

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.412'
1. LOCATION	Roads, 4, 18, 19, 20, & 21, Greenpark, Old Naas Road, Clondalkin, Co. Dublin	
2. PROPOSAL	142 No. Dwellings	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	3.3.83
		Date Further Particulars
		(a) Requested
		(b) Received
		1.
		2.
4. SUBMITTED BY	Name A.S. Tomkin,	
	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/950/83	Notified 29th April, 1983
	Date 29th April, 1983	Effect To grant permission
7. GRANT	O.C.M. No. PBD/209/83	Notified 14th June, 1983
	Date 14th 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	Copy issued by	Registrar.
Checked by	Date	
	Co. Accts. Receipt No	

DUBLIN COUNTY COUNCIL

PBD/209/83

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) Act 1963-1982

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

Decision Order Number and Date PA/950/83 29/4/83

Register Reference No. YA 412

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.

142 dwellings on roads 4, 18, 19, 20 and 21 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.</p> <p>3. That ^{each} the proposed house be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £321,000 be paid by the proposer to the Dublin County Council towards the development of the site. The contribution to be paid before the commencement of the development.</p> <p>4. That the arrangements made for the payment of a financial contribution in the sum of £321,000. be strictly adhered to in respect of the overall 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: 14 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

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. (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 Cash.** 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. ...)

CONDITIONS
<p>11 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.</p>
<p>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.</p>
<p>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. <u>The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction.</u> Timber fencing is not acceptable.</p>
<p>14. That a minimum of 7'6" separation be provided between each pair of terrace of houses.</p>
<p>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. This contribution to be paid on a phased basis as already agreed.</p>
<p>16. That the applicant widen, at his own expense the Old Naas Road to 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 applicants land holding as identified in Reg. Ref. WA 1776. Details of this road improvement to be agreed with the Planning Authority.</p>
<p>17. That a minimum front max building line of 35ft. be provided to all houses fronting onto Road 4.</p>
<p>18. 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 to be agreed with the Planning Authority prior to commencement of development.</p>

REASONS FOR CONDITIONS
<p>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.</p>
<p>12 the interest of the proper planning and development of the area.</p>
<p>13 the interest of visual amenity.</p>
<p>14. In the interest of the proper planning and development of the area.</p>
<p>15. In the interest of the proper planning and development of the area.</p>
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Contd./....

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

To: **A.S. Tomkins,** Decision Order **PA/950/83** **29/4/83.**
308 Clontarf Road, Number and Date
Dublin 3. Register Reference No. **YA 412**
 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.

~~142 dwellings on roads 4, 18, 19, 20 and 21 Green Park, Old Naas Road, Clonsilla.~~

CONDITIONS	REASONS FOR CONDITIONS
<p>19. 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 top-soil or for site offices, compounds etc.</p> <p>20. The location of the temporary site offices and compounds to be agreed with the Planning Authority prior to the commencement of development.</p> <p>21. The development shall be phased in the following manner to take account of the availability of foul sewer facilities:-</p> <p>a. no more than $\frac{1}{3}$ of the development to be discharging prior to Spring '83.</p> <p>b. no more than $\frac{2}{3}$ of the development to be discharging prior to Spring '84.</p> <p>22. In relation to the proposals for surface water drainage, a portion of the proposed twin 1200mm pipe-line is located in County Council property. A way-leave 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 shall 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.</p>	<p>19. In the interest of amenity.</p> <p>20. In the interest of the proper planning and development of the area.</p> <p>21. In order to comply with the Sanitary Services Acts 1878-1964.</p> <p>22. In order to comply with the Sanitary Services Acts 1878-1964.</p>

Contd./.....

Signed on behalf of the Dublin County Council:.....
 for Principal Officer *[Signature]*
 Date: **14 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.

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

24. That a minimum front building line of 25ft. be provided (except for those houses referred to in condition 17) and a minimum rear garden depth of 35ft. to all houses.

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

26. 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.

27. 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 7/9/82) be made by the applicant before the commencement of development. This condition states: "that the remaining land on both sides of St. John's 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 planning application granted permission by Order No. PA/572/82 (WA 1776).

28. That all relevant conditions of Order No. PA/572/82 (WA 1776) be strictly adhered to in the development.

29. 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.

30. That provision be made for the possible future extension of roads 18, 21 and 20.

23. In order to comply with the Sanitary Services Acts 1878-1904.

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

25. In the interest of amenity.

26. In the interest of visual amenity.

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

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

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

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

