

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 385.3	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE R.A. 685 S
1. LOCATION	Fairview Commons, St. John's Road, Clondalkin.		
2. PROPOSAL	115 houses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 27th April, 1978	Date Further Particulars (a) Requested 1. _____ 2. _____ (b) Received 1. _____ 2. _____
4. SUBMITTED BY	Name A. S. Tomkins, Architect, Address 308, Clontarf Road, Dublin, 3.		
5. APPLICANT	Name Crossspan Developments Limited, Address Moy House, 44, Belvedere Place, Mountjoy Square, D.1.		
6. DECISION	O.C.M. No. P/2503/78 Date 7/7/78	Notified 7th July, 1978 Effect To Grant Permission	
7. GRANT	O.C.M. No. P/3324/78 Date 29/8/78	Notified 29th 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.	Extension order to 8th July, 1978		
Prepared by _____		Copy issued by _____ Registrar.	
Checked by _____		Date _____	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No. _____	

DUBLIN COUNTY COUNCIL

P/3324/8

Tel. 742951 (Ext. 143/145)

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

Notification of Grant of Permission/Approval ~~XXX~~

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

To: A. S. Yonkine.

Decision Order
Number and Date F/2503/79 7th July, 1978.

305, Clontarf Road,

Register Reference No. A.A. 685. ~~XXX.~~

Dublin, 3.

Planning Control No. 3653

Application Received on 27/4/79

Applicant Crossen Developments Ltd.

Period Extended up to & including 3/7/79.

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

~~XXXXX~~

Proposed 115-houses at Fairview Commons, St. John's Road, Clondalkin.

CONDITIONS

1. Subject to the conditions of this permission the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.
2. 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 water supply and drainage arrangements be in accordance with the requirements of the Sanitary Services Engineers.
4. 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.
5. That all public services to the proposed development including electrical and telephone cables and equipment be located underground throughout the entire site.
6. That screen walls of approved design not less than 5' high suitably capped and finished shall be provided at all necessary locations as determined by the Council's Engineer to screen rear gardens from public view.
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

REASONS FOR CONDITIONS

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. In order to comply with the Sanitary Services Acts, 1878 - 1964.
4. To protect the amenity of the area.
5. In the interest of visual amenity.
6. In the interest of amenity.
7. In the interest of amenity and public safety.

Continued overleaf

on behalf of the Dublin County Council:

for Principal Officer

Date: 29 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

7. 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 a financial contribution in the sum of £16,200 (sixteen thousand two hundred pounds) 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.
10. 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, car parks, sewers, watermains or drains has been given by:
- (a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £35,700, 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 spaces, car parks, sewers, watermain and drains are taken-in-charge by the Council.
- or/
- (b) Lodgement with the Council the sum of £16,400 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 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
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. 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. To ensure that a ready sanction may be available to the Council to induce the provision of service and prevent dissimilarity in the development.

Continued:

P. Luck
for Dublin Planning Officer.

DUBLIN COUNTY COUNCIL

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: **A. S. Taskins.**

308, Clontarf Road,

Dublin, 3.

Applicant

Croosean Developments Ltd.

Decision Order

Number and Date **P/2503/78 7th July, 1978.**

Register Reference No. **R.A. 685.**

Planning Control No. **3053**

Application Received on **27/4/78**

Period Extended up to & including **6/7/78**

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

XXXXXX

Proposed 115-houses at Fairview Commons, St. John's Road, Clondalkin.

CONDITIONS

10. (a). Lodgement in any 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.
11. That each house be used as a single dwelling unit.
12. That the area shown and conditioned as public open space be levelled rolled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
13. That the requirements of the Roads Department be strictly adhered to.
14. That all houses have a minimum front building line of 25-ft., and a back garden depth of 35-ft.
15. That prior to commencement of development the line of proposed new Newlands/Fonthill Road reservation affecting the site be set out by the applicant and checked by an engineer from the Roads Department.
16. That prior to commencement of development on the site, St. John's Road to be widened for a distance of 500-ft., to provide a

REASONS FOR CONDITIONS

11. To prevent unauthorised development.
12. In the interest of the proper planning and development of the area.
13. In the interest of road safety.
14. In the interest of the proper planning and development of the area.
15. In the interest of road safety.
16. In the interest of road safety.

Continued overleaf:

on behalf of the Dublin County Council:

for Principal Officer

Date: **29 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. suitable carriageway and a 3-ft., verge and 6-ft., footpath on the southern side of the road. Public lighting to be provided. Width of the carriageway to be the subject of agreement between applicant and Roads Engineer. This work is to be carried out entirely at the applicants expense.
17. That a financial contribution of £250 per house be paid by the applicant to Dublin County Council towards the construction of the proposed new road from the New Mangor Road to the Camac River which will provide a permanent access to the site.
18. That the temporary access to St. John's Road be closed when the permanent access is available.
19. Houses on sites 150 to 154 inclusive to be omitted from the development and the area of the sites to be included into the public open space reservation. Houses on sites 155 to 159, to be omitted from the development and the area of these sites to be included into the public open space reservation until such time as a satisfactory alternative equivalent area of public open space has been made available to serve the proposed development.
20. That the temporary access to Road No. 1 from St. John's Road and to Road No. 4, from Road No. 1, be constructed to the satisfaction of the Roads Engineer. In this regard the applicant might consider locating road No. 1, in closer proximity to the major road reservation as the land between the two roads is not suitable as public open space as forming part of the minimum provision of public open space as required in the Development Plan.
21. That a decision be deferred, until the layout for the remainder of the area has been decided, as to whether or not the temporary access between Road No. 1 and Road No. 4 should become a permanent access or should be removed. Note: The applicant is advised that the land which it is understood is in XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX this ownership to the south of Road No. 1 has been designated in the Draft Action Plan for residential or other similar development.
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.
19. In the interest of the proper planning and development of the area.
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.

Will issue on these lands.

For Dublin Planning Officer.