

COMHAIRLE CHONTAE ÁTHA CLIATH

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| P. C. Reference | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER | REGISTER REFERENCE YA.1436 |
| 1. LOCATION | Primary Distributor Road B, Kilnamanagh, Tallaght. | |
| 2. PROPOSAL | Revision of layout and approved house-type incorporating 5 additional houses. | |
| 3. TYPE & DATE OF APPLICATION | TYPE | Date Received |
| | | Date Further Particulars (a) Requested (b) Received |
| | P. | 19th Aug., 1983. |
| | | 1. Time ext up to & incl., 21/1/84 2. 20th Jan., 1984 |
| | | 1. 2. 27th April, 1984 |
| 4. SUBMITTED BY | Name D. McCarthy & Company, Address Lynwood House, Ballinteer Road, Dublin 16. | |
| 5. APPLICANT | Name Frank Diggins (Builders) Limited, Address 68, Charlemont Street, Dublin 2. | |
| 6. DECISION | O.C.M. No. P/1401/84 | Notified 14th May, 1984 |
| | Date 14th May, 1984 | Effect To grant permission |
| 7. GRANT | O.C.M. No. P/2045/84 | Notified 27th June, 1984 |
| | Date 27th June, 1984 | 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. | | |

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|-------------------|-----------------------------|------------|
| Prepared by | Copy issued by | Registrar. |
| Checked by | Date | |
| | Co. Accts. Receipt No | |

DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

P / 2.045 / 84

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1982 ~~1963-1982~~ 1963-1983

To..... D. McCarthy & Co.,..... Decision Order
 Lynwood House,..... Number and Date P/1401/84, 14/5/84.....
 Ballinkeer Road,..... Register Reference No. YA.1436.....
 Dublin 16,..... Planning Control No.
 Applicant Diggins Builders..... Application Received on 19/8/83.....
 Diggins Builders..... Time ext. up to. 21/1/84.....
 Diggins Builders..... Add. Inf. Rec.'d. 27/4/84.....

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

Proposed revision of layout and approved house type incorporating five additional houses on the primary distributor road B, Kilnamanagh, Tallaght.

| CONDITIONS | REASONS FOR CONDITIONS |
|--|--|
| 1. That the development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto. | 2. 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 ^{each} the proposed house be used as a single dwelling unit. | 3. To prevent unauthorised development. |
| 4. That the applicant pay a financial contribution in the sum of £1,000. to Dublin County Council towards the cost of provision and development of public open space in the area. This contribution to be paid prior to commencement of development on site. | 4. In the interest of the proper planning and development of the area. |

Signed on behalf of the Dublin County Council

AK
For Principal Officer

CATANT: Turn overleaf for further information

Date..... **27 JUN 1984**

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

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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 **£10,000.**

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 space, car parks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

(b) Lodgment with the Council of ~~cash~~ **sum of £5,000.** 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.

Or/

(c) Lodgment 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.

and such lodgment in either case has been acknowledged in writing by the Council.

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.

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.

Cont.../....

AK

27 JUN 1984

DUBLIN COUNTY COUNCIL

GRANT OF PERMISSION

724755 (ext. 262/264)

P/2045/84

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963-1982 1963-1983

To D. McCarthy & Co., Decision Order P/1401/84, 14/5/84
Lynwood House, Number and Date
Ballinteer Road, Register Reference No. YA.1436
Dublin 14. Planning Control No.
 Applicant Diggins Builders Application Received on 19/8/83
 Time Exp. up to 21/1/84
 Add. Inf. Rec. 'd. 27/4/84

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed revision of layout and approved house type incorporating five additional houses on the primary distributor road, B, Kilnamanagh, Taliaight.

SUBJECT TO THE FOLLOWING CONDITIONS

| 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. | 6. To protect the amenities of the area. |
| 7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site. | 7. In the interest of amenity. |
| 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. | 8. In the interest of amenity and public safety. |
| 9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational. | 9. In the interest of the proper planning and development of the area. |
| 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. | 10. In the interest of the proper planning and development of the area. |
| 11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. | 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

27 JUN 1984

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

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.

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.

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.

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

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.

14. In the interest of visual amenity.

15. That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains forming part of the development, until taken in charge by the Council.

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

16. That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

16. To protect the amenities of the area.

17. That an adequate and satisfactory landscaping scheme, together with programme for such works, be submitted to and approved by the County Council.

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

18. The open space is to be fenced off and protected at all times and is to be kept in a clean and tidy condition during housing construction works. Plant, machinery, builders materials and stores are not to be located in the open space.

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

19. That the necessary lands be reserved for road improvement purposes at the north and west boundaries of the site and kept free from building development.

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

20. That the screen walls not less than 2.5m. in height be provided at the east flank of Site No. 1, and the east flank of No. 12, and the rear of Site No.'s 10, 11, 12, and along the perimeter boundaries between the rear boundary of Site No. 10 and the rear boundary of Site No. 1. Details of these screen walls are to be subject of consultation with the Planning Authority before consultation. A high standard of finish will be required.

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

PK

27 JUN 1984

YA.1436

20th January, 1984.

D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

Re: Proposed revision of layout and approved house type
incorporating 5 additional houses on the primary distributor
Road, B. Kilnamanagh, Tallaght for Diggins Builders.

Dear Sirs,

With reference to your planning application received here on 19/8/'83 (time extension up to 20/1/'84), in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. Further information is required which will provide for:-
 - a) The corrected location of the existing local Distributor Road roundabout in relation to the site now proposed for development and the existing Parkhill houses.
 - b) A corrected location for the "Proposed Link Road" in relation to the revised roundabout location and the existing and proposed houses.
 - c) Adjustments to the proposed housing blocks so as to provide for a satisfactory access and front garden facility to the individual units.
 - d) Adjusted access arrangements from the road pattern to these proposed houses, together with details of kerbing, verges where necessary and driveway cross-overs.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,



for Principal Officer

YA 1436

17th October, 1983.

D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

Re: Proposed revision of layout and approved house-
type incorporating 5 additional houses on the
primary distributor road, B, Kilnamanagh, Tallaght
for Diggins Builders.

Dear Sirs,

With reference to your planning application received here on 19th August, 1983 (letter for extension period received 14th October, 1983), 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 January, 1984. *fp*

Yours faithfully,



for Principal Officer.