

# COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 <b>PLANNING REGISTER</b>	REGISTER REFERENCE <b>YA.291.</b>															
1. LOCATION	Knockmitten, Monastery Road, Clondalkin.																
2. PROPOSAL	310 houses, including roads, sewers and ancillary works.																
3. TYPE & DATE OF APPLICATION	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">TYPE</th> <th style="width: 20%;">Date Received</th> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <td></td> <td></td> <th style="width: 35%;">(a) Requested</th> <th style="width: 35%;">(b) Received</th> </tr> <tr> <td style="text-align: center;">P</td> <td style="text-align: center;">23.2.1983.</td> <td>1. 22nd April, 1983</td> <td>1. 18th May, 1983.</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	23.2.1983.	1. 22nd April, 1983	1. 18th May, 1983.			2. ....	2. ....
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P	23.2.1983.	1. 22nd April, 1983	1. 18th May, 1983.														
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4. SUBMITTED BY	Name <b>A.S. Tomkins.</b> Address <b>308, Clontarf Road, D/3.</b>																
5. APPLICANT	Name <b>Western Investments Limited.</b> Address <b>Greenhills Road, Walkinstown, D/12.</b>																
6. DECISION	O.C.M. No. <b>PA/865/83</b> Date <b>22nd June, 1983</b>	Notified <b>22nd June, 1983</b> Effect <b>To grant permission</b>															
7. GRANT	O.C.M. No. <b>PBD/332/83</b> Date <b>9th August, 1983</b>	Notified <b>9th August, 1983</b> Effect <b>Permission granted</b>															
8. APPEAL	Notified Type	Decision 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 .....

# PBL / 332 / 83 DUBLIN COUNTY COUNCIL

Tel. 724755(Ext. 262/264)

PLANNING DEPARTMENT  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTRE  
LOWER ABBEY STREET  
DUBLIN 1

~~XXXXXXXXXXXXXXXXXXXX~~  
Notification of Grant of Permission/Approval  
~~XXXXXXXXXXXXXXXXXXXX~~ **1983-1982**  
Local Government (Planning and Development) Acts, 1963 & 1976

To: **A.S. Tomkins,** ..... Decision Order **PA/865/83** **22/6/83**  
..... Number and Date .....

**308 Clontarf Road,** ..... Register Reference No. **YA 291**  
.....  
**Dublin 3.** ..... Planning Control No. ....  
.....  
..... Application Received on **23/2/83**  
..... ~~App. Info. Rec'd on~~ **18/5/83**

Applicant **Western Investments Ltd.** .....

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

**310 houses including roads, sewers and ancillary work at Knockmitten Monastery**  
.....  
**Road, Clondalin**  
.....

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><del>That the proposed house be used as a single dwelling unit.</del></p> <p><del>That the cost of provision of public services in the area of the proposed development be paid by the proposer to the Dublin County Council in the sum of £320,200.</del></p> <p>3. That <del>the</del> the arrangements made for payment of the financial contribution in the sum of £320,200. in respect of the overall site (vide Reg. Ref. WA 1267) 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>That the cost of provision of public services in the area of the proposed development be paid by the proposer to the Dublin County Council in the sum of £320,200.</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>

(Contd . . . .)

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

for Principal Officer  
Date: **9 AUG 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.

20/11/89

CONDITIONS

REASONS FOR CONDITIONS

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:

(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 **£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.

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.

(Contd. ...)

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Notification of Grant of Permission/Approval  
Local Government (Planning and Development) Acts, 1963 & 1976  
1963-1982

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

Decision Order Number and Date **PA/865/83 22/6/83**  
Register Reference No. **YA 291**  
Planning Control No. ....  
Application Received on **23/2/83**  
Add. Info. Rec'd: **18/5/83**

Applicant **Western Investments Ltd.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.  
**310 houses including roads sewers and ancillary works at Knockmitten, Monastery Road,**

CONDITIONS	REASONS FOR CONDITIONS
<p>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.</p> <p>6. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.</p> <p>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.</p> <p>8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.</p> <p><del>That the area shown as open space on plans, be landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their works.</del></p> <p>9. 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>5. To protect the amenities of the area.</p> <p>6. In the interest of amenity.</p> <p>7. In the interest of amenity and public safety</p> <p>8. In the interest of the proper planning and development of the area.</p> <p><del>xxxxxx of the xxxxx planning and development.</del></p> <p>9. 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: **9 AUG 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

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.

10 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.

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.

11 in the interest of the proper planning and development of the area.

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.

1 12 in the interest of visual amenity.

13. That the areas of public open space be fenced off and protected ~~fr~~ during site development works. These areas shall ~~be~~ not be used as sites for the storage of building materials, soil, rubble etc.

13. In the interest of amenity.

14. 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.

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

15. 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.

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

16. 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 ~~b~~ vicinity ~~of~~ which facilitate the development of the site for housing. provision shall be made for the continuous flow of traffic along Monastery Road whilst these road works are being carried out ~~so~~ as to avoid possible traffic hazard and congestion in accordance with the requirements of the Roads Department.

16. In ~~the~~ order to comply with the requirements of the Roads Department.

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Contd./.....

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

Decision Order **PA/865/83** **22/6/83**  
Number and Date

Register Reference No. **YA 291**

Planning Control No.

Application Received on **23/2/83**  
Add. Info. **18/5/83**

Applicant **Western Investments Ltd.**

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

~~310 houses including roads, sewers and ancillary works at Knockmitten~~

CONDITIONS

REASONS FOR CONDITIONS

16. contd./....  
In this respect the construction of this roundabout must be completed prior to the commencement of development of the estate.

