

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA/1217
1. LOCATION	Quarryvale, Section B, Clondalkin,	
2. PROPOSAL	Construction of 147 Houses and a residential shop,	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	1.7.83
	(a) Requested	Date Further Particulars (b) Received
	1.	1.
	2.	2.
4. SUBMITTED BY	Name Site Dev: B. Murphy Esq., Housing Const., J.F. Address Chief Engineer, Engineering Maguire, 6/8 Mountjoy Dept., Christchurch Pl., D.2 Square, Dublin 1	
5. APPLICANT	Name Dublin Corporation, Address City Hall, Dublin 2	
6. DECISION	O.C.M. No. PA/2000/83	Notified 31st Aug., 1983
	Date 31st Aug., 1983	Effect To grant permission
7. GRANT	O.C.M. No. PBD/551/83	Notified 19th Oct., 1983
	Date 19th Oct., 1983	Effect Permission granted
8. APPEAL	Notified	Decision
	Type	Effect
9. APPLICATION SECTION 26 (3)	Date of	Decision
	application	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
Checked by	Date
	Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

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**
Housing Construction Department,
16/19 Wellington Quay,
Dublin 2.
Applicant **Dublin Corporation.**

Decision Order
Number and Date **PA/2000/83: 31/8/83**
Register Reference No. **YA 1217**
Planning Control No.
Application Received on **1/7/83**

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

Proposed residential development at Quarryvale, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<ol style="list-style-type: none"> 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. That before development commences, approval under the Building Bye-laws be obtained and all conditions of that approval be observed in the development. That each proposed house be used as a single dwelling unit. That a financial contribution in the sum of £108,000. (one hundred and eight thousand pounds), 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 commencement of development on the site. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining lands during the course of the works. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground underground throughout the entire site. 	<ol style="list-style-type: none"> To ensure that the development shall be in accordance with the permission and that effective control be maintained. In order to comply with the Sanitary Services Acts, 1878-1964. To prevent unauthorised development. 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. To protect the amenities of the area. In the interest of amenity. <p>(Cont.....)</p>

Signed on behalf of the Dublin County Council

M. M. M.
For Principal Officer

Date **19 OCT 1983**

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.

7. 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. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

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

10. 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.

11. 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.

12. 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.

13. 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.

14. That a detailed landscaping plan for the estate along with full works specification be submitted and agreed with the Parks Department prior to the commencement of development.

15. That the area of public open space identified on the submitted plan along with the area referred to in condition 21 be fenced off and dedicated to Dublin County Council ~~prior~~ prior to the commencement of ...

cont...

7. In the interest of amenity and public safety.

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

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

10. 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.

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

12. In the interest of visual amenity

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

14. In the interest of amenity.

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

(Cont.....)

M. M. M.

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 Register Reference No. **YA 1217**
 Planning Control No.
 Application Received on **1/7/83**

Applicant **Dublin Corporation.**

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

Residential development at Quarryvale, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>15. Cont..... development. These areas to be excluded from within the building contract boundary.</p>	
<p>16. That a detailed landscape plan for the Class I and II public open space and areas of public open space within the estate along with full works specification be submitted to and agreed with the Parks Department, or alternatively a financial contribution equal to the cost of the works to be paid to the County Council towards the cost of development of public open space in the area. This contribution to be paid prior to commencement of development on the site.</p>	<p>16. In the interest of the proper planning and development of the area.</p>
<p>17. That all internal roads and roundabouts be constructed in the development to Dublin County Council Standards.</p>	<p>17. In the interest of safety and the avoidance of traffic hazard.</p>
<p>18. That the developer construct at his own expense the new roundabout on the Forthill Road at the access to the proposed new development. Details of this roundabout to be agreed with Traffic Section, Dublin County Council.</p>	<p>18. In the interest of the proper planning and development of the area.</p>
<p>19. That an additional financial contribution of £350. per house/£51,450. (fifty one thousand, four hundred and fifty pounds), be paid to Dublin County Council as a contribution towards the construction...</p>	<p>19. In the interest of the proper planning and development of the area. Cont.....</p>

cont.....

Signed on behalf of the Dublin County Council

M. M. M.
For Principal Officer

Date **19 OCT 1983**

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.

19. Cont.....

of the extension of the existing Newlands/Fonthill Road. This contribution to be paid prior to commencement of development on the site.

20. That the footpath indicated along the boundary of the major area of public open space on the submitted plan be extended north westwards to the site boundary.

21. That public open space in accordance with the requirements of the Development Plan be provided for within the development. The open space to be in accordance with ~~the~~ Table 3.13 of the 1983 Development Plan on Page 139. In this regard there is a revision of the area shown as public open space in the current application and in Reg. Ref. XA 1930 which refers to a permission for development in Area 'A' to the north. Condition 20 of grant of permission relative to Reg. Ref. XA 1930 ~~required~~ required identification and dedication of the Class I public open space. This has not yet been done and must be co-ordinated with identification of public open space relative to the current application. The requirements of this condition to be fulfilled prior to commencement of development on the site.

22. That a minimum front building line of 25ft. and rear garden depth of 35ft. be provided to all houses.

23. That a minimum of 7'6" passageway be provided between separate blocks of dwellings.

24. That a further financial contribution of £4,500. per acre ie. £81,000. be paid to Dublin County Council as a contribution towards provision of public services in the area. This contribution to be paid prior to commencement of development.

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. ~~The~~ In the interest of the proper planning and development of the area.

24. 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.

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