

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.1030															
1. LOCATION	Greenpark, Old Naas Road, Clondalkin																
2. PROPOSAL	118 Houses																
3. TYPE & DATE OF APPLICATION	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">TYPE</th> <th style="width: 25%;">Date Received</th> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <td></td> <td></td> <th style="width: 25%;">(a) Requested</th> <th style="width: 35%;">(b) Received</th> </tr> <tr> <td style="text-align: center;">P.</td> <td style="text-align: center;">20.5.83</td> <td>1.</td> <td>1.</td> </tr> <tr> <td></td> <td></td> <td>2.</td> <td>2.</td> </tr> </table>	TYPE	Date Received	Date Further Particulars				(a) Requested	(b) Received	P.	20.5.83	1.	1.			2.	2.
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		(a) Requested	(b) Received														
P.	20.5.83	1.	1.														
		2.	2.														
4. SUBMITTED BY	Name A.S. Tomkins, Architect, Address 308 Clontarf Road, Dublin 3																
5. APPLICANT	Name Dwyer Nolan Developments Ltd., Address 11 Mespil Road, Dublin 4																
6. DECISION	O.C.M. No. PA/1751/83 Date 19th July, 1983	Notified 19th July, 1983 Effect To grant permission															
7. GRANT	O.C.M. No. PBD/689/83 Date 7th Dec., 1983	Notified 7th dec., 1983 Effect Permission granted															
8. APPEAL	Notified 25th Aug., 1983 Type 1st Party	Decision WITHDRAWN Effect															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

DUBLIN COUNTY COUNCIL

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, 1963 & 1976

To: A.S. Tomkins,
308 Clontarf Road,
DUBLIN 3.

Decision Order **PA/1751/83** **19.7.83**
Number and Date
Register Reference No. **YA 1030**
Planning Control No. **8830**
Application Received on **20.5.83**

Applicant Dwyer Nolan Developments Ltd.

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

118 houses at Greenpark, Old Naas road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as maybe 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>3. That the ^{each} proposed house be used as a single dwelling unit.</p> <p>That a financial contribution in the sum of £321,000 be paid by the proposer to the Public Health Board towards the cost of provision of public services in the area of the proposed development, and which contribution shall be paid before the commencement of development on the site.</p> <p>4. That the arrangements made for the payment of the financial contribution in the sum of £321,000 (in respect of the overall 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>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>

(Contd)

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

[Signature]
for Principal Officer
Date: **7 DEC 1983**

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

5. 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**

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.

5. 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. ...)

DUBLIN COUNTY COUNCIL

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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, 1963-1982

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

Decision Order Number and Date **PA/1751/83, 19/7/'83**

Register Reference No. **YA, 1030**

Planning Control No. **8830**

Application Received on **20/5/'83**

Applicant **Dwyer Nolan Developments Ltd.**

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

Proposed 118 houses at Greenpark, Old Naas Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>6. 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>7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.</p> <p>8. 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>9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</p> <p>That the applicant shall be responsible for the provision of all necessary services to the proposed development and shall be liable for any costs incurred by residents on completion of their dwellings.</p> <p>10. 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>6. To protect the amenities of the area.</p> <p>7. In the interest of amenity.</p> <p>8. In the interest of amenity and public safety</p> <p>9. In the interest of the proper planning and development of the area.</p> <p>In the interest of the proper planning and development of the area.</p> <p>10. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p style="text-align: right;">(Contd)</p>

Signed on behalf of the Dublin County Council: _____
for Principal Officer

IMPORTANT: Turn overleaf for further information.

Date: **7 DEC 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

- 11. That all watermain tappings 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.
- 12. 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.
- 13. 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.
- 14. That a minimum of 7'6" separation be provided between each pair of terrace of houses.
- 15. That a financial contribution of £250, per house be paid by the applicant to Dublin County Council as a contribution towards the construction of major roads in the area.
- 16. That the applicant widen, at his own expense the Old Naas Road to a 30ft. carriageway and provide a 14ft. wide grass margin and a 6ft. footpath on the norther side of the carriageway, at the commencement of development along the full extent of the southern boundary of the applicants land holding as identified in Reg. Ref. WA 1776. Details of this road improvement to be agreed with the Planning Authority.

- 11. 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.
- 12. In the interest of the proper planning and development of the area.
- 13. In the interest of visual 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.
- 16. In the interest of the proper planning and development of the area.

[Handwritten signature]

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
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DUBLIN 1

Tel. 724755 (Ext. 262/264)

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

PA/1751/83: 19/7/83

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

Decision Order
Number and Date **YA 1030**
Register Reference No. **8830**
Planning Control No. **20/5/83**
Application Received on

Dwyer Nolan Developments Ltd.

