelling-**  
**houses at Aylesbury Estate, Oldbawn, Tallaght,**

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 proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of <b>£7,800.</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.</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>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

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

Date:

**17 JUN 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>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, watermainns or drains has been given by:</p> <p>(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of <b>£30,000.</b></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, watermainns and drains are taken-in-charge by the Council.</p> <p>(b) Lodgement with the Council of <b>Cash of £20,000</b> Or/ 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><i>P.K.</i></p>

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IRISH LIFE CENTRE  
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DUBLIN 1

## Notification of Grant of Permission/Approval

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

To: **Jordan and Rafter,**  
**Architects,**  
**Donnybrook,**  
**Main Street, Blanchardstown, Co. Dublin.**  
Applicant **Carton Homes Ltd.**

Decision Order  
Number and Date **PA/832/80, 25/4/80.**  
Register Reference No. **TA.368**  
Planning Control No. **15455/13533**  
Application Received on **29/2/80**

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

**proposed revised shopping layout and revised residential development for 50 No. dwelling-**  
**houses at Aylesbury Estate, Glidam, Tallaght,**

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.</p> <p>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.</p> <p>9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</p> <p>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.</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. To protect the amenities of the area.</p> <p>7. In the interest of amenity.</p> <p>8. In the interest of amenity and public safety</p> <p>9. In the interest of the proper planning and development of the area.</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>

(Contd . . . .)

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

for Principal Officer

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

Date: .....

**17 JUN 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>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. 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><del>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</del></p>	<p>13. In the interest of the proper planning and development of the area.</p> <p><del>In the interest of visual amenity.</del></p>
<p>14. <del>That construction of timber fencing is not acceptable</del> That screen walls in block or similar durable materials, rendered and capped to the satisfaction of the County Council, be provided at the flanks of site Nos. 1, 6, 8, 12, 13, 16, 17 and 28, together with a similar 2-metre high screen wall at the rear of site Nos. 17-28, 13-16, and at the rear boundaries of the 22 No. dwellinghouses fronting the existing road No. 17. Similar flank screen walls, capped and rendered, are to be provided to the flanks of site Nos. 1 and 22 of the dwellinghouses fronting to existing road No. 17.</p>	<p>14. In the interest of visual amenity.</p>
<p>15. 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 as not to cause noise nuisance or annoyance to the residential portion of the development now proposed.</p>	<p>15. In the interest of amenity.</p>
<p>16. That the shopping facilities must be constructed and available in advance of housing constructional works.</p>	<p>16. In the interest of the proper planning and development of the area.</p>
<p>17. That the area 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 are to be fenced off and fully protected from damage or interference during the course of site constructional works.</p>	<p>17. In the interest of the proper planning and development of the area.</p>

Contd.2

P.K.

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proposed revised shopping layout and revised residential development for 50 No. dwelling-houses at Aylesbury Estate, Oldbawn, Tallaght,

### CONDITIONS

18. The overall landscaping scheme and programme for such works is to be the subject of consultation and agreement with the County Council (Park's Department) before any constructional work is put in hands.
19. 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.
20. 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.
21. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
22. 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.
23. That the area shown as public open space adjoining the shopping carpark be incorporated into the car-parking area for the shopping and the secondary car park access shown from road No. 1, be relocated approximately 100-ft. in an easterly direction from

### REASONS FOR CONDITIONS

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.
21. In the interest of public safety and avoidance of fire hazard.
22. In the interests of amenity and the proper planning and development of the area.
23. In the interest of amenity and the proper planning and development of the area.

Contd. Over/

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

17 JUN 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.

FUTURE PRINT

23.(contd.) the junction of road No. 1 with the exist- 23.

ing local distributor road A. Additional low boundary walling and landscaping are to be provided to the carparking area where it adjoins road No. 2.

24. 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.

25. That house No. 7 be excluded from the development, so as to provide for adequate building clearance from the existing 24" diameter watermain and adjoining foul sewer.

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

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

P.K.

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for Principal Officer.