

# COMHAIRLE CHONTAE ÁTHA CLIATH S

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE <b>ZA/94</b>
1. LOCATION	153-216 incl. 317-332 incl. Monksfield, Monastery Rd., Clondalkin	
2. PROPOSAL	80 Houses	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	31.1.84
	Date Further Particulars	
	(a) Requested	(b) Received
	1. ....	1. ....
	2. ....	2. ....
4. SUBMITTED BY	Name <b>Mr. A.S. Tomkins</b> Address <b>308 Clontarf Rd., Dublin 3</b>	
5. APPLICANT	Name <b>Princess Developments Ltd.,</b> Address <b>16 Terenure Rd. East, Dublin 6</b>	
6. DECISION	O.C.M. No. <b>P/853/84</b>	Notified <b>30th Mar, 1984</b>
	Date <b>29th Mar., 1984</b>	Effect <b>To grant permission</b>
7. GRANT	O.C.M. No. <b>P/1400/84</b>	Notified <b>11th May, 1984</b>
	Date <b>11th May, 1984</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 .....	Copy issued by ..... Registrar.
Checked by .....	Date .....
	Co. Accts. Receipt No .....

# DUBLIN COUNTY COUNCIL

GRANT OF PERMISSION

Tel. 724755 (ext. 262/264)

P/1400/84

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

Notification of Grant of Permission/Approval

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

To **A.S. Tomkins,**  
**308 Clontarf Road,**  
**Dublin 3:**  
  
Applicant **Princess Developments Ltd:**

Decision Order  
Number and Date **P/853/84 - 29/3/84**  
Register Reference No. **ZA 94**  
Planning Control No. **10150**  
Application Received on **31/1/84**

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

**Proposed 80 houses at Monksfield, Monastery Road, Clondalkin:**

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 to be obtained and all conditions of that approval to be observed in the development.</p> <p><del>That the proposed house be used as a single dwelling unit</del></p> <p><del>That a financial contribution in the sum of £320,200 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 the site</del></p> <p>3. That the arrangements made for the payment of the financial contribution in the sum of £320,200 in respect of the overall site (vide Reg. Ref. WA 1267), 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 be strictly adhered to in respect of this development.</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><del>To prevent the provision of such services in the area of the proposed development.</del></p> <p>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.</p>

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date **11 MAY 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

**P / 140.0 / 84**

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:

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.

(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 a cash sum 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.

(Condt.....)

*PK*

**11 MAY 1984**

# DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

P / 14.0.0 / 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~~ 1963-1983:

A.S. Tomkins,

To.....308 Clontarf Road,  
.....Dublin 3;

Decision Order P/853/84 - 29/3/84  
Number and Date .....

Register Reference No. ....ZA 94

Planning Control No. ....31/1/84

Application Received on .....

By Princess Developments Ltd.

Applicant .....

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

**Proposed 80 houses at Monksfield, Monastery Road, Clondalkin:**

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
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.	5. To protect the amenities of the area.
6. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	6. In the interest of amenity.
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.	7. In the interest of amenity and public safety.
8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	8. In the interest of the proper planning and development of the area.
<del>9. That the area shown as open space be levelled, sited, seeded and landscaped to the satisfaction of the County Council and that the available for use by residents work complete and that the works...</del>	<del>9. In the interest of the proper planning and development of the area.</del>
9. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	9. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . . .)

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

*[Signature]*  
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date.....11 MAY 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.

## CONDITIONS

## REASONS FOR CONDITIONS

- | CONDITIONS   | REASONS FOR CONDITIONS  |
|--|---|
| <p>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.</p>   | <p>10. To comply with public health requirement, 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.</p> |
| <p>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.</p>   | <p>11. In the interest of the proper planning and development of the area.</p>  |
| <p>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.</p> | <p>12. In the interest of visual amenity.</p>   |
| <p>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, watermain or drains forming part of the development, until taken in charge by the Council.</p>  | <p>13. In the interest of the proper planning and development of the area.</p>  |
| <p>14. 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.</p>  | <p>14. In the interest of the proper planning and development of the area.</p>  |
| <p>15. 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.</p>  | <p>15. In the interest of the proper planning and development of the area.</p>  |
| <p>16. 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.</p>  | <p>16. In order to comply with the requirements of the Roads Departments.</p>   |

(Condt.....)

11 MAY 1984

# DUBLIN COUNTY COUNCIL

GRANT OF PERMISSION

124755 (ext. 262/264)

PLANNING DEPARTMENT,  
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Notification of Grant of Permission/Approval

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

To **A.S. Toskins,**  
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**308 Clontarf Road,**  
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**Dublin 3:**  
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Decision Order **P/853/84 - 29/3/84**  
Number and Date .....  
Register Reference No. **ZA 94**  
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Application Received on **31/1/84**  
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Applicant **Princess Developments Ltd:**  
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A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

**Proposed 80 houses at Monksfield, Monastery Road, Clondalkin:**  
.....  
.....

CONDITIONS	REASONS FOR CONDITIONS
<p>17. That the road works at the 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. In order to comply with the requirements of the Roads Department.</p>
<p>18. 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. In order to comply with the requirements of the Roads Department.</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 development of each site shall be at the rate of 25% per annum pending the completion of the Greater Dublin Trunk Sewer.</p>	<p>19. In order to comply with the requirements of the Sanitary Services Department.</p> <p>(Condt.....)</p>

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

For Principal Officer

Date **11 MAY 1984**

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

21. That a minimum front garden depth of 25' and rear garden depth of 35' be provided for all houses.

22. That the proposals for water supply in accordance with the requirements of the Sanitary Services Department in relation to the laying of 600mm. water main to serve the site. Applicants to pay a deposit to Dublin County Council for the laying of the watermain across land 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.

23. That no house be occupied in this estate until such time as the 300ft. 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.

24. 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 all the development of the open space generated by the development to the east of the Local Distributor Road. This contribution to be paid prior to the commencement of development.

25. That an additional financial contribution in the sum of £1,280. 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 prior to the commencement of development.

26. That a minimum building line of 30ft. be provided to the Local Distributor Road.

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

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. 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.

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

11 MAY 1984