

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 3853	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE RA.502
1. LOCATION	Sites 67-80 incl. "St.John's Wood", St. John's Rd., Clondalkin	
2. PROPOSAL	Substitution of house type on approved development 3	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P.	30th March, '78
	(a) Requested	Date Further Particulars (b) Received
	1.	1.
	2.	2.
4. SUBMITTED BY	Name F. L. Bent, Address 1, Cedar Park, The Donahies, Raheny, Dublin, 13.	
5. APPLICANT	Name Cavan Developments Limited, Address 82, Ranelagh Road, Dublin, 6.	
6. DECISION	O.C.M. No. P/1386/78	Notified 15th May, 1978
	Date 10/5/78	Effect To Grant Permission
7. GRANT	O.C.M. No. P/2446/78	Notified 29th June, 1978
	Date 29/6/78	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.		
16.		
Prepared by		Copy issued by.....Registrar
Checked by		Date.....
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.....

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: **F.L. Dent Esq.,**
1, Cedar Park,
The Bonahills, Raheny, Dublin 13.
Cavan Developments Limited.

Decision Order **P/1386/78, 10/5/78.**
Number and Date
Register Reference No. **N.A. 502,**
3853
Planning Control No.
Application Received on **30/3/78.**

Applicant

A PERMISSION/~~APPROVAL~~ has been granted for the development described below subject to the undermentioned conditions.
substitution of house type on approved development, sites 67/80, incl. "St. John's Road",
St. John's Road, Glendalkin,

CONDITIONS

1. That the development be carried out and completed strictly in accordance with the plans and specifications lodged with the application, save as is in the conditions hereunder otherwise required.
2. That development is not to commence until approval under the Building Bye-laws has been obtained, and any conditions of such approval shall be observed in the development.
3. That each house be used as a single dwelling unit.
4. That the arrangements made for the payment of the financial contribution in the sum of £15,075, being the contribution in respect of the overall development of which the above sites form part, be strictly adhered to in respect of the development.
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, sewers, carparks, watermains or drains has been given by:-
(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £10,000, which shall be kept in force by the developer 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 an agreed sum to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction, as the provision and completion of such services to standard specification

REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission, and effective control maintained.
2. In order to comply with Sanitary Services Acts, 1878-1964.
3. To prevent unauthorised development.
4. The provision of such services by the Council in the area will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in development.

(Contd. Over/)

on behalf of the Dublin County Council:

for Principal Officer

Date: **29 JUN 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

5.(c) contd. 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.

NOTE:- When development has been completed, the Council may pursue the land to secure completion of the works required to bring the estate up to the standard for taking in charge.

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.

7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.

8. 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.

9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

10. That the screen walls in brick or similar durable materials not less than 6' 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.

11. That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

12. That the water supply and drainage arrangements be in accordance with the requirements of the County Council

Contd./

6. To protect the amenities of the area.

7. In the interests of amenity

8. In the interest of amenity and public safety.

9. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1872-1964.

10. In the interest of visual amenity.

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

12. In order to comply with the Sanitary Services Acts, 1872-1964.

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

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

2/2646/78

Notification of Grant of Permission/Approval

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

To: **P.L. Bent Esq.,**

1, Cedar Park,

The Panchies, Raheny, Dublin 15.

Decision Order **P/L386/78, 10/5/78.**

Number and Date **E.A. 302**

Register Reference No. **3833**

Planning Control No. **30/3/78.**

Application Received on

Cavan Developments Limited

Applicant

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

**substitution of house type as approved development, sites 67/80, incl. "St. John's Wood,"
St. John's Road, Clonsilla**

CONDITIONS

13. That all watermain cappings branch connections, socketing 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.

14. 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.

15. Applicant must submit a longitudinal section of the proposed connection to the existing foul sewer system. Applicant must extend the foul sewer, from manhole F.D. south-west to the boundary of the site, with a 15" diameter pipe at a grade of 1 in 224 at his own expense. Applicant must submit a longitudinal section of the proposed outfall to the River Camac. Applicant must increase the diameter of pipe from 33 to 36 to 36 inches and extend this 36" pipe in a southerly direction to the boundary of the site at his own expense.

16. That the applicants consult with Parks Superintendent and comply with his requirements in relation to (a) boundary treatment for houses 66-67 incl. (b) the preservation of the hedgerows along the western boundary of the site and

Contd. Over/

REASONS FOR CONDITIONS

13. 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 recover the cost.

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

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

on behalf of the Dublin County Council:

for Principal Officer

Date:

29 JUN 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. (c) contd. the boundary treatment to the public open space along the road reservation.

17. 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.

18. Applicant is to maintain roads, sewers, water-mains and drains until taken-in-charge by the Council.

19. That all houses have minimum front building line of 25-ft. and back garden depth of 33'

20. Back garden depth of houses backing onto distributor road to be a minimum of 70-ft.

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

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

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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.

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P. Luck

for Dublin Planning Officer.