

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE ZA/74
1. LOCATION	776-795 incl., Greenpark, Old Naas Road, Clondalkin, Co. Dublin	
2. PROPOSAL	Substitution of house types	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	25th Jan., 1984
	(a) Requested	Date Further Particulars (b) Received
	1.	1.
	2.	2.
4. SUBMITTED BY	Name A. S. Tomkins, 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. P/752/84	Notified 23rd March, 1984
	Date 23rd March, 1984	Effect To grant permission
7. GRANT	O.C.M. No. P/1281/84	Notified 2nd May, 1984
	Date 2nd May, 1984	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

GRANT OF PERMISSION

Tel. 724755 (ext. 262/264)

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

P / 128.1 / 84

Notification of Grant of Permission ~~APPROVAL~~

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

To A.S. Tomkins, Decision Order
308 Clontarf Road, Number and Date P/752/84 23/3/84
Dublin 3. Register Reference No. ZA 74
Applicant Dwyer Nolan Developments Ltd. Planning Control No.
Application Received on 25/1/84

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
substitution of house type on sites 776-795 inclusive at Greenpark, Old Naas Road,
Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
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.	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.
3. ^{each} That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That the arrangements made for the payment of a financial contribution in the sum of £4,000. per acre in respect of the overall development be strictly adhered to.	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.

Contd.
[Signature]
For Principal Officer

Signed on behalf of the Dublin County Council

2 MAY 1984

Date

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

P / 1 2 8 . 1 / 8 4

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:

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.

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £112,000. (one hundred and twelve 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 Cash of £53,000. 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.

Contd./.....

AK

2 MAY 1984

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PLANNING DEPARTMENT,
BLOCK 2,
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LR. ABBEY STREET,
DUBLIN 1.

GRANT OF
PERMISSION

P / 1 2 8 1 / 8 4

Notification of Grant of Permission/~~Approval~~

Local Government (Planning and Development) Acts, ~~1962-1982~~ 1963-1983

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

Decision Order
Number and Date P/752/84 25/3/84

Register Reference No. ZA 74

Planning Control No.

Application Received on 25/1/84

Applicant Dwyer Nolan Developments Ltd.

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

...substitution of house type on sites 776-795 inclusive at Greenpark, Old Naas Road, ...
...Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
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.	6. To protect the amenities of the area.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	7. In the interest of amenity.
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.	8. In the interest of amenity and public safety.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	9. In the interest of the proper planning and development of the area.
10. That the area shown as open space be levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.	10. In the interest of the proper planning and development of the area.
11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	11. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . . .)

Signed on behalf of the Dublin County Council



For Principal Officer

IMPORTANT: Turn overleaf for further information

Date 2 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

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| <p>12 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>13 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>14 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>15 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.</p> <p>16. 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>17. That a minimum of 7'6" separation be provided between each pair of houses.</p> <p>18. 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. This contribution to be paid prior to commencement of development on the site.</p> <p>19. 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 northern side of the carriageway at the commencement of development along the full extent of the southern boundary of the site. Details of this road improvement to be agreed with the Planning Authority..</p> | <p>12 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.</p> <p>13 In the interest of the proper planning and development of the area.</p> <p>14 In the interest of visual amenity.</p> <p>15 In the interest of the proper planning and development of the area.</p> <p>16. To protect the amenities 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 the interest of the proper planning and development of the area.</p> |
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2 MAY 1984

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substitution of house type on sites 776-795 inclusive at Greenpark, Old Naas Road,
Ceondalkin.

CONDITIONS

REASONS FOR CONDITIONS

20. That a maximum of 100 no. houses be permitted to be developed from the Old Naas Road until such time as improvements to the Old Naas Road, east of the applicants site have taken place. Details as to how the limitation of through access is to be achieved to be agreed with the Planning Authority prior to commencement of development.
21. The areas indicated as public open space shall be indicated to the Council, fenced off and kept in a tidy condition through the development of the site and shall not be used for dumping of topsoil or for site offices, compounds etc.
22. The location of the temporary site offices and compound to be agreed with the Planning Authority prior to commencement of development.
23. The development shall be phased in the following manner to take account of the availability of foul sewer facilities:-
a. no more than $\frac{2}{3}$ of the development to be discharging prior to Spring '84;
24. In relation to the proposals for surface water drainage, a portion of the proposed twin 1,200mm. 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

20. In the interest of the proper planning and development of the area.
21. In the interest of amenity.
22. In the interest of the proper planning and development of the area.
23. In order to comply with the Sanitary Services Acts 1878-1964.
24. In order to comply with the Sanitary Services Acts, 1878-1964.

Contd./.....

Contd./.....

Signed on behalf of the Dublin County Council

AK
For Principal Officer

Date 2 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.

24. Contd./.....

Department. Additionally, the surface water sewer from na
manhole 556 all be extended to the southside of the
manhole on Road No. 4. No occupation of any of the
proposed houses is to take place before construction
of the surface water outfall is completed.

25. In relation to water supply, a watermain layout for
the development indicating mains, their sizes, shall
be submitted to and agreed with the Sanitary Services
Department prior to the commencement of development.

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

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

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

27. 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.

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

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

28. In the interest of visual amenity.