

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.14194/3853	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA881 S
1. LOCATION	St. Johns Rd., Clondalkin		
2. PROPOSAL	Retention of houses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P.	26.5.78	1. _____ 2. _____
4. SUBMITTED BY	Name A.S. Tomkins, Address 308 Clontarf Rd., Dublin 3.		
5. APPLICANT	Name Crosspan Developments Ltd., Address Moy house 44, Belvedere Pl., Mountjoy Sq., Dublin 1.		
6. DECISION	O.C.M. No. P/2443/78 Date 29/6/78		Notified 30th June, 1978 Effect To Grant Permission
7. GRANT	O.C.M. No. P/3128/78 Date 22/8/78		Notified 22nd August, 1978 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.			
16.			
Prepared by _____ Checked by _____		Copy issued by _____ Registrar. Date _____ Co. Accts. Receipt No. _____	
Grid Ref.	O.S. Sheet		

DUBLIN COUNTY COUNCIL

P/3128/78

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2.

Notification of Grant of Permission/Approval Local Government (Planning and Development) Acts, 1963 & 1978

To: Mr. J. J. Tinkins, R.I.A.S.V. Decision Order
105 Clontarf Road, Number and Date P/2443/78, 20/6/78
Dublin 3, Register Reference No. R.F. 081
Planning Control No. 14194/3853
Application Received on 25/5/78

Applicant Greenspan Developments Limited.

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

Proposed extension of houses at St. John's Road, Clontarf, Co. Dublin, for Greenspan
Developments Limited.

CONDITIONS

REASONS FOR CONDITIONS

- | | |
|---|--|
| 1. That the development be carried out and completed strictly in accordance with the plans and specification lodged with the application, save as is in the conditions hereunder otherwise required. | 1. To ensure that the development shall be in accordance with the permission and effective control be maintained. |
| 2. That the development adhere to the requirements of the Building Bye-Laws Engineer. | 2. In order to comply with the Sanitation Services Acts, 1926-1964. |
| 3. That each dwellinghouse be used as a single dwelling unit. | 3. To prevent unauthorised development. |
| 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, sewers, car-parks, watermains or drains has been given by:- | 4. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent discrepancy in the development. |
| (a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £30,000 which shall be kept in force by the developer until such time as the roads, open space, car-parks, sewers, watermains and drains are taken-in-charge by the Council. or/ | |
| (b) Lodgment with the Council of cash £17,500 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. | |

(Contd. Over)

Done on behalf of the Dublin County Council:

for Principal Officer

Date:

22 AUG 1978

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

(e) Lodgment with the Planning Authority of a letter of guarantee issued by anybody 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 any case has been acknowledged in writing by the Council.

Notes- 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. 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. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
7. That details of the proposed public lighting arrangements be submitted to and approved by the County Council so as to provide street lighting to the standard required by the County Council.
8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
9. That screen walls in block or similar durable materials, not less than 6' high, suitably capped and finished, 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.
10. That the area shown as open space be levelled, sited and seeded and landscaped to the satisfaction of the County Council and to be available for use by the residents on completion of their dwellings.
5. To protect the amenities of the area.
6. In the interest of amenity.
7. In the interest of amenity and public safety.
8. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878-1964.
9. In the interest of visual amenity.
10. In the interest of the proper planning and development of the area.

For Principal Officer,

DUBLIN COUNTY COUNCIL

P/3028/78

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2.

Notification of Grant of Permission/Approval

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

To: **Mr. A.S. Tomlin, A.I.A.S.,**
308 Clontarf Road,
Dublin 3.

Decision Order
Number and Date **9/2443/78, 22/6/78**
Register Reference No. **A.1. 581**
Planning Control No. **14194/5853**
Application Received on **26/5/78**

Applicant **Croghan Developments Limited.**

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

Proposed retention of houses at St. John's Road, Clontarf, Co. Dublin, for Croghan Developments Limited.

CONDITIONS

REASONS FOR CONDITIONS

11. That the water supply and drainage arrangements be in accordance with the requirements of the County Council.
12. That all watermain tappings, branch connections, overhauling and disinfection 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. Extension of watermain to site to be as shown on Dwg. No. 1231/25 at developer's expense. Detailed layout to be submitted for approval of Sanitary Services Engineer.
15. That the applicant consult with the Parks Superintendent and comply with his requirements in relation to:
 - (a) Boundary treatment for houses 40-41 and 55-57.
 - (b) The preservation of the hedgerows along the western boundary of the site, and
 - (c) The boundary treatment to the public open space along the road reservation.

11. In order to comply with the Sanitary Services Acts, 1970-1984.
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.
13. In the interest of the proper planning and development of the area.
14. In the interest of the proper planning and development of the area.
15. In the interest of the proper planning and development of the area.

(Contd. Over)

Done on behalf of the Dublin County Council:

for Principal Officer

Date: **22 AUG 1978**

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

16. That prior to commencement of development, the applicant set out on site, to the satisfaction of the Roads Engineer, the line of the proposed distributor road.

17. Applicant to maintain roads, sewers, watermain and drains until taken-in-charge by the Council.

18. The applicant to obtain the written consent of the landowner and furnish same to County Council in respect of the off-site foul sewer.

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

In the interest of the proper planning and development of the area. To ensure that the proposed development can be satisfactorily completed.



for Principal Officer.