

COMHAIRLE CHONTAE ÁTHA CLIATH

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|-------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------|
| File Reference | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER | REGISTER REFERENCE SA.1385 |
| 1. LOCATION | Site 249 to 271 inc. and 863 to 883 inc. Laurel Lodge, Castleknock, | |
| 2. PROPOSAL | 142 houses, | |
| 3. TYPE & DATE OF APPLICATION | TYPE | Date Received |
| | P | 9th August 1979 |
| | | Date Further Particulars |
| | | (a) Requested |
| | | (b) Received |
| | | 1. |
| | | 2. |
| 4. SUBMITTED BY | Name Gallagher Group Ltd., Address 56 St. Stephens Green, Dublin 2. | |
| 5. APPLICANT | Name Dwyer Nolan Developments Ltd., Address 1 Duke Row, Dublin 1. | |
| 6. DECISION | O.C.M. No. | PA/3370/79 |
| | Date | 8th October 1979 |
| | | Notified 8th October 1979 |
| | | Effect To grant permission |
| 7. GRANT | O.C.M. No. | PBD/319/79 |
| | Date | 14th Nov. 1979 |
| | | Notified 14th Nov. 1979 |
| | | 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. | | |

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|-------------------|---------------------|----------------------------|
| Prepared by | Copy issued by..... | Registrar. |
| Checked by | Date..... | |
| Grid Ref. | O.S. Sheet | Co. Accts. Receipt No..... |
| | | |

DUBLIN COUNTY COUNCIL

319/79

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: Architect's Department, Decision Order Number and Date PA/3370/79, 8/10/79
Gallagher Group Limited, Register Reference No. S.A. 1585
55 St. Stephen's Green, Planning Control No. _____
Dublin 2. Application Received on 9/8/79

Applicant Doyce Nolan Developments Limited,

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

Proposed houses on sites 249 - 271 inclusive, 283 - 283 inclusive and 321 - 418 inclusive
at Laurel Lodge, Castleknock, Co. Dublin.

| CONDITIONS | REASONS FOR CONDITIONS |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>16. That documentary evidence be submitted prior to commencement of development to show that the large area of Public Open Space adjoining Laurel Lodge has been dedicated to County Council for the purpose of laying it out as Public Open Space and will be available for occupants of new houses.</p> <p>17. That the estate road immediately to the south of the Distributor Road and parallel to it to have a 24' carriageway with an 11' footpath/grass margin on the houses' side.</p> <p>18. That the junction of the Local Distributor Road with the Castleknock Road be reconstructed to the standard required by County Roads Engineer prior to commencement of development.</p> <p>19. That a 30' building line set back be maintained for all houses from the Local Distributor Road and 100' building line to be maintained from the motorway reservation required by County Roads Engineer.</p> <p>20. That all houses to have a minimum front garden building line set back of 25' and a minimum rear garden depth of 35'.</p> <p>21. That the developer shall maintain roads and services in the estate in a proper condition until taken over by the Council.</p> | <p>16. In the interest of the proper planning and development of the area.</p> <p>17. In the interest of safety and the avoidance of traffic hazard.</p> <p>18. In the interest of safety and the avoidance of traffic hazard.</p> <p>19. In the interest of the proper planning and development of the area.</p> <p>20. In the interest of the proper planning and development of the area.</p> <p>21. In the interest of the proper planning and development of the area.</p> <p style="text-align: right;">(Contd.....)</p> |

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

for Principal Officer

Date:.....

E. O' H.

14 NOV 1979

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.

22. That the area of Public Open Space within the site be provided as part of this development and to be levelled, silled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

23. That prior to commencement of development documentary evidence to be submitted to the effect that the Local Distributor Road through the estate will be constructed and made available for use by residents of houses.

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

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

E.O'H
14 NOV 1979

DUBLIN COUNTY COUNCIL

31 9 / 79

Tel. 42951 (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: Architect's Department,
Callagher Group Limited,
55 St. Stephen's Green,
Dublin 2.

Decision Order Number and Date PA/1370/79: 8/10/79
Register Reference No. S.A. 1385
Planning Control No. _____
Application Received on 8/9/79

Applicant Dwyer Nolan Developments Limited.

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

Proposed houses on sites 249 - 271 inclusive, 283 - 283 inclusive and 321 - 418 inclusive
at Laurel Lodge, Castleknock, Co. Dublin.

| CONDITIONS | REASONS FOR CONDITIONS |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> 1. That the development be carried out and completed strictly in accordance with the plans and specifications lodged with the application save as is in the conditions hereunder otherwise required. 2. That before development commences Building Bye-Laws approval shall be obtained and any conditions of such approval shall be observed in the development. 3. That each dwellinghouse be used as a single dwelling unit. 4. That the arrangements made for the payment of the financial levy in the sum of £155,000. for the overall site be adhered to. 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 on 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. | <ol style="list-style-type: none"> 1. To ensure that the development be in accordance with the permission and effective control be maintained. 2. In order to comply with the Sanitary Services Acts, 1878 - 1964. 3. To prevent unauthorised development. 4. To ensure contribution towards cost of provision of public services in the development. 5. To protect the amenities of the area. 6. In the interest of amenity. 7. In the interest of amenity and public safety. <p style="text-align: right;">(Contd....)</p> |

Signed on behalf of the Dublin County Council:

E. O' H.
for Principal Officer

Date:

14 NOV 1979

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of any conditions must be complied with in the carrying out of the work.

FUTURE PRINT

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, silted and 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.

11. That all watermain tapping branch connections, swabbing and disinfection 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 the screen walls in block or similar durable materials not less than 2-metres high, suitably capped and finished 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 relevant conditions of grant of permission by An Bord Pleanála, dated 28/9/77, be adhered to.

15. That prior to commencement of development a revised plan be submitted indicating the proposed motorway reservation correctly and the required building line set back. The motorway reservation to be set out on site by applicant and agreed by an Engineer from Roads Department prior to commencement of development.

8. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878 - 1954.

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

10. In order to comply with the Sanitary Services Acts, 1878 - 1954.

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 recover 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 the proper planning and development of the area.

K D H (Contd....)

for Principal Officer.

14 NOV 1979