

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.450.
1. LOCATION	Roads 12 + 14, Greenpark, Old Naas Road, Clondalkin.	
2. PROPOSAL	53 dwellings.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	3.3.1983.
		Date Further Particulars
		(a) Requested
		(b) Received
		1.
		2.
4. SUBMITTED BY	Name A.S. Tomkins. Address 308, Clontarf Road, D/3.	
5. APPLICANT	Name Dwyer Nolan Developments Ltd. Address 11, Mespil Road, D/4.	
6. DECISION	O.C.M. No. PA/971/83	Notified 22nd April, 1983
	Date 22nd April, 1983	Effect To grant permission
7. GRANT	O.C.M. No. FBD/198/83	Notified 7th June, 1983
	Date 7th June, 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

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

198/198/83

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, 1963-1982

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

Decision Order
Number and Date PA/971/83 22/4/83
Register Reference No. YA 450
Planning Control No.
Application Received on 3/3/83

Applicant Dwyer Nolan Developments Ltd.

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

53 dwellings at Roads 12 and 14 Green Park, 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 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.} <i>lead</i> That the proposed house be used as a single dwelling unit.</p> <p>3. That a financial contribution in the sum of to be paid to the Dublin County Council towards the cost of provision of public services in the area of the proposed development which constitute the development, this contribution to be paid before the commencement of development on the site.</p> <p>4. That the arrangements made for the payment of a financial contribution in the sum of £321,000. (in respect of the overall development) be strictly adhered to in the devel</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:

for Principal Officer

IMPORTANT: Turn overleaf for further information.

Date: 7 JUN 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

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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) Lodgement with the Council of **cash 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) Lodgement 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 lodgement 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.

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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. ...)

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

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Number and Date PA/971/83 22/4/83

Register Reference No. YA 450

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53 dwellings at Roads 12 and 14 Green Park, Old Naas Road, Clondalkin.

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.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.
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.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
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.
11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

6. To protect the amenities of the area.
7. In the interest of amenity.
8. In the interest of amenity and public safety
9. In the interest of the proper planning and development of the area.
10. In the interest of the proper planning and development of the area.
11. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd)

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

M. Ke
for Principal Officer

Date: 7 JUN 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

12. That all watermain tapings 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.
- 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.
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.
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.
16. That a minimum of 7'6" separation be provided between each pair of terrace of houses.
17. 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.
18. 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.

REASONS FOR CONDITIONS

- 12^o 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.
- 13ⁿ in the interest of the proper planning and development of the area.
- 14ⁿ in the interest of visual amenity.
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.
17. In the interest of the proper planning and development of the area.
18. In the interest of the proper planning and development of the area.

Contd./.....

DUBLIN COUNTY COUNCIL

msd/198/83

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Applicant **Dwyer Nolan Developments Ltd.**

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53 ~~at~~ dwellings at Roads 12 and 14 Green Park, Old Naas Road, Clondelkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>19. 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 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>20. The areas indicated as public open space shall be dedicated 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.</p> <p>21. The location of the temporary site offices and compounds to be agreed with the Planning Authority prior to the commencement of the development.</p> <p>22. The development shall be phased in the following manner to take account of the availability of foul sewer facilities:- (a) no more than $\frac{1}{3}$ of the development to be discharging prior to Spring '83. (b) no more than $\frac{2}{3}$ of the development to be discharging prior to Spring '84.</p>	<p>19. In the interest of the proper planning and development of the area</p> <p>20. In the interest of amenity</p> <p>21. In the interest of the proper planning and development of the area</p> <p>22. 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

Date: **7 JUN 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

23. In relation to the proposals for surface water drainage, a portion of the proposed ~~main~~ 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 south-side 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 ~~is~~ outfall is ~~is~~ completed.

24. 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 commencement of development.

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

26. That the arrangements made for the payment of financial contribution in the sum of £130,000 (one hundred and thirty thousand pounds) towards the development of open space serving the overall estate be strictly adhered to.

27. 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. That arrangements for compliance with condition No. 24 of Order PA/572/82, WA 1776, be made by the applicant before the commencement of development. This condition states "that the remaining land on both sides of St. Johns Road 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).

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

27. In the interest of visual amenity.

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

Counted./....

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CONDITIONS	REASONS FOR CONDITIONS
<p>29. That all relevant conditions of Order No. PA/572/82 PA/572/82 (WA 1776) be strictly adhered to in the development.</p> <p>30. That the E.S.B. substation indicated on the public open space be relocated closer to the road. Details to be agreed with Parks Department.</p>	<p>29. In the interest of the proper planning and development of the area.</p> <p>30. In the interest of the proper planning and development of the area.</p>

Signed on behalf of the Dublin County Council:
for Principal Officer **7 JUN 1983**

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