17. 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.

18. The developer shall provide for access and services to the adjoining lands zoned for residential development to the south-east of the site if and when required.

19. That the proposals for foul drainage be in accordance with the requirements of the Sanitary Services Department. In this respect:-

a. The first contribution of drainage from the developments shall not be discharged before Spring 1983.

b. The development of each site shall be at the rate of 25% per annum pending the completion of the Greater Dublin Trunk Sewer.

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

21. That a minimum front garden depth of 25' and rear garden depth of 35ft. be provided for all houses. A minimum building line of 30ft. to be provided to the Local Distributor Road.

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

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

19. In order to comply with the requirements of the Sanitary Services Department.

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.

Contd./.....

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

Date: **9 AUG 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

22. That the proposed houses be used as a single dwelling units.

23. That the proposals for surface water drainage be in accordance with the requirements of the Sanitary Services Department. In this respects-

a) The applicants shall at their own expense construct the final outfalls to the proposed realigned Cammock River or alternatively shall pay the full cost of laying same to the Council who will lay the said section of their behalf. In the former case the applicants shall lodge written permission of the owners of lands not in their ownership, to enter and lay sewers on their premises and shall obtain on the Council's behalf a wayleave 10 metres width centred on the said pipelines for maintenance purposes when the sewer shall be taken in charge by the Council.

b) Before any building work shall be put in hands, the applicants shall pay a contribution towards the realignment of the Cammock River to the County Council. The amount of which shall be agreed with the Sanitary Services Department.

24. 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 2 years at which time the 600mm. main must be laid.

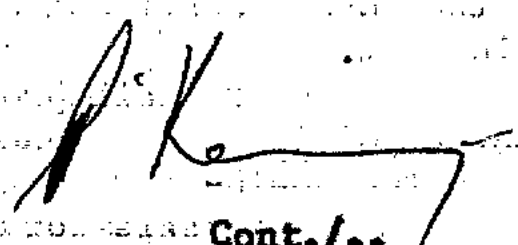
25. That the developer shall construct and maintain to the Council's standard for taking in charge, all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains forming part of the development, until taken in charge by the Council.

22. To prevent unauthorised development.

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

  
Cont./..

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**310 houses including roads, sewers and ancillary works at Knockmitten**

## CONDITIONS

26. That the 14 no. 2 bedroom units on sites 285 to 288 incl. be replaced by 12 no. 3 bedroom units as shown on plans lodged on 18th May, 1983.

27. That a landscape plan for the public open space areas south of the neighbourhood centre at the entrance to the estate and the incidental areas of public open space with full works specifications shall be submitted and agreed with the Parks Superintendent prior to the commencement of development. This plan to include provision for regrading, drainage, topsoiling, seeding tree and shrub planting, planting at screen walls, street tree planting, hard surface treatment of selected areas, fully equipped playbts with hard surface base and pedestrian path circulation, Ord....

a financial contribution of £200. per house in respect of the houses located west of the distributor Road to be paid to the County Council on a phased basis in relation to the development of the open space in lieu of the landscape plan.

28. That no houses 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.

29x

## REASONS FOR CONDITIONS

26. 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.

Contd./.....

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

for Principal Officer

**9 AUG 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



29. That a financial contribution of £300.00 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.

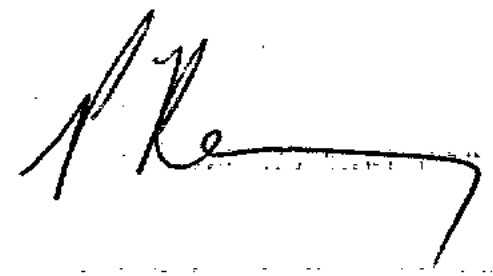
30. A financial contribution in the sum of £1,000.00 per house be paid to the Council for the 8 additional houses to the west of the Local Distributor. This contribution is in lieu of the provision of public open space for these houses west of the Local Distributor Road. This contribution to be paid prior to commencement of development.

31. That an additional financial contribution in the sum of £3,360. be paid by the applicant to Dublin County Council towards the Councils' costs in the provision of public services in the area, this contribution to be paid prior to the commencement of development.

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

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

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



YA 291

22nd April, 1983.

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

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RE: Proposed 310 houses, including roads, sewers and ancillary works at Knockmitten, Monastery Road, Clondalkin, for Western Investments Limited.

Dear Sir,

With reference to your planning application received here on 23rd February, 1983 in connection with the above, I wish to inform you, that before the applicant can be considered under the Local Government (planning and Development) Acts, 1963-1982, the following additional information must be submitted in quadruplicate:-

1. No suitable areas of public open space in accordance with the requirements of the Development Plan have been provided for within the development. Reference is made in application form t that this development forms part of 103 acre development and reference is also made to a site of (20.5 acres and public open space). Clarification is required to these references and clarification is sought as to whether or not public open space is being provided and whentit is to be provided.
2. No means of vehicular access to a public road is available to this development and the Local Distributor Road which divides this site has been excluded from this development..Clarification q required as to how access is to be provided.
3. Clarification is required as to the density of the proposed development relative to the number of units per acre.
4. The developer proposes approximately 25% of two bedroom house type whereas the Planning Authority are of the opinion that a maximum of 20% OF This house type is desirable in any estate. Clarification is required as to the need for such a high percentage of this house type in this area.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,

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for Principal Officer.