

COMHAIRLE CHONTAE ÁTHA CLIATH

S

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.1214
1. LOCATION	Roads 1, 4 & 5 Monksfield, Monastery Road, Clondalkin	
2. PROPOSAL	34 No. three bedroomed town houses	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	30.6.83
		Date Further Particulars
		(a) Requested
		(b) Received
		1.
		2.
4. SUBMITTED BY	Name A.S. Tomkins, Address 308 Clontarf Road, Dublin 3.	
5. APPLICANT	Name Princess Developments Ltd., Address 16 Terenure Road, East, Dublin 6	
6. DECISION	O.C.M. No. PA/1987/83	Notified 29th Aug., 1983
	Date 29th 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 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

P B C / 5 5 1 / 8 3

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1962 & 1976 **1963-1982**

To: **A.S. Tomkins,**
308 Clontarf Road,
Dublin 2.

Decision Order
Number and Date **PA/1987/83 29/8/83**

Register Reference No. **YA 1214**

Planning Control No.

Application Received on **30/6/83**

Applicant **Princess Developments Ltd.**

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

34 no. three-bedroomed town houses on roads 1, 4 and 5 Monksfield, Monastery Road,
Clonsilla.

CONDITIONS

REASONS FOR CONDITIONS

1. 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.

1 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.

~~That the proposed house be used as a single dwelling unit.~~

3 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.

That a financial contribution in the sum of £320,200. in respect of the overall site (vide Reg. Ref. WA 1267) 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.

3. That the arrangements made for payment of the financial contribution in the sum of £320,200. in respect of the overall site (vide Reg. Ref. WA 1267) 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 be strictly adhered to in the respect of this development.

(Contd)

Signed on behalf of the Dublin County Council:

H. M. M. M.

for Principal Officer

IMPORTANT: Turn overleaf for further information.

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.

CONDITIONS

REASONS FOR CONDITIONS

4

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, carparks, sewers, watermains or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£250,000. (two hundred and fifty thousand pounds)** 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, carparks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

(b) Lodgment with the Council of **£100,000.** 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.

4

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. ...)

M. We W

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Tel. 724755(Ext. 262/264)

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976 ~~1963-1976~~ 1963-1982

To: **A.S. Tomkins,**
.....
30B Clontarf Road,
.....
Dublin 3.
.....

Decision Order
Number and Date **PA/1987/83** **29/8/83**
.....
Register Reference No. **YA 1214**
.....
Planning Control No.
.....
Application Received on **30/6/83**
.....

Applicant **Princess Developments Ltd.**

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

34 no. three bedroomd town houses on roads 1,4 and 5 Monksfield, Monastery Road,
.....
Clondalkin.
.....

CONDITIONS	REASONS FOR CONDITIONS
<p>5. 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>5. To protect the amenities of the area.</p>
<p>6. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.</p>	<p>6 In the interest of amenity.</p>
<p>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.</p>	<p>7. In the interest of amenity and public safety</p>
<p>8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</p>	<p>8. In the interest of the proper planning and development of the area.</p>
<p>That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements 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>9. 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>9. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p>

(Contd)

Signed on behalf of the Dublin County Council:

M. Melt
.....
for Principal Officer

IMPORTANT: Turn overleaf for further information.

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.

CONDITIONS

REASONS FOR CONDITIONS

- 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 developement 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 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.
- 13. ~~That the areas of public open space be fenced off~~ and protected during site development works. These areas shall not be used as sites for the storage of building materials, soil, rubble etc.
- 14. That the location of builders compound sites and site offices in the development be agreed with the Planning Authority prior to the commencement of any works on the site.
- 15. That the internal roads and roundabouts, including the main distributor road through the site be constructed to the requirements of the Roads Department, Longitudinal sections of all roads and roundabouts to be submitted to the Roads Department for approval prior to the commencement of development.

- 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 amenity.
- 14. In the interest of the proper planning and development of the area.
- 15. In the interest of the proper planning and development of the area.

Contd./.....

M. Akel

DUBLIN COUNTY COUNCIL

P B D / 5 5 1 / 8 3

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 A.S. Tomkins, M.I.A.S. Decision Order Number and Date PA/1987/83, 29/8/'83
308, Clontarf Road, Register Reference No. YA.1214
Dublin 3. Planning Control No. 10150/3177
 Application Received on 30/6/'83
 Applicant Princess Developments Ltd.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed 34 no. three-bedroomed town houses on roads 1, 4 and 5 at Monksfield, Monastery Road.

