

COMHAIRLE CHONTAE ATHA CLIATH

File Reference P.C.14194/3853	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA.1568 S				
1. LOCATION	Fairview Commons, St. Johns Road, Clondalkin						
2. PROPOSAL	113 houses						
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received				
	P.	21st Sept. 1978	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">1.</td> <td style="width: 50%; border-bottom: 1px solid black;">1.</td> </tr> <tr> <td style="border-bottom: 1px solid black;">2.</td> <td style="border-bottom: 1px solid black;">2.</td> </tr> </table>	1.	1.	2.	2.
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2.	2.						
4. SUBMITTED BY	Name A. S. TOMKINS Address 308 Clontarf Road, Dublin 3.						
5. APPLICANT	Name Crosspan Developments Ltd. Address Moy House, 54 Belvedere Place, Mountjoy Square, D.1						
6. DECISION	O.C.M. No. P/4648/78 Date 20/11/78	Notified 20th November 1978 Effect To grant permission					
7. GRANT	O.C.M. No. P/5173/78 Date 9/1/79	Notified 9th January 1979 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					
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.					

P/5173/78

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. G. Tunkion, AIAF.**

308, Clontarf Road,

Dublin 9.

Decision Order
Number and Date

P/4443/78 20/11/78

E.A. 1560

Register Reference No.

LA194/3033

Planning Control No.

11/9/78

Application Received on

Applicant **Croxtan Development Limited.**

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

113 houses at St. John's Road, Clontarf.

CONDITIONS	REASONS FOR CONDITIONS
11. That each house be used as a single dwelling unit.	11. To prevent unauthorized development.
12. That the area shown and conditioned as public 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. In the interest of the proper planning and development of the area.
13. That the requirements of the Roads Department be strictly adhered to.	13. In the interest of road safety.
14. That all houses have a minimum front building line of 25-ft. and a back garden depth of 35-ft.	14. In the interest of the proper planning and development of the area.
15. That prior to commencement of development the line of proposed Newlands/Fonthill Road reservation affecting the site be set out by the applicant and checked by an engineer from the Roads Department.	15. In the interest of road safety.
16. That prior to commencement of development on the site, St. John's Road, to be widened for a distance of 400-ft. from the point of temporary access to St. John's Road to the rear entrance to Mayle Park College to provide a 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.	16. In the interest of road safety.
17. That a financial contribution of £150 per house be paid by the applicant to Dublin County Council towards the construction of the proposed new road	17. In the interest of the proper planning and development of the area.

Contd./Over...

on behalf of the Dublin County Council:

for Principal Officer

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

17. From the New Mangon 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 28 to 32 to be sited from the development and the area of these sites to be included into the public open space reservation until such time as a satisfactory equivalent area of open space has been made available to serve the proposed development.

20. That the temporary access to Road 1 from St. John's Road and to Road 4 from Road 1 be constructed to the satisfaction of the Roads Engineer.

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 his ownership to the south of Road No. 1 has been designated in the Draft Action Plan for the area as a school site and that no permission for residential or other similar development will issue on these lands.

22. A revised watermain layout incorporating the required treatment of the existing 600mm diameter main to be submitted.

23. A complete layout of foul and surface water sewers to be submitted and agreed. This should clearly show foul and surface water sewers, proposed and existing.

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.

22. To ensure a satisfactory water main layout.

23. To ensure a satisfactory standard of development.



for Principal Officer.

P/5173/78

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. Jenkins, ALIAS.,**
308, Clontarf Road,
Dublin 3.

Decision Order **P/4445/78** **20/11/78**
Number and Date

Register Reference No. **R.A. 1365**

Planning Control No. **1A194/3833**

Application Received on **11/9/78**

Applicant **Crossman Developments Limited.**

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

113 houses at 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 be obtained and all conditions of that approval 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 6' 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 on each street in 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.

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 amenities of the area.
5. In the interest of visual amenity.
6. In the interest of visual amenity.
7. In the interest of amenity and public safety.

Contd/Over...

on behalf of the Dublin County Council:

for Principal Officer

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

8. That no dwelling house be occupied until all the services have been connected thereto and are operational.
9. That a financial contribution in the sum of £16,200. 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 £13,700, which shall be retained 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, watermains and drains are taken-in-charge by the Council. OR/
 - (b) Lodgement with the Council in the sum of £19,400 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 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.

Contd/Over...

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.
10. To ensure that a ready sanction may be available to the Council to induce the provision of public services and prevent discontinuity in the development.