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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA 64.															
1. LOCATION	Roads No's 6 - 12 inclusive, Green Park, Clondalkin.																
2. PROPOSAL	274 houses.																
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: 15%;">(a) Requested</th> <th style="width: 15%;">(b) Received</th> </tr> <tr> <td style="text-align: center;">P</td> <td style="text-align: center;">21.1.1983.</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	21.1.1983.	1.	1.			2.	2.
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		(a) Requested	(b) Received														
P	21.1.1983.	1.	1.														
		2.	2.														
4. SUBMITTED BY	Name A.S. Tomkins A.I.A.S., 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/555/83 Date 18th March, 1983	Notified 18th March, 1983 Effect To grant permission															
7. GRANT	O.C.M. No. FBD/148/83 Date 9th May, 1983	Notified 9th May, 1983 Effect Permission granted															
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

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 ~~XXXXXXXXXX~~ 1963-1982

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

Decision Order PA/555/83, 18/3/'83
Number and Date
Register Reference No. YA.64
Planning Control No. 8830
Application Received on 21/1/'83

Applicant Dwyer Nolan Developments Ltd.

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

Proposed 274 houses on Roads 6 to 12 incl., at Green Park, Clondalkin.

CONDITIONS

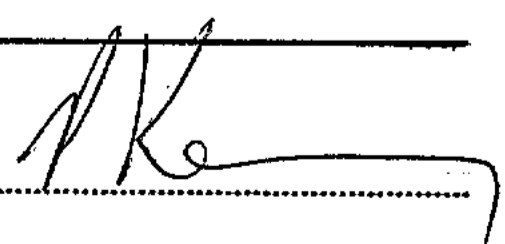
REASONS FOR CONDITIONS

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.
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.
3. That the proposed house be used as a single dwelling unit.
4. That a financial contribution in the sum of **£4,000. per acre** be paid 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; this contribution to be paid before the commencement of development on the site.

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
3. To prevent unauthorised development.
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)

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



for Principal Officer

IMPORTANT: Turn overleaf for further information.

Date: **- 9 MAY 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

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 **£112,000.**

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 **cash sum 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.

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.

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DUBLIN COUNTY COUNCIL

PP/1.48/83

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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/555/83, 18/3/'83**
Register Reference No. **YA.64**
Planning Control No. **8830**
Application Received on **21/1/'83**

Applicant **Dwyer Nolan Developments Ltd.**

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

Proposed 274 houses on roads 6 to 12 incl., at Green Park, 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.	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.
That the area shown as open space be levelled, silted, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of the works.	In the interest of the proper planning and development of the area.
10. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	10. 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: **- 9 MAY 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
<p>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.</p>	<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. 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>12 In the interest of the proper planning and development of the area.</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</u></p>	<p>13 In the interest of visual amenity.</p>
<p>14. Construction: Timber fencing is not acceptable <u>minimum of 7' 6" separation</u> be provided between each pair of terrace of houses.</p>	<p>14. In the interest of the proper planning and development of the area.</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 prior to the commencement of development.</p>	<p>15. In the interest of the proper planning and development of the area.</p>
<p>16. That the applicant widen at his own expense the Old Naas Road to a 30ft. carriageway and provide a 14' wide grass margin and a 6' footpath on the northern side of the carriageway at the commencement of development along the carriageway at the commencement of development along the southern boundary of the site. Details of this road improvement to be agreed with the Planning Authority.</p>	<p>16. In the interest of the proper planning and development of the area.</p>
<p>17. That the applicant construct at the commencement of development to the satisfaction of the Roads Engineer, and including necessary bridging/culverting of the Camac, the 135' (approx.) length of the Slot Road from the River Camac Southwards.</p>	<p>17. In the interest of the proper planning and development of the area.</p>
<p>18. The applicant to construct at commencement of development Road No. 1, from the "Slot Road" to provide satisfactory access to building operations within the estate.</p>	<p>18. In the interest of the proper planning and development of the area.</p>

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Proposed 274 houses on roads 6 to 12 incl. at Green Park, Clondalkin.

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 applicant's site have taken place. Details as to the particular 100 houses and as to how the limitation of the 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 throughout 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 commencement of development.</p> <p>22. 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 1/3 of the development to be discharging prior to Spring 1983</p> <p>b. no more than 2/3 of the development to be discharging prior to Spring 1984</p> <p>23. 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</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>23. In order to comply with the Sanitary Services Acts, 1878-1964.</p>

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

- 9 MAY 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.

23 Cont..

Services Department. Additionally the surface water sewer from manhole 556 all be extended to the southside of 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.

24. In relation to water supply a watermain layout for, ~~the~~ 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 25' be provided and a minimum rear garden depth of 35' to all houses.

26. A landscape plan with full works specification for the public open space associated with this development to be submitted and agreed with Parks Superintendent prior to the commencement of any site works, to include trees and shrubs, proper land drainage, contouring, topsoiling and seeding, necessary playlots hard surfaced and fully equipped, 9ft. wide pedestrian way system hard surfaced, basketball pitch fully equipped together with all necessary protective 8ft. high plastic coated chain link fencing. The details of these proposals are to be the subject of consultation and agreement with the County Council before development commences.

or./..

a contribution of £300. per house be paid to Dublin County Council as a contribution towards the development of open space throughout the estate.

27. That 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 the houses on sites 812-815 incl., 566-583 incl., 629-635 incl., 808-811 incl., 584-601 incl., 602-619 incl., and 636-649 incl., be omitted from the development.

29. Details of satisfactory access to the neighbour hood centre and the church and school sites to be agreed prior to commencement of development. In this regard:-

a. access to be provided to the south for the school.

b. road 6, to continue westwards of the site of the current application to connect to the existing road to

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

26. In the interest of amenity.

27. In the interest of visual amenity.

28. It is considered that the development of two bedroom dwellings on the sites in question would result in an over provision of this type of housing in the estate as a whole and the exclusion of these two bedroom dwellings on the site in question would be in the interest of the proper planning and development of the area.

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

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CONDITIONS	REASONS FOR CONDITIONS
<p>30. That arrangements for compliance with condition 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. 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 land referred to in Condition 24 of WA.1776 was part of the planning application granted permission by Order No. PA/572/82 (WA.1776).</p> <p>31. That all relevant conditions of Order No. PA/572/82 (WA.1776) be strictly adhered to in the development.</p> <p>Note: Any future applications on this site should include an overall layout plan to a suitable scale showing the overall lands within the locational map.</p>	<p>30. In the interest of the proper planning and development of the area.</p> <p>31. In the interest of the proper planning and development of the area.</p>

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

-9 MAY 1983

Date

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