

COMHAIRLE CHONTAE ÁTHA CLIATH

S

File Reference 15161	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE SA. 1156	
1. LOCATION	Laurellodge, Castleknock, Co. Dublin.		
2. PROPOSAL	149 houses,		
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 4th JULY 1979	
			Date Further Particulars
		(a) Requested	(b) Received
		1.	1.
		2.	2.
4. SUBMITTED BY	Name A. S. Tomkins, Address 308 Clontarf Road, Dublin 3.		
5. APPLICANT	Name Dwyer Nolan Dev. Ltd., Address 1 Duke Row, Summerhill, Dublin 1.		
6. DECISION	O.C.M. No. PA/3055/79	Notified 31st August, 1979	
	Date 31st August, 1979	Effect To grant permission	
7. GRANT	O.C.M. No. PBD/2367/79	Notified 10th October 1979	
	Date 10th October 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.			

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

POD/236/79

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: **A.S. Tomkins,**
308, Clontarf Road,
Dublin 3.

Decision Order Number and Date: **PA/3055/79, 31/8/79.**
Register Reference No. **S.A. 1156**
Planning Control No. **15161**
Application Received on **4/7/79**

Applicant: **Dwyer Nolan (Developments) Limited**

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

proposed housing development at Laurel Lodge, Castleknock, Co. Dublin,

CONDITIONS	REASONS FOR CONDITIONS
<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 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.</p> <p>15. That all relevant conditions of grant of permission by An Bord Pleanala, dated 28/9/77, be adhered to.</p> <p>16. That prior to commencement of development, a revised plan be submitted, indicating the proposed motorway reservation correctly and the required building line setback; the motorway reservation to be set out on site by applicant and agreed by an Engineer from Roads Department prior to commencement of development.</p> <p>17. 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>13. In the interest of the proper planning and development of the area.</p> <p>14. In the interest of visual amenity.</p> <p>15. In the interest of the proper planning and development of the area.</p> <p>16. In the interest of the proper planning and development of the area.</p> <p>17. In the interest of the proper planning and development of the area.</p>

Contd. Over/

Signed on behalf of the Dublin County Council: _____
for Principal Officer

Date: **10/10/79**

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

18. 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.
 19. That the junction of the local distributor road with the Castleknock Road be constructed to the standard required by County Roads Engineer prior to commencement of development.
 20. That a 30' building line setback 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.
 21. That all houses to have a minimum front garden building line setback of 25' and a minimum rear garden depth of 35'.
 22. That the developer shall maintain roads and services in the estate in a proper condition until taken over by the Council.
 23. That the area of public open space indicated within the site be provided as part of this development and to be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
 24. 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.
18. In the interest of safety and the avoidance of traffic hazard.
 19. In the interest of safety and the avoidance of traffic hazard.
 20. In the interest of the proper planning and development of the area.
 21. In the interest of the proper planning and development of the area.
 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.
 24. In the interest of the proper planning and development of the area.

for Principal Officer.

10/10/79

PB) 234/29

DUBLIN COUNTY COUNCIL

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

2951 (Ext. 143/145)

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

To: **A.S. Tomkins,**
306, Clontarf Road,
Dublin 3.

Decision Order Number and Date **PA/3055/79, 31/8/79.**
Register Reference No. **S.A. 1156**
15161
Planning Control No. **4/7/79.**
Application Received on

Applicant **Dwyer Nolan (Developments) Ltd.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
proposed housing development at Laurel Lodge, Castleknock, Co. Dublin,

CONDITIONS

REASONS FOR CONDITIONS

1. That the development be carried out and completed strictly in accordance with the plans and specification 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 £165,000. for the overall site be adhered to.
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, car-parks, sewers, watermains or drains has been given by:-
(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £150,000. 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 spaces, car-parks, sewers, watermains and drains are taken-in-charge by the Council or/

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 ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

Contd. Over/

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

10/10/79

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

5.(b) contd. Lodgment with the Council of an agreed sum to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction, on the ~~summary~~ provision and completion of such services to standard specification. or/

(c) Lodgment with the Planning Authority of a letter of guarantee issued by anybody 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 any case has been acknowledged in writing by the Council.

Notes:- 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.

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, 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.

11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

12. That all watermain tapings 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.

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, and in order to comply with the Sanitary Services Acts, 1878-1964.

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.

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.

15