

# COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE YA.1338
1. LOCATION	1,3,5,7,9, Rd, 3, Woodfarm Court, Palmerstown Upper, Palmerstown, Dublin 20.	
2. PROPOSAL	3 Bedroom Houses,	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
		Date Further Particulars
		(a) Requested                      (b) Received
	P.	26th July, 1983.
		1. .... 2. ....
4. SUBMITTED BY	Name <b>Tiernan Homes Limited,</b> Address <b>15a, Clyde Road, Ballsbridge, Dublin 4.</b>	
5. APPLICANT	Name <b>as above.</b> Address	
6. DECISION	O.C.M. No. <b>PA/2136/83</b>	Notified <b>23rd Sept., 1983</b>
	Date <b>23rd Sept., 1983</b>	Effect <b>To grant permission</b>
7. GRANT	O.C.M. No. <b>PBD/623/83</b>	Notified <b>8th Nov., 1983</b>
	Date <b>8th Nov., 1983</b>	Effect <b>Permission granted</b>
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.		

Prepared by .....

Checked by .....

Copy issued by ..... Registrar.

Date .....

Co. Accts. Receipt No .....

Tiernan Homes Ltd.,  
15A Clyde Road,  
Ballsbridge,  
Dublin 4.

YA 1338/

27th June, 1984

Re: Proposed three-bedroomed houses on sites 1,3,5,8,9, on Road 3,  
Woodfarm Court, Palmerstown Upper, Palmerstown for Tiernan Homes  
Limited.

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Dear Sirs,

I refer to your submission received on 27th April, 1984, to comply with conditions Nos. 21 and 22 of decision to grant permission by Order No. PA/2136/83, dated 23/9/83, in connection with the above.

In this regard, I wish to inform you that the proposals submitted on 27.4.84 in compliance with Condition Nos. 21 and 22 of YA 1338 are not satisfactory. Applicant to submit proposals in accordance with Parks Department specifications.

Yours faithfully,

  
\_\_\_\_\_  
for Principal Officer.

# DUBLIN COUNTY COUNCIL

P B D / 6 2 3 / 8 3

GRANT OF PERMISSION

Tel. 724755 (ext. 262/264)

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

To **Tiernan Homes Ltd.**,  
**15A, Clyde Road,**  
**Ballsbridge,**  
**Dublin 4.**

Decision Order  
Number and Date, ... **PA/2136/83, 23/9/'83** .....

Register Reference No. .... **YA.1338** .....

Planning Control No. .... **9493** .....

Application Received on .... **26/7/'83** .....

Applicant ..... **Tiernan Homes Ltd.** .....

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

**Proposed three-bedroomed houses on sites 1,3,5,8,9; on Road 3, Woodfarm Court,**  
**Palmerstown Upper, Palmerstown.**

CONDITIONS	REASONS FOR CONDITIONS
<p>1. That the development to be carried out in its entirety in accordance with the plans, particulars and specification lodged with the application, save as may be required by other conditions attached hereto</p> <p>2. That before development commences, approval under the Building Bye Laws be obtained, and all conditions of that approval be observed in the development.</p> <p>3. That each proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £48,650. in respect of the overall development 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>5. That screen walls in brick 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. In this regard the rear gardens of existing houses on "The Coppice" must be provided with screen walls to screen rear gardens from public view.</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> <p>5. In the interest of visual amenity.</p>

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer  
**8 NOV 1983**

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.

- 6. That all roads within the development be constructed to Roads Departments standards.
- 7. In relation to foul and surface water drainage proposals, that the sewer layout and acceptable watermain layout be agreed with the Sanitary Services Department, suitable wayleaves to ~~the~~ be provided for all sewers which are not located in public property. Evidence of such wayleaves to be submitted to the Sanitary Services Department before commencement of construction of any houses.
- 8. The final outfall to existing 450mm. surface water sewer to be upsized to 300mm. as the 225mm. surface water sewer is not capable of dealing with the flows from this site. This work to be done prior to occupation of any houses.
- 9. That the open space be fenced off and protected from the site development works and not used for the storage of spoil, building materials etc. In this regard, existing buildings materials on the said open space are to be removed forthwith.
- 10. That each house have a minimum front building line of 25' and rear garden of 35'.
- 11. That a minimum of 7' 6" be provided between each pair of houses.
- 12. That a 2 metre boundary wall, suitably capped and finished be provided in the following locations:-  
In the locations shown on the layout plan  
a) submitted with the application, where screen walls are indicated and  
b) all necessary locations to screen rear gardens from public view.

- 6. In order to comply with the Roads Department's requirements.
- 7. In order to comply with the Sanitary Services Acts, 1878-1964.

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

- 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 the interest of the proper planning and development of the area.
- 12. In the interest of the proper planning and development of the area.

Details to be agreed with the Planning Authority.

Cont./..

# DUBLIN COUNTY COUNCIL

P B P / 623 / 83

GRANT OF PERMISSION

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PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
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DUBLIN 1.

**Notification of Grant of Permission/Approval**

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

To <b>Tiernan Homes Ltd.</b> <b>15A, Clyde Road,</b> <b>Ballsbridge,</b> <b>Dublin 4.</b>  Applicant <b>Tiernan Homes Ltd.</b>	Decision Order Number and Date <b>PA/2136/83, 23/9/'83</b> Register Reference No. <b>YA.1338</b> Planning Control No. <b>9493</b> Application Received on <b>26/7/'83</b>
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A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

**Proposed three-bedroomed houses on sites 1, 3, 5, 7, 9, on Road 3, Woodfarm Court, Palmerstown Upper, Palmerstown.**

**SUBJECT TO THE FOLLOWING CONDITIONS**

CONDITIONS	REASONS FOR CONDITIONS
<p><b>13.</b> 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><b>13.</b> To protect the amenities of the area.</p>
<p><b>14.</b> That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.</p>	<p><b>14.</b> In the interest of amenity.</p>
<p><b>15.</b> 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><b>15.</b> In the interest of amenity and public safety.</p>
<p><b>16.</b> That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</p>	<p><b>16.</b> In the interest of the proper planning and development of the area.</p>
<p><b>17.</b> 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>In the interest of the proper planning and development of the area.</p>
<p><b>17.</b> 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><b>17.</b> In order to comply with the Sanitary Services Acts, 1878 - 1964.</p>

(Contd. . . .)

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

*[Signature]*  
For Principal Officer

**8 NOV 1983.**

Date .....

**IMPORTANT: Turn overleaf for further information**

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

18. 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.

18. 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.

19. 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.

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

~~That screen walls in brick 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 spacing, location and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.~~

~~In the interest of visual amenity.~~

20. 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.

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

21. That either a detailed landscape plan with full works specification to be submitted and agreed with the Parks Superintendent prior to occupation of any house. This plan to include for regrading, topsoiling, seeding, tree and shrub planting, street tree planting, piping of waterfilled ditches etc., and as the open space adjoins a National Primary Route, that a detailed landscape plan be submitted in relation to the Noise setback zone, so as to ensure that an adequate vegetation barrier will be provided to ameliorate noise and pollution from the adjoining road network.

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

or/....  
a financial contribution of £300. per house to be provided towards open space development and to be lodged on a phased basis with the development levy.

22. That one standard size tree be planted in the road side verge in front of every house.

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

NOTE: The attention of the applicant is drawn to Conditions 8 and 21 and to the requirements that these conditions be complied with "prior to the occupation of any house. In regard to Condition No. 7 this condition was imposed on earlier permissions and the applicant has not yet attended to the matter. The applicant is requested to contact Sanitary Services Engineer immediately in this regard.