Applicant

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

Proposed 118 houses at Greenpark, Old Naas Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>17. That a maximum of 100no. houses be permitted to be developed from the Old Naas Road until such time as improvements to the Old Naas Road east of the applicant's site have taken place. Details as to the particular 100 houses and as to how the limitation of through access is to be achieved to be agreed with the Planning Authority prior to commencement of development.</p>	<p>17. In the interest of the proper planning and development of the area.</p>
<p>18. The areas indicated as public open space including the open space required under Reg. Ref. WA 1776 shall be dedicated to the Council, fenced off and kept in a tidy condition through out the development of the site and shall not be used for dumping of topsoil or for the site offices, compounds etc.</p>	<p>18. In the interest of amenity.</p>
<p>19. The location of the temporary site offices and compounds to be agreed with the Planning Authority prior to the commencement of development.</p>	<p>19. In the interest of the proper planning and development of the area.</p>
<p>20. The development shall be phased in the following manner to take account of the availability of foul sewer facilities:-</p>	<p>20. In order to comply with the Sanitary Services Acts, 1878-1964.</p>
<p>a. No more than $\frac{2}{3}$ of development to be discharging prior to Spring 1984.</p>	<p>(Cont.....).</p>

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

for Principal Officer

7 DEC 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.

FUTURE PRINT

21. In relation to the proposals for surface water drainage, a portion of the proposed twin 1200mm pipeline is located in County Council property. A wayleave must be negotiated before any work on the outfall commences. Details to be agreed with Sanitary Services Department. Additionally the surface water sewer from manhole 556 all be extended to the southside of the manhole on Road 4. No occupation of any of the proposed houses is to take place before the construction of the surface water outfall is completed.

22. That the watermain layout be amended as agreed with the Sanitary Services Engineer.

23. That a minimum front building line of 25' be provided and a minimum rear garden dept of 35' to all houses.

24. That the arrangements made for the payment of a financial contribution in the sum of £130,000. towards the development of open space serving the overall estate, be strictly adhered to.

25. That plans for landscaping of roadside margins including street tree planting be submitted to and agreed with the Parks Department prior to commencement of development.

26. That arrangements for compliance with Condition 24, of Order PA/572/82 (WA 1776), (which permission the applicant referred to in letter to Planning Department dated 9/7/83) be made by the applicant before the commencement of development. This condition states "that the remaining land on both sides of St. John's Rd. in the applicants ownership and required for the construction of the Slot Road be made available to the County Council at a price of £15,000. per acre. This money to be paid by reducing the £250. per house contribution by the appropriate amount. This land to be made available to the County Council immediately on commencement of development on foot of this permission". The making available of the land referred to in Condition No. 24 of WA 1776, was part of the planning application granted permission by Order No. PA/572/82 (WA 1776).

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

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 amenity.

25. In the interest of visual amenity.

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

(Cont.....)

P 77 / 689 / 83
DUBLIN COUNTY COUNCIL

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 DUBLIN COUNTY COUNCIL
 IRISH LIFE CENTRE
 LOWER ABBEY STREET
 DUBLIN 1

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

To: **A.S. Tomkins,**

309 Clontarf Road,

Dublin 3.

Decision Order **PA/1751/83:** **19/7/83**
 Number and Date
 Register Reference No. **YA 1030**

8830
 Planning Control No.
 Application Received on **20 5/83**

Applicant **Dwyer Nolan Developments Ltd.**

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

Proposed 118 houses at Greenpark, Old Naas Road, Clondalkin.

CONDITIONS

REASONS FOR CONDITIONS

27. That all relevant conditions of Order no. PA/572/83, (WA 1776), be strictly adhered to in the development.

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

28. That the roundabout at the junction between the Old Naas Road and Road 4, be constructed by the applicant to the requirements of the Roads Engineer.

28. In order to comply with the requirements of the Roads Department.

29. That the developer pay an additional financial contribution of £28,000. to Dublin County Council as a contribution towards the acquisition and development of public ~~park~~ open space in the area. This figure represents a levy of £1,000. per house on the number of houses proposed in this application over and above the number previously granted permission.

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

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

for Principal Officer

Date:

7 DEC 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.

FUTURE PRINT

An Bord Pleanála

DUBLIN CITY
PLANNING
RECEIVED
2 DEC 1983

Floor 3, Blocks VI & VII,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.
Telephone (01) 728011.

PLG/5/64698

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Dublin Co. cl.

Date 30/11/83

Your Ref y.A.1030

Appeal re: ~~118 houses at Greenpark, Old Naas road, Clonsilla~~
~~for Dwyer Nolan etc.~~

A Chara,

The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1982, has been withdrawn.

Mise, le meas,

P. M. Conishey

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