

# COMHAIRLE CHONTAE ÁTHA CLIATH

# S

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>		REGISTER REFERENCE  YA.1298
1. LOCATION	Quarry Vale, Lucan Road.		
2. PROPOSAL	Housing layout and development works.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested                      (b) Received
	P.	19th July, 1983.	1. .... ..... 2. ....
4. SUBMITTED BY	Name Dublin Corporation, Address Development Department, Exchange Buildings, Lord Edward Street, Dublin 2.		
5. APPLICANT	Name as above. Address		
6. DECISION	O.C.M. No. PA/2042/83 Date 16th Sept., 1983	Notified 16th Sept., 1983 Effect To grant permission	
7. GRANT	O.C.M. No. PBD/614/83 Date 2nd Nov., 1983	Notified 2nd Nov., 1983 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		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			

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

# DUBLIN COUNTY COUNCIL

F B D / 6 1 4 / 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 Dublin Corporation,  
Development Department,  
Exchange Buildings,  
Lord Edward St., Dublin 2.

Decision Order  
Number and Date PA/2042/83, 16/9/'83

Register Reference No. YA.1298

Planning Control No. ....

Application Received on 19/7/'83

Applicant Dublin Corporation

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

**Proposed housing layout and development works at Quarry Vale, Lucan Road to provide for a residential community.**

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</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 £199,650. 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 all roads within the development be constructed to the standards specified by Dublin County Council.</p> <p>6. That the proposed roundabout on the Newlands/Bonthill Road be completed before the completion of any houses, by the developer.</p> <p>7. That the developer shall consult with Traffic Section, Dublin County Council regarding the details of the construction of the roundabout.</p> <p>8. That a further financial contribution of £350. per additional house (a total of £2,800) be paid by the</p> <p>Signed on behalf of the Dublin County Council</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 the proper planning and development of the area.</p> <p>6. In the interest of the proper planning and development of the area.</p> <p>7. In the interest of the proper planning and development of the area.</p>

*[Signature]*  
For Principal Officer

Date 2 NOV 1983

developer to Dublin County Council as a contribution towards the extension of the Newlands/Fonthill Road prior to the commencement of housing development.

9. That this permission relates only to layout and site development works. No housing development is to take place on foot of this permission.

10. That no housing development take place until such time as the Quarryvale Pumping Station has been constructed and is in operation. Details to be agreed with the Sanitary Services Department.

11. That the developer submit to and agree details of the treatment of the existing ditches which traverse the site with the Sanitary Services Department prior to the commencement of development.

12. That a comprehensive landscape plan for the landscaping to the site, along with a plan for its implementation be submitted to and agreed with the Parks Department prior to the commencement of development.

13. That the development of the open space area within the estate and the Class 1 public open space be in accordance with the Parks Superintendent's requirements including all necessary development works, planting, walling, footpaths and piping of ditches. Alternatively, the applicant to pay a financial contribution equal to the cost of providing these facilities. Details to be agreed with the Parks Department.

14. That an area of Class 1 public open space to Development Plan Standards be identified in the major area of public open space to the east of the development site to serve the development. In this respect there has been a revision in the now proposed provision of public open space in this application from the earlier application relating to the site (XA.1390). This area of public open space is to be identified prior to the commencement of development and excluded from the building contract boundary.

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

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

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

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

12. In the interest of visual amenity.

13. In the interest of amenity.

14. In the interest of amenity.

Cont./...



CONDITIONS

REASONS FOR CONDITIONS

- 20. 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.
- 21. 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.
- 22. 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.
- 23. 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.
- 24. That a minimum front building line of 25ft. and a rear garden depth of 35ft. be provided on all sites.
- 25. That a minimum of 7' 6" of open space be provided between each pair of houses.
- 26. That under no circumstances may top soil, spoil or other debris from the site be deposited on the areas of public open space within and adjoining the site without the prior consent of the Parks Department.
- 27. That the location(s) of builders' compounds within the site be agreed with the Planning Authority prior to the commencement of housing development.

- 20. 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.
- 21. In the interest of the proper planning and development of the area.
- 22. In the interest of visual amenity.
- 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.
- 25. In the interest of the proper planning and development of the area.
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