CONDITIONS	REASONS FOR CONDITIONS
<p>16. That the road works at Monastery Road roundabout including the provision of an access to the SIAC site be carried out to the satisfaction of the Roads Department. The developers to be responsible for the cost of all the roadworks in the vicinity which facilitate the development of the site for housing. Provision shall be made for the continuous flow of traffic along Monastery Road whilst these roadworks are being carried out so as to avoid possible traffic hazard and congestion in accordance with the requirements of the Roads Department. In this respect the construction of this roundabout must be completed prior to the commencement of development of the estate.</p> <p>17. That deflection islands for all roundabouts and proper road markings to be provided to the requirements of the Roads Department. Details to be agreed with the Roads Department prior to the commencement of development.</p> <p>18. That the developer shall provide for access and services to the adjoining lands zoned for residential development to the south east of the site if and when required.</p> <p>19. That the proposals for foul drainage be in accordance with the requirements of the Sanitary Services Department. In this respect:- a) The first contribution of drainage from the</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> <p>18. In the interest of the proper planning and development of the area.</p> <p>19. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p style="text-align: right;">Cont./..</p>

Signed on behalf of the Dublin County Council

M. McMill
For Principal Officer

19 OCT 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.

19 a Cont..

developments shall not be discharged before Spring 1983.

b) The development of each site shall be at the rate of 25% per annum pending the completion of the Greater Dublin Trunk Sewer.

20. That a minimum separation of 7' 6" be provided between each house, pair of houses or terrace of houses.

21. That a minimum front garden depth of 25' and rear garden depth of 35ft. be provided for all houses. A minimum building line of 30ft. to be provided to the Local Distributor Road.

22. That the proposed house be used as single dwelling unit.

23. That the proposals for surface water drainage be in accordance with the requirements of the Sanitary Services Department. In this respect:-

a) The applicants shall at their own expense construct the final outfalls to the proposed realigned Cammock River or alternatively shall pay the full cost of laying same to the Council who will lay the said section on their behalf. In the former case the applicants shall lodge written permission of the owners of lands, not in their ownership, to enter and lay sewers on their premises and shall obtain on the Council's behalf a wayleave 10 metres width centred on the said pipe lines for maintenance purposes when the sewer shall be taken in charge by the Council.

b) Before building work shall be put in hands, the applicants shall pay a contribution towards the realignment of the Cammock River to the County Council. The amount of which shall be agreed with the Sanitary Services Department.

24. That the proposals for water supply in accordance with the requirements of the Sanitary Services Department in relation to the laying of 600mm. watermain to serve the site. Applicants to pay a deposit to Dublin County Council for the laying of the watermain across lands not in the applicants control. In this regard the 300mm. main is sufficient to provide a water supply for two years at which time the 600mm. main must be laid.

25. That the developer shall construct and maintain to the Council's standards for taking in charge all the roads, including footpaths verges, public lighting,

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. To prevent unauthorised development

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

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

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

Cont./..

M. Nicks

DUBLIN COUNTY COUNCIL

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

Tel. 724755 (ext. 262/264)

Notification of Grant of Permission/Approval

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

To **A.S. Tomkins, M.I.A.S.,**
308, Clontarf Road,
Dublin 3.

Decision Order Number and Date **PA/1987/83, 29/8/'83**
Register Reference No. **YA.1214**
Planning Control No. **10150/3117**
Application Received on **30/6/'83**

Applicant **Princess Developments Ltd.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed 34 no. three-bedroomed town houses on roads, 1, 4 and 5, At Monksfield,
Monastery Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>25. Cont.. open space, sewers, watermains or drains forming part of the development, until taken in charge by the Council.</p> <p>26. That a landscape plan for the public open space areas south of the neighbourhood centre at the entrance to the estate and the incidental areas of public open space with full works specifications shall be submitted to and agreed with the Parks Superintendent prior to the commencement of development. This plan to include provision for regarding, drainage, topsoiling, seeding, tree and shrub planting, planting at screen walls, street tree planting, hard surface treatment of selected areas as fully equipped playlots with hard surface base and pedestrian path circulation.</p> <p>or/.. a financial contribution of £300. per house in respect of the house located west of the distributor road to be paid to the County Council on a phased basis in relation to the development of the open space in lieu of the landscape plan.</p> <p>27. That no houses be occupied in this estate until such time as the 800ft. wide strip of public open space amenity lands referred to in Condition No. 14 of Reg. Ref. WA.1367 has been ceded to the County Council.</p>	<p>26. In the interest of visual amenity.</p> <p>27. In the interest of the proper planning and development of the area.</p> <p>Cont../..</p>

Signed on behalf of the Dublin County Council

M. Mell
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.

28. That a financial contribution of £300. per house in respect of each house to the east of the Distributor Road be paid to the County Council on a phased basis in respect of the development of the open space generated by the development to the east of the Local Distributor Road.

29. A financial contribution in the sum of £1,000. per house be paid to the Council for 4 additional houses ~~on~~ to the west of the Local Distributor Road. This contribution is in lieu of the provision of public open space for these houses west of the Local Distributor Road. This contribution to be paid prior to commencement of development and is in addition to the £8,000. assessed in Reg. Ref. YA.291 vide Condition 30.

30. That an additional financial contribution in the sum of £960. be paid by the applicant to Dublin County Council towards the Council's costs in the provision of public services in the area, this contribution to be paid prior to the commencement of development and is in addition to the £3,300. assessed in Reg. Ref. YA.291 vide Condition 31.

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

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

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

M. Kelly